



Mayor
Tom Norton

Councilmembers

Rochelle Galindo
Ward I

Randy Sleight
Ward II

John Gates
Ward III

Michael Finn
Ward IV

Sandi Elder
At-Large

Robb Casseday
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 Agenda

Regular Meeting

November 1, 2016 at 6:30 p.m.

**School District Six Board of Education Meeting Room
1025 9th Avenue, Greeley Colorado**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Recognitions and Proclamations
5. Citizen Input
6. Approval of Agenda
7. Reports from Mayor and Councilmembers
8. Petitions 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 or staff 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 October 17, 2016 Council/Manager Session
10. Approval of the City Council Proceedings of October 18, 2016
11. Acceptance of the Reports of the October 11, 2016 and October 25, 2016 City Council Worksessions
12. Consideration of a resolution authorizing the City of Greeley to enter into a statement of grant award agreement between the City of Greeley and the City of

Colorado Springs for the Colorado Internet Crimes Against Children Task Force

13. Consideration of a resolution of the city of Greeley Council authorizing the City to enter into Amendment No. 1 of an intergovernmental agreement with the Colorado Department of Transportation for the 10th Street Access Control and Roadway Improvements Project between 23rd Avenue and 35th Avenue
14. Introduction and first reading of an ordinance authorizing the transfer of City property in exchange for a water line easement and property access

End of Consent Agenda

15. Pulled consent agenda items
16. Consideration of a resolution Adopting a fund balance and working capital balance policy by the City Council for the General, Sewer, Water, and Storm Water Funds of the City of Greeley, Colorado
17. Public Hearing and final reading of an Ordinance adopting the Budget for 2017
18. Consideration of a resolution adopting Stormwater Utility Fees for 2017
19. Public hearing and final reading of an ordinance adopting the General Employee Pay Plan for 2017
20. Public hearing and final reading of an Ordinance annexing to the City of Greeley, Colorado, certain unincorporated territory located in Weld County, Colorado, known as the Farmer's Spur No. 1 Annexation, located south of County Road 64 and west of County Road 31
21. Public hearing and final reading of an Ordinance annexing to the City of Greeley, Colorado, certain unincorporated territory located in Weld County, Colorado, known as the Farmer's Spur No. 2 Annexation, located south of County Road 64 and west of County Road 31
22. Public hearing to consider establishment of I-M (Industrial Medium Intensity) zoning for property recently annexed and known as the Farmer's Spur Annexation No. 1 and Farmer's Spur Annexation No. 2 on approximately 0.088 acres for property located south of County Road 64 and east of County Road 31
23. Public hearing to consider a change of zone from R-L (Residential Low Density) zoning to C-L (Commercial Low Intensity) zoning for approximately 4.64 acres of property located north of and adjacent to 20th Street, just west of 65th Avenue (aka Lot 7, Block 1, University Acres), and a public hearing and final reading of an Ordinance changing the official zoning map to reflect the same
24. Scheduling of meetings, other events

25. 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 at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements and ordinances
26. Adjournment

Council Agenda Summary

November 1, 2016

Agenda Item Number 1-3

Title

1. Call to Order
2. Pledge of Allegiance
3. Roll Call

Mayor Norton
Councilmember Sleight
Councilmember Galindo
Councilmember Gates
Councilmember Casseday
Councilmember Elder
Councilmember Finn

Council Agenda Summary

November 1, 2016

Agenda Item Number 4

Title

Recognitions and Proclamations

Summary

Councilmember Elder will present the What's Great About Greeley Report.

Council Agenda Summary

November 1, 2016

Agenda Item Number 5

Title

Citizen Input

Summary

During this portion of the meeting, anyone may address the Council on any item of City business appropriate for Council's consideration that is not already listed on this evening's agenda.

Individual speakers will be limited to 3 minutes each. Council and staff will respond tonight, if possible, to questions or requests. If further time or discussion is needed, a staff member will contact you within the next couple of days. Some items may need to be scheduled for a future meeting.

Council Agenda Summary

November 1, 2016

Agenda Item Number 6

Title

Approval of the Agenda

Council Agenda Summary

November 1, 2016

Agenda Item Number 7

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.

Board/Commission	Meeting Day/Time	Councilmember Assigned
--Team of 2-- Board/Commission Interviews	Monthly as Needed	Rotation
Water & Sewer Board	3 rd Wed, 2:00 pm	Norton
Youth Commission Liaison	4 th Mon, 6:30 pm	Sleight
Historic Preservation Loan	As Needed	Galindo
Police Pension Board	Quarterly	Galindo
Employee Health Board	As Needed	Galindo
Airport Authority	3 rd Thur, 3:30 pm	Elder/Finn
Visit Greeley	3 rd Tues, 7:30 am	Finn
Upstate Colorado Economic Development	Last Wed, 7:00 am	Norton/Finn
Greeley Chamber of Commerce	4 th Mon, 11:30 am	Gates
Island Grove Advisory Board	1 st Thur, 3:30 pm	Gates
Weld Project Connect Committee (United Way)	As Needed	Gates
Downtown Development Authority	3 rd Thur, 7:30 am	Elder/Casseday
Transportation/Air Quality MPO	1 st Thur, 6:00 pm	Norton/Casseday, Alternate
Poudre River Trail	1 st Thur, 7:00 am	Finn
Highway 85 Coalition	As Needed	Sleight
Highway 34 Coalition	As Needed	Sleight
CML Policy Committee (Council or Staff)	As Needed	Norton/Sleight, Alternate
CML Executive Board opportunity		Casseday
CML - Other opportunities	As Available/Desired	All

Council Agenda Summary

November 1, 2016

Agenda Item Number 8

Title

Petitions 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.

Petitions 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 Petitions and Related Information

Greeley City Council

Status Report of Council Petitions

November 1, 2016

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:
None pending.			

Consent Agenda

November 1, 2016

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

Once the Clerk has read each Consent Agenda item into the record, along with Council's recommended action, Council or staff may request the item be "pulled" off the Consent Agenda and considered separately under the next agenda item in the order they were listed.

The Consent Agenda includes Items No. 9 through 14 and their recommended actions.

Council's Recommended Action

To approve Items No. ____ through ____ or

To approve Items No. ____ through ____ with the exceptions of No.(s) ____

Council Agenda Summary

November 1, 2016

Agenda Item Number 9

Key Staff Contact: Betsy Holder, City Clerk, 350-9742

Title

Acceptance of the Report of the October 17, 2016 City Council/City Manager session

Summary

A City Council/City Manager session was held on October 17, 2016, in the second floor large conference room at 1000 10th Street, Greeley, Colorado.

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

October 17, 2016 Report

City of Greeley, Colorado
CITY COUNCIL/CITY MANAGER SESSION REPORT
October 17, 2016

The session began at 7:04 a.m. and was held in the City Hall Training Room at 1000 10th Street, Greeley, Colorado.

Those present were Mayor Tom Norton and Councilmembers Robb Casseday, Sandi Elder, Mike Finn, John Gates and Randy Sleight. Councilmember Rochelle Galindo was excused.

The following items were discussed and no action taken:

1. Ambulance Contract Update
2. Review of Potential 2017 Ballot Items
3. High Plans Library District Update

The session ended at 7:58 a.m.

Thomas E. Norton, Mayor

Council Agenda Summary

November 1, 2016

Agenda Item Number 10

Key Staff Contact: Betsy Holder, City Clerk, 350-9742

Title

Approval of the City Council Proceedings of October 18, 2016

Summary

A meeting of the City Council was held on October 18, 2016, in the School District Six Board of Education Meeting Room 1025 9th Avenue, Greeley, Colorado.

Decision Options

- 1) To approve the proceedings as presented; or
- 2) Amend the proceedings if amendments or corrections are needed, and approve as amended.

Council's Recommended Action

A motion to approve the City Council proceedings as presented.

Attachments

October 18, 2016 Proceedings

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
 October 18, 2016

1. Call to Order

Mayor Tom Norton called the meeting to order at 6:30 p.m., in the School District Six Board of Education Meeting Room, 1025 9th Avenue.

2. Pledge of Allegiance

Mayor Norton led the Pledge of Allegiance to the American Flag.

3. Roll Call

Jessica Diagana, Assistant City Clerk, called the roll. Those present were Mayor Tom Norton and Councilmembers Robb Casseday, Sandi Elder, Mike Finn, Rochelle Galindo, John Gates and Randy Sleight.

4. Recognitions and Proclamations

Councilmember Gates presented the What's Great about Greeley Report.

Mayor Norton presented a proclamation for Infant Mortality Awareness Day.

5. Citizen Input

There was no citizen input offered.

6. Approval of Agenda

The agenda was approved upon noting additional documentation for Item No. 23.

7. Reports from Mayor and Councilmembers

Mayor Norton spoke of a meeting with Weld County regarding work on Weld County Road 47, and indicated that he would like to see the City's Public Works Department work closely with them on an access control plan; Councilmember Gates reported on the opening of the Aven's Village inclusive playground and commended the Culture, Parks, and Recreation Director for a wonderful event; Councilmember Elder spoke of the new La Petite France Bakery, Councilmember Sleight talked of the Imagine Greeley event that was held at Aims Community College, and he noted the next upcoming event on October 20th.

8. Petitions from Mayor and Councilmembers

There were no petitions offered from Councilmembers.

* * * * Consent Agenda * * * *

9. Approval of the City Council Proceedings of October 4, 2016

The Council action recommended was to approve the Proceedings.

10. Acceptance of the Report of the October 8, 2016 Special City Council Worksession

The Council action recommended was to accept the Report.

11. Consideration of a Resolution of the City of Greeley Council authorizing the City to enter into Amendment No. 1 of an Intergovernmental Agreement with the Colorado Department of Transportation for the 10th Street Access Control and Roadway Improvements Project between 23rd Avenue and 35th Avenue

The Council action recommended was to adopt the resolution. (Resolution No. 65, 2016)

12. Consideration of a Resolution authorizing the Greeley City Council to accept grant funding from the Colorado Department of Transportation, Office of Transportation Safety, for the Greeley Police Department's Data Driven Approaches to Crime and Traffic Safety (DDACTS) project

The Council action recommended was to adopt the resolution. (Resolution No. 66, 2016)

13. Consideration of a Resolution approving an Intergovernmental Agreement between the City of Greeley and the State of Colorado concerning State Energy Impact Assistance Funding

The Council action recommended was to adopt the resolution. (Resolution No. 67, 2016)

14. Consideration of a Resolution approving the First Amendment to Real Property Transfer and Ground Lease Agreement for Poudre Learning Center/City of Greeley

The Council action recommended was to adopt the resolution. (Resolution No. 68, 2016)

15. Consideration of a Resolution Supporting and Authorizing the City of Greeley to Apply for a Great Outdoors Colorado (GOCO) Trails Grant

The Council action recommended was to adopt the resolution. (Resolution No. 69, 2016)

16. Introduction and first reading of an ordinance adopting the General Employee Pay Plan for 2017

The Council action recommended was to introduce the ordinance and schedule the public hearing and final reading for November 1, 2016.

17. Introduction and first reading of an Ordinance annexing to the City of Greeley, Colorado, certain unincorporated territory located in Weld County, Colorado, known as the Farmer's Spur No. 1 Annexation, located south of County Road 64 and west of County Road 31

The Council action recommended was to introduce the ordinance and schedule the public hearing and final reading for November 1, 2016.

- 18. Introduction and first reading of an Ordinance annexing to the City of Greeley, Colorado, certain unincorporated territory located in Weld County, Colorado, known as the Farmer's Spur No. 2 Annexation, located south of County Road 64 and west of County Road 31**

The Council action recommended was to introduce the ordinance and schedule the public hearing and final reading for November 1, 2016.

- 19. Introduction and first reading of an Ordinance changing and affirming the official zoning map of the City of Greeley, Colorado, in conjunction with consideration of a request to establish zoning for lands known as Farmer's Spur Annexation No. 1 and Farmer's Spur Annexation No. 2, located south of County Road 64 and east of County Road 31**

The Council action recommended was to introduce the ordinance and schedule the public hearing and final reading for November 1, 2016.

- 20. Introduction and first reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, from R-L (Residential Low Density) zoning to C-L (Commercial Low Intensity) zoning for approximately 4.64 acres of property located north of and adjacent to 20th Street, just west of 65th Avenue (aka Lot 7, Block 1, University Acres)**

The Council action recommended was to introduce the ordinance and schedule the public hearing and final reading for November 1, 2016.

***** End of Consent Agenda *****

Councilmember Gates moved, seconded by Councilmember Casseday to approve the items on the Consent Agenda and their recommended actions. The motion carried: 7-0

- 21. Pulled Consent Agenda Items**

No items were pulled from the Consent Agenda.

- 22. Public Hearing and Final reading of an Ordinance of the City of Greeley to Repeal Title 10 of the Greeley Municipal Code Addressing Panhandling**

Greeley's Police Chief Jerry Garner reported that the United States Supreme Court ruling has declared ordinances banning panhandling unconstitutional as it is protected under freedom of speech. He asked that this ordinance be repealed noting that there are other ordinances that are enforceable to keep people safe.

Mayor Norton opened the public hearing at 6:51 p.m., and no comments were offered.

In response to a question from Councilmember Galindo, Chief Garner reported that both individuals who are panhandling and those who are stopping to give money to them can be penalized with a summons for obstructing traffic.

Councilmember Sleight thanked police officers for their efforts and noted his appreciation for the enforcement as he thinks that the panhandling situation has calmed down.

Councilmember Elder moved, seconded by Councilmember Galindo to adopt the ordinance and publish with reference to title only. The motion carried: 7-0 (**Ordinance No. 25, 2016**)

23. Public Hearing and Introduction and First reading of an Ordinance adopting the Budget for 2017

Victoria Runkle, Assistant City Manager reported that this is the first of two public hearings to adopt the 2017 budget. She reviewed the past calendar for budget presentations, 2017 revenue sources, 2017 budget, 2017 expenditures, 2017 expenditures by fund type, .5% budget reductions, 2017 budget additions, 2017 major capital project fund highlights, 2017 project highlights, utility rate changes, projected reserves available, issues discussed at the October 8th Budget Workshop for Public Works, Police, Community Development, Policy and Administration, Human Resources, and Information Technology, and provided a summary of the 2017 budget.

Councilmember Finn expressed that regarding the fiber for broadband capabilities that it is not important for Council to know where it is located, but that it would be helpful to know what locations can and cannot be served.

Mayor Norton opened the public hearing at 7:16 p.m., and no comments were offered.

Councilmember Casseday moved, seconded by Councilmember Galindo to introduce the ordinance and schedule the public hearing and final reading for November 1, 2016. The motion carried: 7-0

24. Consideration of an Executive Session to determine positions relative to negotiations and to instruct negotiators regarding procurement of additional unallocated storage in the Windy Gap Firing Project

Eric Reckentine, Deputy Director of Water Resources, reported on the Windy Gap Firing Project Amendment to the Fifth Interim Agreement, noting that it would provide an additional 750 acre feet of water. He provided a background for the Windy Gap Firing Project, the portfolio shift for the Windy Gap Firing Project, City of Evans agreement, and rate effects from Windy Gap Firing storage.

Councilmember Elder moved, seconded by Councilmember Sleight to go into executive session as provided by Colorado Revised Statutes 24-6-402(4) (e) and Greeley Municipal Code Section 2.04.020(5) to determine positions relative to negotiations and to instruct negotiators regarding procurement of additional unallocated storage in the Windy Gap Firing Project. The motion carried: 7-0

The Council moved into Executive Session at 7:26 and returned to regular session at 7:51 p.m.

25. Consideration of a Resolution Authorizing the City to Enter into the Amended 5th Interim Windy Gap Agreement between the Municipal Subdistrict, northern Colorado Water Conservancy District Windy Gap Firming Project Water Activity Enterprise and the City of Greeley for Participation in the Windy Gap Firming Project

Councilmember Elder moved, seconded by Councilmember Finn to adopt the resolution. The motion carried: 7-0 (**Resolution No. 70, 2016**)

26. Appointment of applicants to the Construction Trades and Advisory Board and the Historic Preservation Commission

Construction Trades and Advisory Board	Erin Datteri-Saboski
Historic Preservation Commission	Sue Anschutz Tannis Bator Joan Clinefelter Sandra Scott

27. Scheduling of Meetings, Other Events

No additional meetings or other were events were scheduled.

Councilmember Elder reported that the upcoming Greeley-Weld Airport Authority meeting will be held at the Greeley Recreation Center in Room 201 due to ongoing construction at the Airport.

28. 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 at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Councilmember Galindo moved, seconded by Councilmember Gates to approve the above authorizations, and the motion carried: 7-0

29. Adjournment

There being no further business to come before the Council, Mayor Tom Norton adjourned the meeting at 7:55 p.m.

Tom Norton, Mayor

Jessica Diagana, Assistant City Clerk

Council Agenda Summary

November 1, 2016

Agenda Item Number 11

Key Staff Contact: Betsy Holder, City Clerk, 350-9742

Title

Acceptance of the Reports of the October 11, 2016 and October 25, 2016 City Council Worksessions

Summary

City Council Worksessions were held on October 11, 2016 and October 25, 2016, in the School District Six Board of Education Meeting Room, 1025 9th Avenue, Greeley, Colorado.

Decision Options

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

Council's Recommended Action

A motion to accept the Reports as presented.

Attachments

October 11, 2016 Report
October 25, 2016 Report

City of Greeley, Colorado
COUNCIL WORKSESSION REPORT
October 11, 2016

The meeting was called to order at 5:00 p.m. by Mayor Tom Norton, in the School District Six Board of Education Meeting Room, 1025 9th Avenue.

Those present were Mayor Tom Norton and Councilmembers Robb Casseday, Sandi Elder, Michael Finn, Rochelle Galindo, John Gates and Randy Sleight.

Mayor Norton led the Pledge of Allegiance to the American Flag.

1. GLOBAL REFUGEE CENTER PRESENTATION

Erich Sterhl, new Director of the Global Refugee Center, was introduced by Councilmember Sandi Elder. He provided a brief review of the work of the Center noting that all efforts are for the purpose of trying to give refugees the tools they need to acclimate to the community. He spoke of the various services and educational programs offered.

Councilmember Elder inquired about the number of refugees in Greeley, and Mr. Sterhl advised that it is difficult to know because they come and then leave for various reasons and no one is tracking that. He added that in the past one-year period, there were approximately 230 refugees who arrived in Greeley and more are expected by the end of this year.

Councilmember Elder also asked how the Center is dealing with educating refugees on local customs and laws that may be different than what they are used to, and Mr. Sterhl stated that laws and customs are reviewed and disseminated to them through a newly-formed advisory committee.

With regard to funding, Mr. Sterhl advised that they have received funds through a Federal grant that has now expired, but staff is continuing to seek out additional grants, as well as community and corporate financial support.

Councilmember Galindo expressed appreciation to the Center for what it is doing in the community.

Councilmember Sleight inquired about the number of nationalities the Center serves, and Mr. Sterhl stated that there are roughly 22-25 languages being represented and spoken and about 15 nationalities. He added that volunteers help with translation, and the Center relies on refugees themselves to assist.

Mayor Norton inquired about the numbers served per day, and Mr. Sterhl stated that the number is roughly 300 per week.

In response to a question from Mayor Norton about how refugees select Greeley, Mr. Sterhl stated that they select Greeley primarily because of housing and job opportunities.

Becky Safarik, Assistant City Manager, reported on the classes being developed through the City's Communication and Engagement Office which will be offered to employees as part of the City's larger training course offerings, and pointed out that the Center is the trainer for two of the three training

sessions. This class series will be expanded and described as “Diversity and Inclusion Training” in the 2017 course offerings for the City of Greeley organization.

She went on to report on the “Using the Community Engagement Toolkit”. The Toolkit will also be available on COGI, the City’s in-house website for employees. The Communication and Engagement Office is also planning presentations at department and workgroup meetings to introduce them to the Toolkit. One component of that Toolkit is the community contact database that now has close to 200 contacts, many of which the City was not engaged with previously. She noted that this resource will be of tremendous help in aiding the City in its’ outreach and communication efforts.

Councilmember Galindo inquired about the possibility of offering these trainings to the community, and Ms. Safarik noted that doing that is in the works including the building of the database to be able to share these types of outreach opportunities. She also noted that there is great opportunity to pull refugees into community-wide events and happenings.

Ms. Safarik also confirmed that there is an outreach component that will advise refugees of licensing requirements and laws/rules for their businesses.

2. UPDATE ON ATMOS ENERGY FRANCHISE NEGOTIATIONS

Doug Marek, City Attorney, reported that negotiations between the City and Atmos Energy began in May 2015, and both sides are close to arriving at a draft franchise agreement to bring to Council in late November with a public hearing planned for early December.

He stated that the key provisions of the agreement include a 20-year term for non-exclusive franchise to provide natural gas service in Greeley; franchise fee payment to the City based on 5% of revenues from sale of gas in Greeley; Authority for the City to conduct an audit of computation of franchise fee; continuance of Atmos rights to use City rights-of-way for gas facilities; allowances for location of Atmos facilities on City property other than rights-of-way; and obligations for Atmos to maintain facilities and avoid interference with City operations.

Mr. Marek noted that concerns that have come up after review with the City’s Executive Team, as well as with City Finance staff, include the possibility of upgrading equipment to then current standards and how the company will deal with odor complaints, as well as maintenance and upkeep by properties owned by Atmos and where they have facilities.

He stated that this has been a very cordial and professional negotiation process thus far.

Darwin Winfield, Manager of Public Affairs for the Colorado-Kansas Division of Atmos Energy Corporation, was present and spoke about upgrades planned in terms of capital improvements statewide such as changing out steel lines to the new technology, etc. He added that this process has gone very well thus far.

Mayor Norton suggested a joint meeting with Atmos and City Public Works staff in terms of those upgrades and what is being planned and where.

Dave Hergenreder of Atmos Greeley Office, was present and noted that they are in good communication with the City staff about locations for facilities, etc.

Councilmember Sleight inquired about facilities on locations other than rights-of-way, and Mr. Marek stated that there will be situations where the best route may be across a portion of a City facility because it is less costly and less intrusive than on private property potentially.

Finally, Mr. Marek advised that all Public Utilities Commission notice requirements will be adhered to and then the draft agreement will make its way back to Council in late November/early December.

3. GET 5-10 YEAR STRATEGIC PLAN

Will Jones, Transit Manager, was present and reported that the Transit Division began work early this year in developing a 5-10 Year Strategic Plan that would be utilized to not only guide the community in developing a consensus on the future direction of our transit system, but to then also translate that consensus into a strategic and operational plan that will be used to guide the system over the next ten years and beyond.

He reviewed the existing system including fixed route, paratransit and call-ahead, as well as statistics on ridership and pass sales, community involvement activities, and recent survey responses.

Councilmember Galindo inquired about posting the bus schedule at all stops, and Mr. Jones stated that they are working on some text arrival times for smart phones, and pointed out that shelters have maps on them.

Councilmember Galindo stated that the smaller stops should be considered as well for the elderly who may not utilize a smart phone for text messages.

He stated that this is still only a draft plan and noted that staff is still requesting feedback from Council so that it can be incorporated into the final plan and then adopted by all three communities served.

He spoke of funding for this plan, and highlighted there are some options available to Council and briefly summarized those options.

In reviewing the final plan development activities, Mr. Jones stated that the Citizen Transportation Advisory Board response was good, and it will be going back to both for additional review.

In response to questions about regional plans, Mr. Jones advised that the Colorado Department of Transportation is looking into a rural regional program that will be in three phases and the third phase includes some potential service for the Loveland area.

Mr. Jones wrapped up by stating that from the onset of the plan, staff and the Steering Committee's objective to create a usable transit plan that not only represents the current goals, objectives and priorities of Greeley, Evans and Garden City but also one that looks toward the future and identifies strategies to help ensure transit continues to play a role in improving the quality of life for its riders and the community as a whole.

4. 2017 – 2018 PROPOSED BUDGET OUTSTANDING ISSUES

On October 8th, the Council had a seven-hour budget meeting to review all of the 2017 proposed Budget recommendations along with future challenges. A memorandum was distributed summarizing the outstanding questions that still need to be answered moving forward toward final review and adoption of the budget. It was noted that the first reading of the budget ordinance is scheduled for October 18, 2016.

5. SCHEDULING OF MEETINGS, AND OTHER EVENTS

There being no further business to come before the Council, Mayor Norton adjourned the meeting at 6:33 p.m.

Cheryl Aragon, Deputy City Clerk

City of Greeley, Colorado
COUNCIL WORKSESSION REPORT
 October 25, 2016

The meeting was called to order at 4:58 p.m. by Mayor Tom Norton, in the School District Six Board of Education Meeting Room, 1025 9th Avenue.

Those present were Mayor Tom Norton and Councilmembers Robb Casseday, Sandi Elder, Michael Finn, Rochelle Galindo, John Gates and Randy Sleight.

Mayor Norton led the Pledge of Allegiance to the American Flag.

1. 3RD QUARTER CIP UPDATE

Joel Hemesath, Director of Public Works presented the 3rd Quarter Capital Improvement Projects (CIP) Update to the Council. He discussed the various types of funds, status of projects, and a breakdown of various performance measures. Overall, there are 74 capital improvements budgeted citywide and the vast majority are on track and within budget. He outlined progress of the Keep Greeley Moving street improvements, City Center project, and Fire Station #1 construction.

Councilmember Elder asked for examples of the 7% non-billable; Mr. Hemesath described it as ancillary investigation of issues that could become a Capital Improvement Project at a later date.

Adam Prior, Chief Engineer, discussed several Water & Sewer projects that are underway. Specifically, updates were provided on the Trenchless Main and Collector Rehabilitation, Boyd Water Treatment Plant Needs Assessment projects, 5 Million Gallon Treatment Water Reservoir, Bellvue Transmission Program, and Water Treatment Pollution Control Facility Solids Processing Improvements projects.

Burt Knight, Director of Water and Sewer, advised Council of a property owner that is being adversely affected by the noise and vibration of a generator that is being used to keep water from affecting work with the Bellvue Transmission project. The contractor has confirmed that all Larimer County requirements are being met and is making every attempt to mitigate the problem.

Councilmember Elder asked for more information regarding the Ashcroft Draw Sewer Phase 1 project that was added to the project list. There was a discussion about City obligations when a new commercial development is being built.

Councilmember Finn inquired about utilizing GTV8 as a way to update citizens on the Keep Greeley Moving projects. Roy Otto, City Manager, confirmed that this is currently underway and there will also be social media efforts to inform citizens. Mayor Norton asked that Councilmembers be notified when these efforts are released.

2. MONTHLY FINANCIAL REPORT

Robert Miller, Budget Manager, provided Council with the monthly Financial Report. The report showed that overall, revenues and expenditures are in-line with projections. Sales Tax, Franchise fees, Lodging Tax and Development Impact Fee revenues are lower than expected, while Food and General Use Tax, construction related taxes and Property Tax revenues are higher than expected.

He specifically discussed that franchise fees are lower than expected because of an oversupply of natural gas. As well, building and planning permit fees were lower than expected, but may increase by the end of the year.

3. BUDGET CLEAN UP

There was nothing to discuss regarding this item.

4. SCHEDULING OF MEETINGS, AND OTHER EVENTS

Mr. Otto reminded Councilmembers of the Groundbreaking of the New Learning Center Expansion at the Poudre Learning Center on November 2nd.

There being no further business to come before the Council, Mayor Norton adjourned the meeting at 5:58 p.m.

Lory Stephens, Assistant City Clerk

Council Agenda Summary

November 1, 2016

Agenda Item Number 12

Key Staff Contact: Jerry Garner, Chief of Police, 350-9665

Title

Consideration of a resolution authorizing the City of Greeley to enter into a statement of grant award agreement between the City of Greeley and the City of Colorado Springs for the Colorado Internet Crimes Against Children Task Force

Summary

The Grantor Award Agreement is between the Colorado Springs Police Department and the Greeley Police Department for the receipt and expenditure of grant funds to be used for training for our investigators assigned to the Colorado Internet Crimes Against Children Task Force.

Fiscal Impact

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial or onetime impact?	\$4,945
What is the annual impact?	
What fund of the City will provide funding?	General Fund
What is the source of revenue within the fund?	Grant
Is there grant funding for this item?	Yes
If yes, does this grant require a match?	No
Is this grant onetime or ongoing?	One time
Additional Comments: Grant period is 11/01/16 – 05/31/17	

Legal Issues

None

Other Issues and Considerations

None

Applicable Council Goal or Objective

Safety – Crime prevention and suppression

Decision Options

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

Council's Recommended Action

A motion to adopt the Resolution.

Attachments

Resolution

Grant Award Agreement

THE CITY OF GREELEY, COLORADO

RESOLUTION _____, 2016

A RESOLUTION AUTHORIZING THE CITY OF GREELEY TO ENTER INTO A STATEMENT OF GRANT AWARD AGREEMENT BETWEEN THE CITY OF GREELEY AND THE CITY OF COLORADO SPRINGS FOR THE COLORADO INTERNET CRIMES AGAINST CHILDREN TASK FORCE.

WHEREAS, the City (“City”) of Greeley is committed to protecting children from becoming victims of crime; and

WHEREAS, the City, by and through the Greeley Police Department, has taken steps to become a member of a task force organized by the City of Colorado Springs (“Colorado Springs”);

WHEREAS, the City of Colorado Springs applied for an Internet Crimes Against Children grant, and the City submitted a request for funding to Colorado Springs as part of that grant; and

WHEREAS, Colorado Springs received an Internet Crimes Against Children grant and the City’s sub-award for funding was also approved in the amount of \$4,945; and

WHEREAS, in order to receive the sub-award from Colorado Springs, the City must execute the Statement of Grant Award and Special Conditions documents; and

WHEREAS, the grant shall be used for costs incurred by the City related to Internet Crimes Against Children; and

WHEREAS, a resolution by the City of Greeley accepting the grant sub-award, and authorizing the proper signature to be affixed to the Statement of Grant Award indicating such approval is required for receipt of the grant pursuant to Section 2.07.040 of the Greeley Municipal Code; and

WHEREAS, the City is authorized under its Charter, Section 3-5, to enter intergovernmental agreements upon Council approval.

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

1. The City Council hereby accepts the sub-award grant from the City of Colorado Springs; and

2. The City Council hereby authorizes City staff to execute the Statement of Grant Award attached hereto and incorporated herein as Exhibit "A" and authorizes City staff to execute any future documents required to accept said grant.

3. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ day of _____, 2016.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor

**COLORADO SPRINGS POLICE DEPARTMENT (CSPD)
STATEMENT OF GRANT AWARD (SOGA)**

SUB-RECIPIENT AGENCY NAME:	Greeley Police Department
SUB-RECIPIENT DUNS#:	112066225
PROJECT DIRECTOR:	Sergeant Tom Walde
PROJECT DIRECTOR ADDRESS:	287510 th Street Greeley, CO 80634
GRANT NUMBER:	2015-MC-FX-K030
CFDA#:	16.543
PROJECT TITLE:	Colorado Internet Crimes Against Children Task Force, Internet Crimes Against Children Grant Award
TOTAL FEDERAL AWARD (CO ICAC TASK FORCE):	\$381,353
GRANT PERIOD:	July 1, 2015 - June 30, 2017
SUB-RECIPIENT GRANT PERIOD:	November 1, 2016- May 31, 2017
DATE ISSUED:	October 3, 2016

The attached grant application, Budget Detail Worksheet, and Special Provisions/Certified Assurances are incorporated herein as a part of this document. Please note if you are going to spend in a manner that is not exactly the same as your budget detail, you must contact Janet Van Kampen prior to obligating those funds for a budget revision approval.

Budget Category	Award Amount
Consultants/Contracts	
Travel	
Equipment (\$5,000+)	
Supplies	
Other (Registration Fees, etc.)	\$4,945
Total Award Amount	\$4,945

Approved Budget Detail - See attached Budget Detail Worksheet

SPECIAL CONDITIONS AND REQUIREMENTS:

1. The sub-recipient agrees to submit to the Colorado Springs Police Department (CSPD) any written materials that will be published through funds from this award, at least thirty business days prior to the targeted dissemination date. The CSPD will in turn submit to the Department of Justice, Office of Justice Programs, Office of Juvenile Justice and Delinquency Prevention. All publications must contain the Internet Crimes Against Children logo unless otherwise notified. All publications must contain the following language:

"This project was supported by Grant No. 2015-MC-FX-K030, awarded by the Department of Justice, Office of Justice Programs, Office of Juvenile Justice and Delinquency Prevention. is a component of the Office of Justice Programs, which also includes the Bureau of Justice Statistics, the National Institute of Justice, and the Office for Victims of Crime. Points of view or opinions in this document are those of the author and do not represent the official position or policies of the United States Department of Justice."

2. The sub-recipient must annually submit to the CSPD one copy of the sub-recipient's most recent A-133 audit or financial review, including any management or other auditor comments.
3. The sub-recipient agrees that it cannot use any Federal funds, either directly or indirectly, in support of the enactment, repeal, modification, or adoption of any law, regulation, or policy at any level of government without the express written consent of the Office of Justice Programs.
4. Federal laws that apply to recipients of financial assistance from the Department of Justice prohibit discrimination on the basis of race, color, national origin, religion, sex, or disability in funded program or activities, not only in employment but also in the delivery of services or benefits. A federal law also prohibits recipients from discriminating on the basis of age in the delivery of services or benefits. All recipients of federal financial assistance, regardless of the funding source, the amount of the grant award, or the number of employees in the workforce, are subject to prohibitions against unlawful discrimination.
5. The sub-recipient agrees to take reasonable steps to provide meaningful access to their programs and activities for persons with limited English proficiency (LEP). For more information on the civil rights responsibilities that sub grantees have in providing language services to LEP individuals, please see the website at <http://www.lep.gov>. The sub-recipient agrees to maintain a policy to comply with these requirements.
6. The sub-recipient should be mindful that misuse of arrest or conviction records to screen either applicants for employment or employees for retention or promotion, may have a disparate impact based on race or national origin, resulting in unlawful employment discrimination. Sub-recipients should consult local counsel in reviewing their employment practices.
7. If in the three years prior to the grant award, a Federal or State court or Federal or State administrative agency has made an adverse finding of discrimination after a due process hearing, on the grounds of race, color, religion, national origin, or sex, the sub-recipient must submit a copy of the finding to the CSPD within 30 days that will be forwarded to the Office for Civil Rights (OCR) for review.
8. Sub-recipients are encouraged to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this grant, and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.
9. The sub-recipient agrees to comply with applicable laws, regulations, policies, and guidance (including specific cost limits, prior approval, and reporting requirements where applicable), governing the use of Federal funds for expenses related to conferences, meetings, trainings, and other events to include the provisions of food and/or beverages at such events, and costs of attendance at such events.
10. Grant activities must be based on the approved budget, described in the attached Budget Detail Worksheet, which supersedes any earlier budget request submitted, and which may be different from the budget originally submitted in your application. The sub-recipient must secure prior written approval from the Colorado Springs

Police Department, Internet Crimes Against Children Unit, if there is to be a change in the budget detail. Failure to seek prior approval may result in denial of reimbursement.

11. The sub-recipient affirms that the parties' agreement consists of a multipart document; the award letter, Statement of Grant Award (SOGA), Budget Detail Worksheet, grant application, grant requirements, Special Conditions, Federal Certified Assurances, and signatures of persons authorized to sign on behalf of the sub-recipient on each part of the document.
12. Carefully review the Office of Justice Programs (OJP) Financial Guide, which includes procedures regarding this document, reimbursement for grant funds, reporting requirements, procurement procedures, as well as the Colorado Internet Crimes Against Children Grant Administration Guide.
13. This grant award will be effective upon the final approval by the CSPD, but no earlier than November 1, 2016. **No payment or reimbursements will be made for purchases charged to the grant prior to approval from the CSPD.**
14. The authorized official to whom this award letter is addressed is the authorized signing official for this Statement of Grant Award (SOGA). The sub-recipient must promptly notify the CSPD in writing, of any changes in the authorized official, project director, or financial officers.
15. Commencement within 60 days. If the ICAC sub-recipient has not commenced this project within 60 days of the start of the approved expenditure request, the sub-recipient must report the following to the CSPD:
 - a. The steps taken to initiate the project;
 - b. The reasons for delay; and
 - c. The expected start date.
16. Operational within 80 days. If the CSPD concludes the project is not operational within 80 days of the original start date of the grant period, the CSPD may begin termination or reduction in grant proceedings.
17. The sub-recipient is expected to consistently perform the funded activities throughout the duration of the grant period. If the sub-grantee goes a quarter with no grant activity, (to include lack of submission of timely required monthly reporting) it may be cause for the CSPD to reallocate the funding with notice to the sub-recipient. The sub-recipient is encouraged to develop a quarterly deployment plan to ensure funds are consistently spent and reporting requirements are met.
18. Financial and Administrative Management:
 - a. The sub-recipient must assure that fund accounting, auditing, monitoring, evaluation procedures and such records as necessary will be maintained to assure adequate internal fiscal controls, proper financial management, efficient disbursement of funds received, and maintenance of required source documentation for all costs incurred. These principles must be applied for all costs incurred whether charged on a direct or indirect basis.
 - b. All travel expenses must be paid in accordance with a written travel policy. The travel policy must specifically address per diem or meal reimbursement. If the agency does not have such a policy, the agency will only be reimbursed according to the rules of the federal travel policy.
 - c. All expenditures must be supported by appropriate documentation. Only actual, approved, allowable expenditures will be permitted.
 - d. The sub-recipient must assure that it will comply with the provisions in the current applicable Office of Justice Programs (OJP) Financial Guide, which is hereby incorporated by reference. However, such a guide cannot cover every foreseeable contingency, and the sub grantee agency is ultimately responsible for compliance with applicable state and federal laws, rules and regulations.
 - e. The sub-recipient will retain all financial records, supporting document, statistical records, and other pertinent records for this award for a least three years following the end of the date of the submission of the final expenditure report. If any litigation, claim or audit is started before the expiration of the 3-year period, the records must be retained until all litigation, claims, or audit findings involving the records have been resolved and final action taken. Records for real property and equipment acquired with Federal funds must be retained for 3-years after final disposition.
 - f. The sub-recipient agrees to comply with the approved Colorado ICAC Task Force Grant Guide.
 - g. The sub-recipient agrees to comply with the OJJDP approved ICAC Task Force Operational and Investigative Standards.

- h. The sub-recipient will accept any and all investigative leads occurring in its jurisdiction that are received from the granting agency and/or the National Center for Missing and Exploited Children (NCMEC), and will report the disposition of pursuant investigations to the granting agency.
- i. The sub-recipient agrees to submit the ICAC Task Force Program Monthly Performance Measures IDS (ICAC Data Systems) by the 10th in of each month for the stats pertaining to the preceding month.
- j. The sub-recipient agrees to report any other ICAC related reporting information as needed/requested by the Colorado ICAC Task Force Commander, Administrator or Program Coordinator, as needed to complete OJP/OJJDP requests and requirements.
- k. The sub-recipient will attend meetings and trainings for the Colorado ICAC Task Force when agency resources allow.

19. Payment and Reporting:

- a. The CSPD will pay the sub-recipient the reasonable and allowable costs of performance, in accordance with current Colorado State Fiscal rules, not to exceed the amount specified within the Request for Expenditure submitted to the ICAC Task Force Commander for approval.
- b. The CSPD may withhold payment in the event the sub-recipient fails to comply with conditions, including all financial reporting requirements and certifications contained in this award;
 - i. with each invoice, include the certified/signed ICAC Grant Reimbursement Request form.
 - ii. mark the final invoice with the word 'FINAL'.
- c. The sub-recipient assures that quarterly invoice and cost-reporting submissions in support of quarterly award activity shall be submitted within fifteen days of the end of each calendar quarter. Submissions shall be current, actual and include supporting documentation. The final request must be made by May 31, 2017.
 - i. Failure to submit required ICAC reports by established deadlines may result in the freezing of grant funds and future High Risk designation.

20. Procurement and Contracts:

- a. The sub-recipient assures that open, competitive procurement procedures will be followed for all purchases under the grant.
- b. The sub-recipient assures that no contract or agreement will be made for execution of project activities or provisions of services (other than purchase of supplies or standard commercial or maintenance services) that is not incorporated in the approved application or approved in advance by the CSPD.
- c. The sub-recipient assures that contractors/vendors who assist the sub grantee agency to develop specifications, requirements statements of work and/or Request for Proposal for a proposed procurement shall be excluded from bidding or submitting a proposal to compete for the award of such procurement.
- d. The sub-recipient agrees they will not submit items for reimbursement to the CSPD that have not been purchased in accord with the sub-recipient's procurement policies, OMB circulars, the Colorado Internet Crimes Against Children Task Force Administrative Guide, and the Office of Justice Programs (OJP) Financial Guide. Submissions that do not meet these procurement requirements may not be reimbursed by the CSPD or the Department of Justice at the CSPD's discretion.

21. Termination or Reduction in grant award:

- a. The CSPD will monitor the performance of the sub-recipient against goals and performance standards as found in the request for expenditure. The CSPD will provide reasonable technical assistance to the sub-recipient in the performance standards and grant requirements. Any determination of substandard performance on the part of the sub-recipient shall be within the discretion of the CSPD, based upon the CSPD's review of the terms and conditions of the grant award, the application and project summary, the grant terms and assurance, and the requirements of applicable law. Substandard performance, as determined by the CSPD, shall constitute non-compliance, which may result in termination for cause, or reduction of the grant award for cause.
- b. The CSPD may terminate this contract in whole or in part for the CSPD's convenience or because of the failure of the sub-recipient to fulfill the grant obligations.

22. Non-supplanting of funds:

- a. The sub-recipient certifies that Federal funds made available under this grant:
 - i. Will not be used to supplant state or local funds;
 - ii. Where there is a reduced or unchanged local investment, then the sub-recipient shall give a written explanation demonstrating the sub-recipient reduced or unchanged commitment

would have been necessitated even if federal financial support under this federal grant program had not been made available.

Indirect (F&A) Costs

- b. A sub-recipient that is eligible under the Part 200 Uniform Requirements to use the "de minimis" indirect cost rate described in 2 C.F.R. 200.414(1), and that elects to use the "de minimis" indirect cost rate, must advise OJP in writing both its eligibility and its election, and must comply with all associated requirements in the Part 200 Uniform Requirements. The "de minimis" rate may be applied only to modified total direct costs (MTDC).

23. Research & Development (R&D)

- a. The sub-recipient understands that this award does not fall under the R&D programmatic category.

24. Closeout Instructions

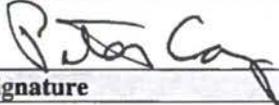
- a. ICAC awards may be closed as soon as all funds have been obligated and all project activities have concluded;
 - i. intent to de-obligate funds should be communicated to CSPD as soon as possible, but no later than 90 days prior to the end of the award period.
- b. If awarded funds are spent prior to the end of the grant term, the sub-recipient must submit a formal letter of de-obligation on letterhead that includes the following information:
 - the exact amount of de-obligated funding
 - the reason for unspent funding (e.g., actual quote came in less than budgetary estimate)

RETURN:

An original signed copy of the Statement of Grant Award (SOGA) shall be returned to Janet Van Kampen – vankamja@ci.colospgs.co.us or the Colorado Springs Police Department, 705 South Nevada Avenue, Colorado Springs, CO 80903. After all signatures are obtained, a copy will be returned to the sub-recipient.

The parties hereto have executed this binding sub-grant award.

Persons signing for sub-recipient hereby swear and affirm that they are authorized to act on sub-recipient's behalf and acknowledge that the Colorado Springs Police Department is relying on their representations to that effect. This grant may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery as a scanned ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.

COLORADO SPRINGS POLICE DEPARTMENT:	SUB-RECIPIENT:
Name and Title of Approving Official	Name and Title of Authorized Sub-recipient Official
Chief Peter Carey Colorado Springs Police Department	
Signature and Date of Authorized Official	Signature and Date of Authorized Sub-recipient Official
 10-6-16	
Signature Date	Signature Date

2016/2017 ICAC Budget - Greeley Police Department		Award
OTHER		
Registration	Advance Flasher Training Course 1 x \$3,450	\$ 3,450.00
Registration	IACIS Mobile Forensic Training Course 1 x \$1,495	\$ 1,495.00
	Other Total	\$ 4,945.00

GRAND TOTAL

\$ 4,945.00

Council Agenda Summary

November 1, 2016

Agenda Item Number 13

Key Staff Contact: Joel Hemesath, Public Works Director, 350-9795

Title

Consideration of a resolution of the city of Greeley Council authorizing the City to enter into Amendment No. 1 of an intergovernmental agreement with the Colorado Department of Transportation for the 10th Street Access Control and Roadway Improvements Project between 23rd Avenue and 35th Avenue

Summary

This item was previously included on the October 18, 2016 agenda but with incorrect attachments from a previous CDOT IGA and needs to be reconsidered by City Council.

In 2004, The City of Greeley and the Colorado Department of Transportation completed and adopted an access control plan for 10th Street between 23rd Avenue and 35th Avenue. The original intent of the plan was to have the improvements completed through private development as the area redevelops, but redevelopment has been somewhat slow in this corridor so a grant was received in 2012 to accelerate the improvements.

These original 2012 funds were used to conduct the preliminary design of the entire corridor, final design of the mid-portion of the corridor, and subsequent improvements to the mid-portion of the corridor during the summer of 2014 totaling \$2.87 million.

The next phase of this project is improvements at the east and west ends of 10th Street between 23rd Avenue and 35th Avenue similar what was done in the middle section. Acquisition of needed right of way on 44 parcels has begun and will continue into 2017 with construction in 2018 and 2019.

The original phase 2 grant was for \$1,207,875 of which \$1,000,000 (82.79%) was funded by CDOT and \$207,875 (17.21%) was funded by the City of Greeley. This amendment will add \$2,265,867 to this project of which \$1,875,910 (82.79%) will be funded by CDOT and \$389,957 (17.21%) will be funded by the City of Greeley. In addition, the City in 2015 added \$1,541,412 in order to complete this project due to some of the MPO grant money being shifted off to I-25. The total cost of the remaining portions of the project is \$5,015,154, see breakdown in the table below.

	CDOT (82.79%)	Local (17.21%)	Additional	Total
Original Grant	1,000,000	207,875		1,207,875
Amendment	1,875,910	389,957		2,265,867
Additional City Funding			1,541,412	1,541,412
Total Funding	2,875,910	597,832	1,541,412	5,015,154

Fiscal Impact

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial or onetime impact?	Local Match = \$597,832 Additional Funding = \$1,541,412 Total City Funding = \$2,139,244
What is the annual impact?	0
What fund of the City will provide funding?	FASTER* Fund (\$539,244) General Fund (\$1,600,000)
What is the source of revenue within the fund?	FASTER/2014 General Fund Carryover
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: *FASTER = Funding Advancements for Surface Transportation and Economic Recovery Act of 2009. This revenue is generated through vehicle registration fees and fines. All of the local match and city funding has been previously budgeted and will carry forward through project completion in 2019.	

Legal Issues

The adoption of a City Resolution is necessary to execute an Intergovernmental Agreement with the State of Colorado. This agreement has been reviewed by the City Attorney's office.

Other Issues and Considerations

None

Applicable Council Goal or Objective

Safety – Traffic Safety

Image – visual improvement to an unsightly corridor

Infrastructure: Public Facilities & Equipment

Decision Options

1. Approve resolution as recommended, or
2. Amend resolution and approve as amended, or

3. Deny resolution, or
4. Continue item to a date specific

Council's Recommended Action

A motion to adopt the Resolution.

Attachments

Resolution

Contract Amendment/IGA

THE CITY OF GREELEY, COLORADO

RESOLUTION _____, 2015

A RESOLUTION OF THE CITY OF GREELEY COUNCIL AUTHORIZING THE CITY TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE COLORADO DEPARTMENT OF TRANSPORTATION FOR THE 10th STREET ACCESS CONTROL AND ROADWAY IMPROVEMENTS PROJECT BETWEEN 23RD AVENUE AND 35TH AVENUE

WHEREAS, in accordance with §29-1-203, governments may cooperate or contract with one another to provide function, service or facility lawfully authorized to each of the cooperating or contracting units of government; and

WHEREAS, the City of Greeley (“City”) and the Colorado Department of Transportation (“CDOT”) are desirous of entering into an agreement for a Phase II project for access control and roadway improvements on 10th Street between 35th Avenue and 23rd Avenue; and

WHEREAS, the State is responsible for the general administration and supervision of the performance of projects, including the administration of federal funds pursuant to CDOT’s Stewardship Agreement with the Federal Highway Administration; and

WHEREAS, the State is willing to provide 82.79% of the project costs, or One Million Dollars (\$1,000,000.00); and

WHEREAS, the City is willing to provide 17.21% of the project costs, or Two Hundred Seven Thousand Eight Hundred Seventy Six Dollars (\$207,876.00); and

WHEREAS, the City of Greeley desires to comply with the Federal Provisions and other applicable requirements, including the State’s general administration and supervision of the Project through this contract, in order to obtain federal funds, and

WHEREAS, the City of Greeley is adequately staffed and suitably equipped to undertake and satisfactorily complete some or all of the work, and

WHEREAS, CDOT and the City believe it will be beneficial to perform this work to improve traffic movement and safety along the stretch of road on 10th Street from 23rd Avenue to 35th Avenue; and

WHEREAS, it is in the best interest of the citizens of the City of Greeley for Council to enter into this Agreement.

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

Section 1. The City Council hereby authorizes the City to enter into an Intergovernmental Agreement entitled “State of Colorado Department of Transportation Agreement with City of

Greeley”, a copy of which is attached hereto and incorporated herein as Exhibit A.

Section 2. City staff is hereby authorized to make changes and modifications to the Agreement, so long as the substance of the Agreement remains unchanged.

Section 3. This Resolution shall become effective immediately upon its passage, as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ day of _____, 2016.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor

AMENDMENT

Amendment No.: 1	Original Agreement Routing No.: 15-HA4-ZH-00129	Amendment Routing No.: 17-HA4-ZH-00034
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1) PARTIES

This Amendment to the above-referenced Original Agreement (hereinafter called the "Agreement") is entered into by and between CITY OF GREELEY (hereinafter called the "Local Agency"), and the STATE OF COLORADO (hereinafter called the "State") acting by and through the DEPARTMENT OF TRANSPORTATION, (hereinafter called "CDOT").

2) EFFECTIVE DATE AND ENFORCEABILITY

This Amendment shall not be effective or enforceable until it is approved and signed by the Colorado State Controller or designee (hereinafter called the "Effective Date"). The State shall not be liable to pay or reimburse Contractor for any performance hereunder including, but not limited to, costs or expenses incurred, or be bound by any provision hereof prior to the Effective Date.

3) FACTUAL RECITALS

- a. The Parties entered into the Agreement for the construction of roadway and pedestrian improvements along 10th street in Greeley.
- b. The Parties now desire to increase the total Agreement funds listed in Exhibit C from \$1,207,876.00 to \$3,473,742.00. The parties also desire to encumber funds under the Design phase, making the total encumbrance \$1,416,400.00.

4) CONSIDERATION – COLORADO SPECIAL PROVISIONS

The Parties acknowledge that the mutual promises and covenants contained herein and other good and valuable consideration are sufficient and adequate to support this Amendment. The Parties agree to replacing the Colorado Special Provisions with the most recent version (if such have been updated since the Agreement and any modification thereto were effective) as part consideration for this Amendment.

5) LIMITS OF EFFECT

This Amendment is incorporated by reference into the Agreement, and the Agreement and all prior amendments thereto, if any, remain in full force and effect except as specifically modified herein.

6) MODIFICATIONS

The Agreement and all prior amendments thereto, if any, are modified as follows:

Upon execution of this Amendment, the total Agreement funds set forth in Exhibit C, shall be changed from the original total of \$1,207,876.00 to a new total of \$3,473,742.00. Exhibit C shall be removed and replaced in its entirety by Exhibit C-1 attached hereto and incorporated herein by reference. All references to Exhibit C in the Agreement shall be replaced by Exhibit C-1. In accordance with the original Agreement, the State hereby exercises the option to encumber additional design phase funds based on changes in funding availability and authorization. The total encumbrance is now increased by \$1,036,400.00. The total encumbrance as a result of this option and all previous options and/or amendments is now \$1,416,400.00, as referenced in Exhibit C-1.

7) EFFECTIVE DATE OF AMENDMENT

This Amendment shall take effect on the Effective Date.

8) ORDER OF PRECEDENCE

Except for the Special Provisions, in the event of any conflict, inconsistency, variance, or contradiction between the provisions of this Amendment and any of the provisions of the Agreement, the provisions of this Amendment shall in all respects supersede, govern, and control. The most recent version of the Special

Provisions incorporated into the Agreement or any amendment shall always control other provisions in the Agreement or any amendments.

9) AVAILABLE FUNDS

Financial obligations of the State payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, or otherwise made available.

THE PARTIES HERETO HAVE EXECUTED THIS INTERGOVERNMENT AGREEMENT

*** Persons signing for the Local Agency hereby swear and affirm that they are authorized to act on the Local Agency's behalf and acknowledge that the State is relying on their representations to that effect.**

<p style="text-align: center;">LOCAL AGENCY CITY OF GREELEY</p> <p>Name: _____ (print name)</p> <p>Title: _____ (print title)</p> <p>_____</p> <p style="text-align: center;">*Signature</p> <p>Date: _____</p>	<p style="text-align: center;">STATE OF COLORADO John W. Hickenlooper, GOVERNOR</p> <p>By _____</p> <p style="text-align: center;">Joshua Laipply, P.E., Chief Engineer (For) Shailen P. Bhatt, Executive Director</p> <p>Date: _____</p>
<p style="text-align: center;">Additional Local Agency Signature (If Necessary)</p> <p>Name: _____ (print name)</p> <p>Title: _____ (print title)</p> <p>_____</p> <p style="text-align: center;">*Signature</p> <p>Date: _____</p>	<p style="text-align: center;">LEGAL REVIEW Cynthia H. Coffman, Attorney General</p> <p>By _____</p> <p style="text-align: center;">Assistant Attorney General</p> <p>Date: _____</p>

ALL AGREEMENTS REQUIRE APPROVAL BY THE STATE CONTROLLER

CRS §24-30-202 requires the State Controller to approve all State Agreements. This Agreement is not valid until signed and dated below by the State Controller or delegate. The Local Agency is not authorized to begin performance until such time. If the Local Agency begins performing prior thereto, the State of Colorado is not obligated to pay the Local Agency for such performance or for any goods and/or services provided hereunder.

<p>STATE OF COLORADO STATE CONTROLLER Robert Jaros, CPA, MBA, JD</p> <p>By: _____</p> <p style="text-align: center;">Colorado Department of Transportation</p> <p>Date: _____</p>
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29. EXHIBIT C – FUNDING PROVISIONS

A. Cost of Work Estimate

The Local Agency has estimated the total cost the Work which is to be funded as follows:

1 BUDGETED FUNDS		
a. Federal Funds		
(82.79% of Participating Costs – AQC)		\$710,000.00
(82.79% of Participating Costs – STP)		\$290,000.00
(82.79% of Participating Costs – STU)		\$1,498,000.00
(82.79% of Participating Costs Rolled from 18402)		\$377,910.00
b. Local Agency Matching Funds		
(17.21% of Participating Costs)		\$519,273.00
(17.21% of Participating Costs Rolled from 18402)		\$78,559.00
TOTAL BUDGETED FUNDS		\$3,473,742.00

2 ESTIMATED CDOT-INCURRED COSTS		
a. Federal Share		\$0.00
(0% of Participating Costs)		
b. Local Share		
Local Agency Share of Participating Costs	\$0.00	
Local Agency Share of Non-Participating Costs	\$0.00	
Estimated to be Billed to Local Agency		\$0.00
TOTAL ESTIMATED CDOT-INCURRED COSTS		\$0.00

3 ESTIMATED PAYMENT TO LOCAL AGENCY		
a. Federal Funds Budgeted (1a)		\$2,875,910.00
b. Less Estimated Federal Share of CDOT-Incurred Costs (2a)		\$0.00
c. State Funds Budgeted (1c)		\$0.00
TOTAL ESTIMATED PAYMENT TO LOCAL AGENCY		\$2,875,910.00

FOR CDOT ENCUMBRANCE PURPOSES

**Note - \$1,416,400.00 is currently available. Funds will be added in the future either by Option Letter or Amendment.*

Net to be encumbered as follows:				\$1,416,400.00
	WBS Element 20389.10.10	ROW	3020	\$0.00.00
	WBS Element 20389.10.20	Utility	3020	\$0.00.00
	WBS Element 20389.10.30	Design	3020	\$1,416,400.00
	WBS Element 20389.20.10	Construc.	3301	\$0.00

B. Matching Funds

The matching ratio for the federal participating funds for this Work is 82.79% federal-aid funds (CFDA #20 2050) to 17.21% Local Agency and State funds, it being understood that such ratio applies only to the \$3,473,742.00 that is eligible for federal participation, it being further understood that all non-participating costs are borne by the Local Agency at 100%. If the total participating cost of performance of the Work exceeds \$3,473,742.00 and additional federal funds are made available for the Work, the Local Agency shall pay 17.21% of all such costs eligible for federal participation and 100% of all non-participating costs; if additional federal funds are not made available, the Local Agency shall pay all such excess costs. If the total participating cost of performance of the Work is less than \$3,473,742.00, then the amounts of State and federal-aid funds will be decreased in accordance with the funding ratio described herein. The performance of the Work shall be at no cost to the State.

C. Maximum Amount Payable

The maximum amount payable to the Local Agency under this Agreement shall be \$1,000,000.00 (For CDOT accounting purposes, the federal funds of \$2,875,910.00 and Local Agency matching funds of \$597,832.00 will be encumbered for a total encumbrance of \$3,473,742.00), unless such amount is increased by an appropriate written modification to this Agreement executed before any increased cost is incurred. ***** Note - \$1,416,400.00 is currently available. Funds will be added in the future either by Option Letter or Amendment ***** It is understood and agreed by the parties hereto that the total cost of the Work stated hereinbefore is the best estimate available, based on the design data as approved at the time of execution of this Agreement, and that such cost is subject to revisions (in accord with the procedure in the previous sentence) agreeable to the parties prior to bid and award.

D. Single Audit Act Amendment

All state and local government and non-profit organization Sub-The Local Agencies receiving more than \$750,000 from all funding sources defined as federal financial assistance for Single Audit Act Amendment purposes, shall comply with the audit requirements of OMB Circular A-133 (Audits of States, Local Governments and Non-Profit Organizations) see also, 49 C.F.R. 18.20 through 18.26. The Single Audit Act Amendment requirements applicable to Sub-The Local Agencies receiving federal funds are as follows:

i. Expenditure less than \$750,000

If the Sub-The Local Agency expends less than \$750,000 in Federal funds (all federal sources, not just Highway funds) in its fiscal year then this requirement does not apply.

ii. Expenditure exceeding than \$750,000-Highway Funds Only

If the Sub-The Local Agency expends more than \$750,000 in Federal funds, but only received federal Highway funds (Catalog of Federal Domestic Assistance, CFDA 20.205) then a program specific audit shall be performed. This audit will examine the "financial" procedures and processes for this program area.

iii. Expenditure exceeding than \$750,000-Multiple Funding Sources

If the Sub-The Local Agency expends more than \$750,000 in Federal funds, and the Federal funds are from multiple sources (FTA, HUD, NPS, etc.) then the Single Audit Act applies, which is an audit on the entire organization/entity.

iv. Independent CPA

Single Audit shall only be conducted by an independent CPA, not by an auditor on staff. An audit is an allowable direct or indirect cost.

Council Agenda Summary

November 1, 2016

Agenda Item Number 14

Key Staff Contact: Joel Hemesath, Public Works Director, 350-9795

Title

Introduction and first reading of an ordinance authorizing the transfer of City property in exchange for a water line easement and property access

Summary

Best-Way gravel pit, at the northwest corner of 35th Avenue and 4th Street ("the Property"), was purchased by the City of Greeley for the purposes of a regional storm water detention facility and a new Public Safety Training Facility.

During the planning/approval phase of the Public Safety Training Facility project, it was identified that the existing privacy fence along the western boundary of the Property should be replaced due to its dilapidated and unsightly condition. This review process was required to allow the Training Facility to be approved under a use by special review. Various alternatives were reviewed for the location of the new fence, with the final determination to place the new fence in the same location as the existing fence to allow resident to the west access to her private irrigation ditch and because given the gravel pit grading the fence would remain the Property's highest point and provide good screening of the City's uses of the Property. This left a 25 foot wide strip of land on the Property that the City would be required to maintain (adjacent to the Johnson Subdivision) even though it is outside (west) the fence.

During the design of a new waterline to serve the Training Facility, it was noted that an existing City waterline in "B" Street, within the Johnson Subdivision, needed to be extended to the east and into and across the Property to serve the Training Facility and connect to a waterline in 35th Avenue.

The eastern eighty (80) feet of "B" Street, within Johnson Subdivision, had been vacated prior to annexation into the City, to prohibit a future "B" Street connection to development within Best-Way Park that was being considered at that time. The vacation of this "B" Street ROW included provision for a utility easement across the vacated ROW area, with language stating the utility easement was in effect for existing utilities. This was interpreted by owners and the City Attorney's Office that to mean a new waterline could not be constructed within this vacated ROW.

Negotiations with the property owner on the north side of the vacated ROW of "B" Street, Daniel A. Delventhal, resulted in an agreement to pursue a land transfer of the portion of the 25 foot strip of land between the new fence and the Property to Dalventhal in exchange for an easement to construct the new waterline within that portion of the vacated "B" Street ROW. This allowed the City to construct the new waterline through the vacated 80 foot strip of ROW and connect to the existing waterline.

The owner of the south half of the vacated strip of "B" Street, TracySue Trentlage, demanded access to the 25 foot strip of land adjacent to her property to maintain access to a historic irrigation ditch. It was agreed to pursue a land transfer of this strip of land to her.

Transferring title to the this 25 foot strip of land to these adjacent property owners in Johnson Subdivision relieves the City of the maintenance responsibility as well as possible liability for strip of land that is a dead end and could constitute an attractive nuisance. The property owners plan to maintain and keep this strip in good repair.

An ordinance is needed to authorize the transfer of this City owned land to the adjacent property owners.

Fiscal Impact

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial or onetime impact?	NA
What is the annual impact?	None
What fund of the City will provide funding?	NA
What is the source of revenue within the fund?	NA
Is there grant funding for this item?	NA
If yes, does this grant require a match?	NA
Is this grant onetime or ongoing?	NA
Additional Comments:	

Legal Issues

The City Attorney's Office has reviewed this matter and has raised no issues.

Other Issues and Considerations

As a part of the subdivision of the Property, the plat (Best-Way Park Minor Subdivision Plat – 1st Replat) will show these parcels as held by these two property owners.

Applicable Council Goal or Objective

Image: Healthy Neighborhoods
 Infrastructure: Public Facilities

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 final reading for November 15, 2016.

Attachments

Ordinance

Best-Way Park Minor Subdivision Plat – 1st Replat

Site Exhibits

THE CITY OF GREELEY, COLORADO

ORDINANCE _____, 2016

AN ORDINANCE AUTHORIZING THE TRANSFER OF CITY PROPERTY IN EXCHANGE FOR A WATER LINE EASEMENT AND PROPERTY ACCESS

WHEREAS, Best-Way gravel pit, at the northwest corner of 35th Avenue and 4th Street (“the Property”), was purchased by the City of Greeley for the purposes of a regional storm water detention facility and a new Public Safety Training Facility (the “PSTF”); and

WHEREAS, during the planning/approval phase of the PSTF project, it was identified that the existing privacy fence along the western boundary of the Property should be replaced due to its dilapidated and unsightly condition; and

WHEREAS, the best alternative was determined to be to place the new fence in the same location as the existing fence which left a 25-foot wide strip of land on the Property that the City would be required to maintain even though it is located outside the new fence and would not be used by the City; and

WHEREAS, during the design of a new waterline to serve the PSTF, it was noted that an existing City waterline needed to be extended into and across the Property to connect to a waterline in 35th Avenue; and

WHEREAS, Daniel and Rachel Delventhal have agreed to grant the City an easement in the form of the attached Permanent Exclusive Water Line Easement to construct the new waterline on their property, and connect to the existing waterline, in exchange for the northern portion of the 25 foot strip of land between the new fence and the Property; and

WHEREAS, it was determined that the City should transfer the southern portion of the 25 foot strip of land between the new fence and the Property to Wade and TracySue Trentlage to relieve the City of the maintenance responsibility and possible liability for that portion of the 25 foot strip of land; and

WHEREAS, the City Council has the authority to approve by ordinance the transfer of real property that is not being used for governmental purposes pursuant to C.R.S. §31-15-713(b).

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

Section 1. The Greeley City Council hereby finds and determines that the 25 foot strip of property described above is not being held or used for governmental purposes.

Section 2. The Greeley City Council authorizes the conveyance of the property, in accordance with the terms and conditions of the attached Quit Claim Deeds and authorizes the Mayor to execute the same.

Section 3. The Greeley City Council hereby ratifies all actions heretofore taken (not inconsistent with the provisions of this ordinance) by the officers, agents and employees of the City in connection with the actions described above.

Section 4. This ordinance shall take effect five (5) days after its final publication as provided by the City's Charter, Section 3-16.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS ____ DAY OF _____, 2016.

Attest:

City Clerk

Mayor

Attachments:

- Permanent Exclusive Water Line Easement with exhibit(s)
- Quit Claim Deed from Greeley to Delventhal with exhibit(s)
- Quit Claim Deed from Greeley to Trentlage with exhibit(s)

PERMANENT EXCLUSIVE WATER LINE EASEMENT

Daniel A. Delventhal and Rachel L. Delventhal, whose address is P.O. Box 33745, Greeley, Colorado 80633-0624 ("Grantors"), for consideration, the receipt and adequacy of which is hereby acknowledged, convey to the CITY OF GREELEY, COLORADO, a Colorado municipal corporation, whose address is 1000 10th Street, Greeley, Colorado 80631 ("Grantee"), its successors and assigns, a permanent exclusive water line easement ("Easement"). The Easement is described in Exhibit A, attached hereto and incorporated herein.

The Easement entitles Grantee, its successors and assigns, to install, lay, construct, relocate, change the size of, replace, repair, inspect, maintain, remove and operate an underground water pipeline and all appurtenances thereto. The Easement permits uses clearly incidental to those specified, including the right of ingress and egress over and across Grantor's adjoining property to the extent reasonably necessary to exercise and accomplish the specified uses. The Easement also entitles Grantee to remove trees and other obstructions from the Easement as necessary.

Grantors may make use of the surface overlying the Easement so long as such use does not interfere with Grantee's exercise of its rights. No permanent structures or detention ponds may be built within the Easement. Grantors may not install berms, fences or plantings that exceed three feet in height when mature in the Easement. Grantee is not liable to Grantors for damage to any improvements or fixtures installed by Grantors within the Easement.

EXHIBIT A

LEGAL DESCRIPTION

20 FOOT WATER LINE EASEMENT

A parcel of land located in Lot 15 of Johnson Subdivision First Addition, recorded in Reception Number 1540736 of the Records of Weld County, Colorado, and a "Resubdivision for the Vacation of Right of Way RS-1063" and recorded in Reception Number 3243860 of the records of Weld County, Colorado, more particularly described as follows:

Beginning at the Southeast corner of said Lot 15 as shown on said Resubdivision for the Vacation of Right of Way RS-1063; Thence N 80°43'00" W, a distance of 80.00', said point furthermore being a point on the centerline of existing B Street; thence N 09°12'16" E, a distance of 20.00'; Thence S80°43'00" E, a distance of 80.00' to a point on the East line of said Lot 15; Thence S 09°12'16" E, a distance of 20.00' to the Point of Beginning and containing 1600 Sq. Ft or 0.037 Acres more or less.

Prepared By: _____

Robert F. Muirheid, P.L.S.
Colo. P.L.S. Number 13225
For and on Behalf of:
City of Greeley
1001 9th Avenue
Greeley, Co. 80631

QUIT CLAIM DEED

This deed is a conveyance from the CITY OF GREELEY, COLORADO, a Colorado municipal corporation, whose address is 1000 10th Street, Greeley, Colorado 80631 ("Grantor") to Daniel A. Delventhal and Rachel L. Delventhal, whose address is P.O. Box 33745, Greeley, CO 80633-0624 ("Grantees").

Grantor, for consideration, the receipt and adequacy of which is hereby acknowledged, conveys to Grantees their successors and assigns forever, whatever right, title, interest, claim, and demand Grantor has in and to the real property, with all its appurtenances, described in Exhibit A and Exhibit B, attached hereto and incorporated herein.

EXECUTED by Grantor on this _____ day of _____, 2016.

THE CITY OF GREELEY, COLORADO

By: _____
Tom Norton, Mayor

ATTEST:

By: _____ (Seal)
Betsy Holder, City Clerk

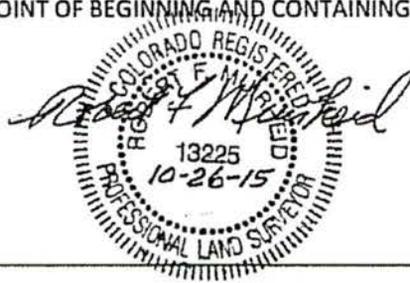
EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE BASIS OF BEARING FOR THIS DESCRIPTION BEING THE NORTH-WESTERLY LINE OF BEST-WAY PARK MINOR SUBDIVISION BEING N 09°12'16" E, AS RECORDED UNDER RECEPTION NO.3687990 OF THE RECORDS OF SAID WELD COUNTY COLORADO, AND ALL OTHER BEARING CONTAINED HEREIN BEING RELATIVE THERETO.

BEGINNING AT THE NORTHWEST CORNER OF THE BEST-WAY PARK MINOR SUBDIVISION AS RECORDED UNDER RECEPTION NO. 3687990 IN THE RECORDS OF SAID WELD COUNTY, SAID POINT FUTHERMORE BEING THE NORTHWEST CORNER OF OUTLOT D AND BEING ON THE WESTERLY LINE OF SAID OUTLOT D AND TRACT A OF SAID BEST-WAY MINOR SUBDIVISION; THENCE S 09°12'16" W ALONG THE WESTERLY LINES OF SAID OUTLOT D AND SAID TRACT A, A DISTANCE OF 305.75'; THENCE S 80°43'00" E, A DISTANCE OF 25.00'; THENCE N 09°12'16" E, A DISTANCE OF 312.27' TO A POINT OF THE NORTH LINE OF SAID OUTLOT D; THENCE ALONG THE NORTH LINE OF SAID OUTLOT D S 84°39'18" W, A DISTANCE OF 25.83' TO THE POINT OF BEGINNING AND CONTAINING 7725 SQUARE FEET MORE OR LESS.



PREPARED BY: _____

Robert F. Muirheid, PLS
Co. PLS No. 13225
For and on behalf of the City of Greeley
1001 9th Ave.
Greeley, Co. 80631
970-350-9799

EXHIBIT B

S84° 39' 18"W
25.83

POB

OUTLOT D
REC.# 3687990

LOT 15
REC.# 3243860

S9° 12' 16"W, 305.75'
7725 SQ. FT.
N9° 12' 16"E, 312.27'

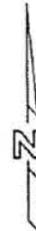
TRACT A
BEST-WAY PARK
MINOR SUBDIVISION
REC.# 3687990

B STREET

JOHNSON SUBDIVISION

LOT 16
REC.# 3243860

N80° 43' 00"W
25.00



GRAPHIC SCALE



1 inch = 50 US Survey feet

NOTICE: This exhibit drawing is not intended to be a monumented land survey. It's sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.



Department of Public Works
Engineering Division
1001 9th Avenue
Greeley, CO 80631
PH: 970.336.4047 FAX: 970.336.4142

PROJECT NO: EXHIBIT B
DATE: 12-26-2015
CLIENT:
DWG NO:
DRAWN: BM CHECKED: BM

QUIT CLAIM DEED

This deed is a conveyance from the CITY OF GREELEY, COLORADO, a Colorado municipal corporation, whose address is 1000 10th Street, Greeley, Colorado 80631 ("Grantor") to Wade David Trentlage and TracySue Trentlage, whose address is 3914 B Street, Greeley, CO 80634 ("Grantees").

Grantor, for consideration, the receipt and adequacy of which is hereby acknowledged, conveys to Grantees their successors and assigns forever, whatever right, title, interest, claim, and demand Grantor has in and to the real property, with all its appurtenances, described in Exhibit A and Exhibit B, attached hereto and incorporated herein.

EXECUTED by Grantor on this _____ day of _____, 2016.

THE CITY OF GREELEY, COLORADO

By: _____
Tom Norton, Mayor

ATTEST:

By: _____ (Seal)
Betsy Holder, City Clerk

EXHIBIT

CITY of Greeley to LARSON

A parcel of land located in Tract A of "BEST-WAY PARK MINOR SUBDIVISION PLAT" located in the Northeast ¼ of Section 2, Township 5 North, Range 66 West of the 6th P.M., City of Greeley, Weld County, Colorado as recorded in Reception Number 3687990 of the records of said Weld County, more particularly described as Follows;

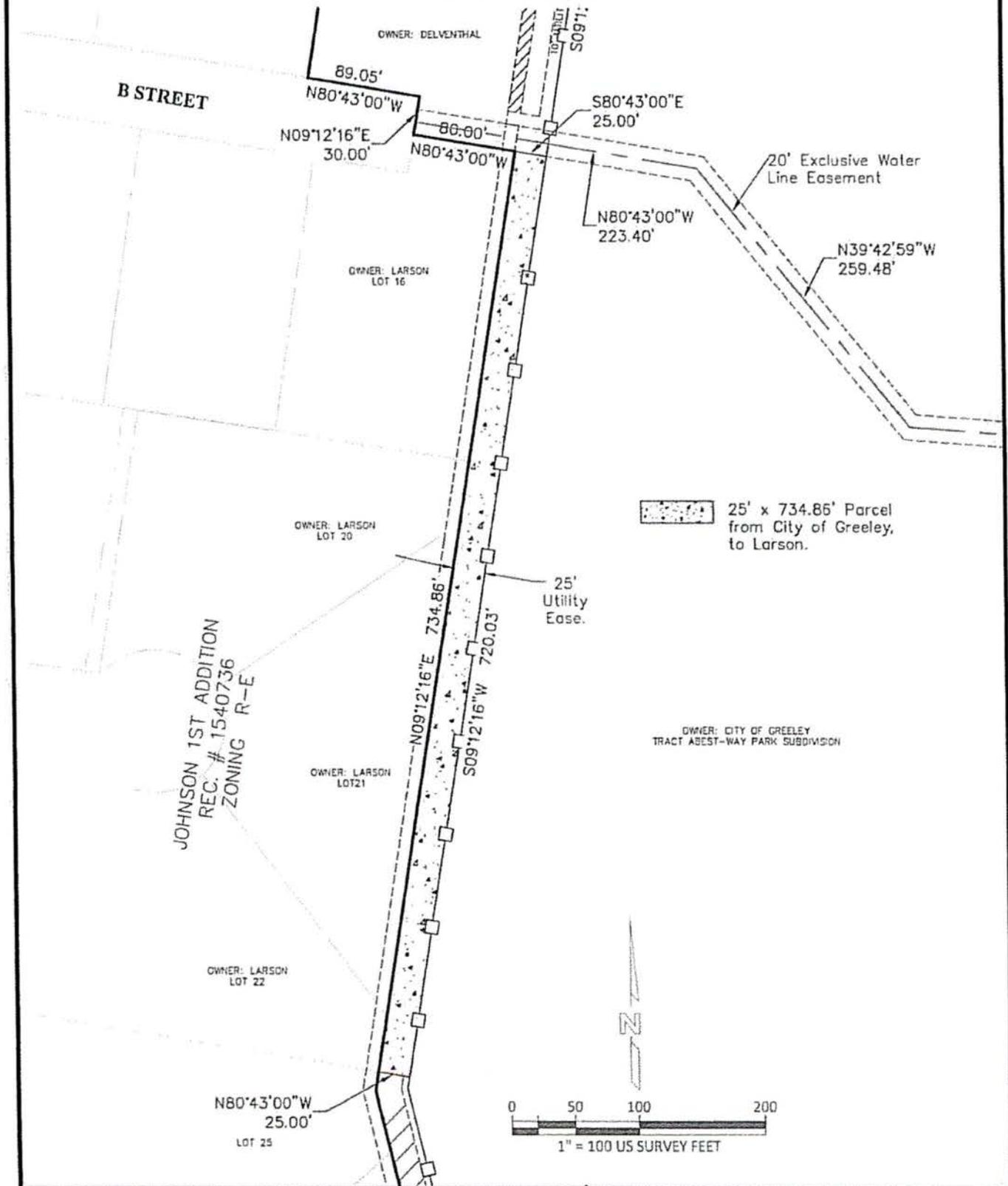
Beginning at the Northwest corner of Lot 16 of "RESUBDIVISION FOR THE VACATION OF RIGHT OF WAY RS-1063" as recorded in Reception Number 3243860 of the records of said Weld County, said point furthermore being a point on the Westerly line of Tract A of said 'BEST-WAY PARK MINOR SUBDIVISION PLAT', Thence S 80°43'00" E, a distance of 25.00', Thence S 09°12'16" W, a distance of 720.03', Thence N 80°43'00" W, a distance of 25.00' to the Southeast corner of Lot 22 of "JOHNSON 1st ADDITION" as recorded in Reception Number 1540736 of the records of said Weld County, said point also being a point on the Westerly line of said "BEST-WAY PARK MINOR SUBDIVISION PLAT"; Thence along said Westerly line N 09°12'16" E, a distance of 734.86' to the Point of Beginning and containing 18000 Sq. Feet or 0.413 Acres more or less.



Prepared By: _____
Robert F. Muirheid, P.L.S.
Colo. PLS Number 13225

For and on Behalf of:
City of Greeley
1001 9th Avenue
Greeley Colorado 80631
970.350.9799

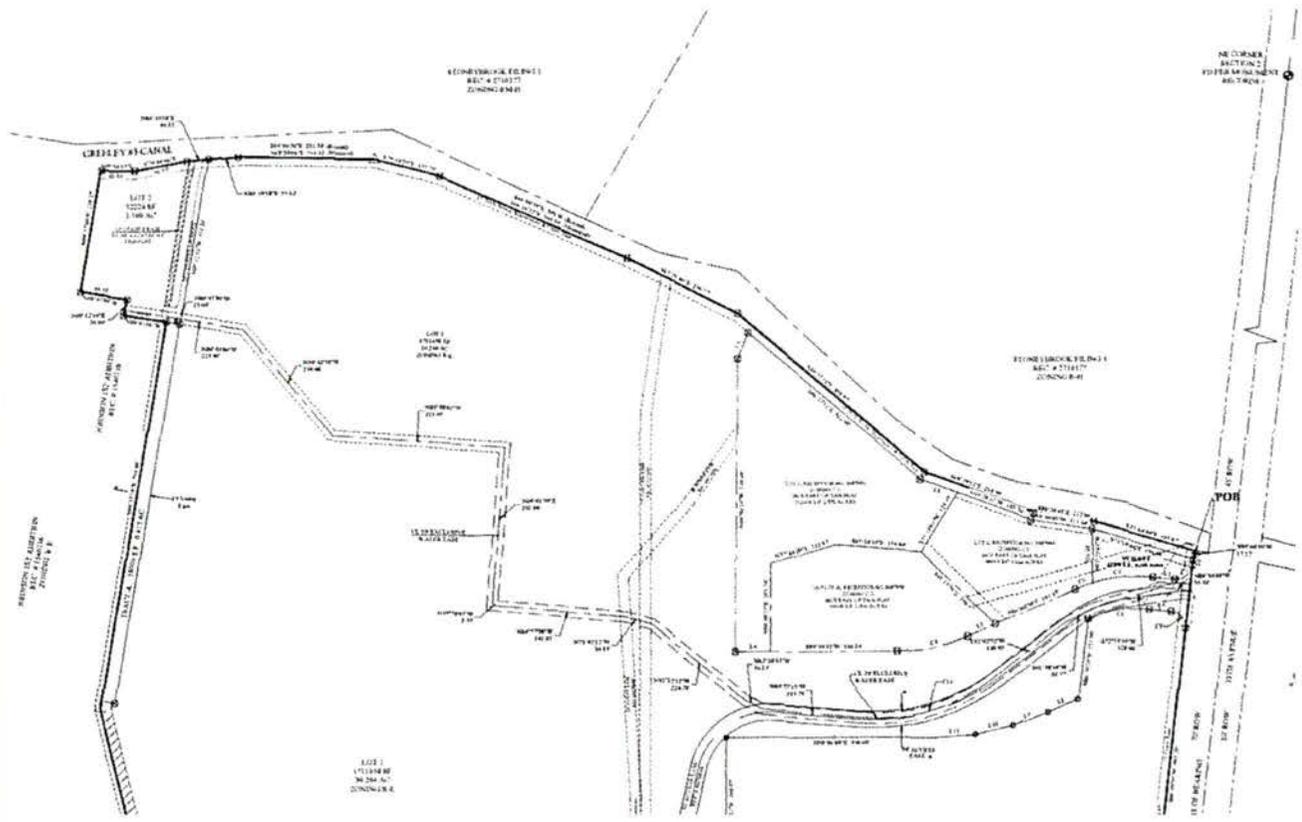
**EXHIBIT
CITY OF GREELEY TO LARSON**



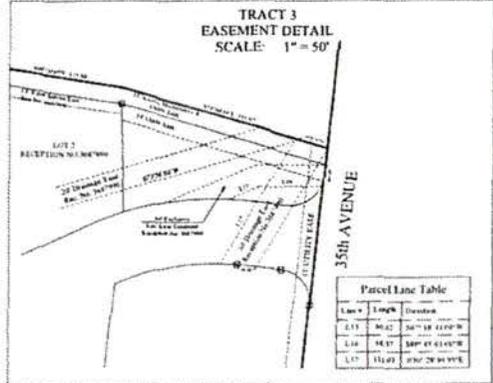
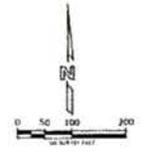
PUBLIC WORKS DEPARTMENT
 DIVISION OF ENGINEERING
 1001 NINTH AVENUE
 GREELEY, COLORADO 80631

PROJECT: Larson Property Exchanges with City of Greeley
 DATE: Oct. 21, 2016
 DRAWN:
 CHECKED BY:

BEST-WAY PARK MINOR SUBDIVISION PLAT 1st REPLAT
 A REPLAT OF TRACT A AND OUTLOT B,C,D AND E OF BEST WAY PARK MINOR SUBDIVISION PLAT #
 LOT 11 REVISION IN VARIATION OF DEPT OF WAY PL 11-161, A REPLAT OF SECTION 10 SUBDIVISION FIRST ADDITION
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 1 NORTH RANGE 56 WEST OF THE 60th E.M. CITY OF GREELEY, WELD COUNTY, COLORADO



- LEGEND**
- Aligned Curve
 - Set 44 x 24" Robur with Orange Plastic Cap PLS 13223
 - Found 43 Robur with Plastic Cap PLS 13111
 - Found 43 Robur with 2" Aluminum Cap PLS 14191
 - △ Found 43 Robur with Plastic Cap 13146
 - Easement Line
 - (M) Field Monument
 - (R) Rebar/rod
 - ▨ 20' Access & Utility Easement



Drawing Date: 9/12/14 Drawing File Name: File Path: Name: Scale: Unit Information: Drawn by: Checked by:		PUBLIC WORKS DEPARTMENT DIVISION OF ENGINEERING 1511 KINTH AVENUE GREELEY, COLORADO 80631	BEST-WAY PARK MINOR SUBDIVISION PLAT 1ST REPLAT	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Sheet Revisions</th> </tr> <tr> <th>Date</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>09/23/2014</td> <td>REV. PUBLIC WORKS DEPT.</td> </tr> <tr> <td>07/20/2014</td> <td>REV. PUBLIC WORKS DEPT.</td> </tr> <tr> <td>02/20/2014</td> <td>APPROVAL CITY ENGINEER</td> </tr> </tbody> </table>	Sheet Revisions		Date	Comments	09/23/2014	REV. PUBLIC WORKS DEPT.	07/20/2014	REV. PUBLIC WORKS DEPT.	02/20/2014	APPROVAL CITY ENGINEER	WELD COUNTY (COLORADO) SECTION 1 TOWNSHIP 1 NORTH RANGE 56 WEST 10 AIRPL	SHEETS 3 3
Sheet Revisions																
Date	Comments															
09/23/2014	REV. PUBLIC WORKS DEPT.															
07/20/2014	REV. PUBLIC WORKS DEPT.															
02/20/2014	APPROVAL CITY ENGINEER															

**EXHIBIT 3
SITE MAP**



PUBLIC WORKS DEPARTMENT
DIVISION OF ENGINEERING
1001 NINTH AVENUE
GREELEY, COLORADO 80631

PROJECT: Larson Property Exchanges with City of Greeley
DATE: Oct. 21, 2016
DRAWN:
CHECKED BY:

Council Agenda Summary

November 1, 2016

Agenda Item Number 15

Title

Pulled Consent Agenda Items

Council Agenda Summary

November 1, 2016

Agenda Item Number 16

Key Staff Contact: Victoria A. Runkle, Assistant City Manager, 9730

Title

Consideration of a resolution Adopting a fund balance and working capital balance policy by the City Council for the General, Sewer, Water, and Storm Water Funds of the City of Greeley, Colorado

Summary

Overview

From time to time the City needs to review its various policies as they relate to reserves. The City of Greeley had extraordinary growth between the years 2013 – 2015. Because of that, the City was able to appropriate end of the year monies to one-time capital needs. These capital needs were not considered ongoing expenditures.

The purpose of monies held in reserve is to accomplish, at least, the following needs:

- Provides resources to meet temporary decreased revenues.
- Provides temporary resources in the event of an economic downturn while expenditures reductions are being implemented.
- Provides resources to meet emergency natural disaster expenditures, to include, but not be limited to fire and floods.
- Provides available resources for other expenditures that a super majority of the Council deems an emergency.
-

In all cases, the focus on reserves is to meet the operating needs of the organization.

As the 2017-2018 Proposed Budget was under development, it was discovered the current Reserve Policy for the General Fund, did not make the distinction between extraordinary one-time expenditures and continual expenditures. If the current Reserve Policy is followed, an additional \$1,300,000 would have to be placed in reserves. This is because the policy does not exempt extraordinary one-time expenditures such as the City was able to do in 2014 and 2015 when we transferred over \$25 million to street capital maintenance, rebuilding the cash needs for fleet and information technology and software replacement, and other one-time opportunities.

Clearly, it would not be fiscally prudent to reduce services in order to place money in reserves.

After review of other policies throughout the nation and analyzing “best practices” as the Government Finance Officers Association of the US and Canada (GFOA) defines, the staff recommends the following changes to the City’s reserve policies.

Recommendations

Overview

- Adopt an updated General, Sewer, Water and Storm Water Funds Reserve Policy with an attached Procedures document.
- The Reserve Policy states the City shall maintain a minimum level of unrestricted fund balance in the General Fund equivalent to two months of general fund expenditures, plus operating transfers out, less any extraordinary expenditure items, calculated at the end of the most recent fiscal year.
- It maintains the Sewer, Water and Storm Water Funds Reserve at 25% of working capital.
- The Procedures document allows for more information on definitions and practices than the Resolution format provides.
- The Procedures Attachment also provides detail on monitoring and reporting requirements to include estimations during the budget process with reconciliation requirements at the end of each fiscal year.

General Fund:

- The Policy states unequivocally the reserve requirement of two months of operating expenditures, plus operating transfers of the previous year's expenditures less "extraordinary expenditures."
- The Procedures document provides definitions as provided by the Governmental Accounting Standards Board (GASB) and GFOA.
- Extraordinary Expenditures are defined. Extraordinary expenditures include: debt service payments, long term notes, long term agreements, capital outlay expenditures, and any expenditure that has not occurred in the previous two years and is not expected to occur in the following year."

Sewer, Water, and Storm Water Funds:

- Sewer, Water, and Storm Water Funds shall maintain working capital balances at a minimum of 25% of operating expenses less depreciation calculated at the end of the most recent fiscal year.

Summary

The amounts to be reserved for the General Fund, Sewer, Water, and Storm Water Funds have not changed as to the goal established in 2010. The proposed Resolution and procedures better define what will be included and excluded in the calculation of the reserve policies. The proposal also provides for defined monitoring and reporting.

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?	
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	

Additional Comments:

Legal Issues

None

Other Issues and Considerations

None.

Applicable Council Goal or Objective

Support for Civic Infrastructure

Decision Options

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

Council's Recommended Action

A motion to adopt the Resolution.

Attachments

Resolution adopting a fund balance and working capital balance policy by the City Council for the General, Sewer, Water, and Storm Water Funds of the City of Greeley, Colorado, including Procedures attachment.

CITY OF GREELEY, COLORADO

RESOLUTION NO. ____, 2016

A RESOLUTION ADOPTING A FUND BALANCE AND WORKING CAPITAL BALANCE POLICY BY THE CITY COUNCIL FOR THE GENERAL, SEWER, WATER AND STORM WATER FUNDS OF THE CITY OF GREELEY COLORADO

WHEREAS, it is in the best interest of the City of Greeley to adopt a formal fund balance and working capital balance policy for the general, sewer, water and storm water funds; and

WHEREAS, it is fiscally prudent to establish reserves in these Funds to ensure the continued delivery of City services, to address emergencies, address temporary revenue or cash shortfalls, or provide stability during economic cycles; and

WHEREAS, the Governmental Finance Officers Association of the United States and Canada (GFOA) has issued a best practice dated October 2009 that, in part, recommends a minimum general fund unrestricted fund balance equal to either two months regular operating revenues or two months regular operating expenditures; and

WHEREAS, from time to time the Policy and Procedures may need to be amended in order to address unforeseen circumstances to comply with state and federal law, or to meet goals and objectives established by Council; and

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

Section 1. The City shall maintain a minimum level of unrestricted fund balance in the General Fund equivalent to two months of general fund expenditures, plus operating transfers out, less any extraordinary expenditure items, calculated at the end of the most recent fiscal year.

Section 2. Sewer, Water, and Storm Water Funds shall maintain working capital balances at a minimum of 25% of operating expenses, less depreciation, calculated at the end of the most recent fiscal year.

Section 3 The City Council adopts the attached Fund Balance and Working Capital Balance Reserve Procedures.

Section 4. The City Manager is authorized to amend the Fund Balance and Working Capital Balance Reserve Procedures, so long as the minimum reserve levels are maintained and the Procedures continue to comply with applicable state and federal law.

Section 5. This resolution becomes effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF, 2016.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor

**CITY OF GREELEY
FUND BALANCE AND WORKING CAPITAL BALANCE
RESERVE
PROCEDURES**

Effective Date: _____

I. Purpose

The City desires to establish and maintain reserve funds to ensure the continued delivery of City services to address emergencies, address temporary revenue or cash shortfalls, or provide stability during economic cycles. In addition, this policy documents the appropriate Reserve level to protect the City's credit worthiness. The reserves are accumulated and maintained to provide stability and flexibility to respond to unexpected adversity and/or opportunities.

II. Definitions

- Contingency Reserve: Refers only to the portion of the Fund Balance that is intended to provide stability and respond to emergency or unplanned events or opportunities.
- Current Year Budget: For planning purposes, the most current original budget.
- Fund Balance: Net position of a governmental fund; difference between assets, deferred outflows of resources, liabilities, and deferred inflows of resources.
- General Fund: One of five governmental fund types. The General Fund typically serves as the chief operating fund of the City. The General Fund is used to account for all financial resources not accounted for in some other Fund.
- Governmental Funds: Funds generally used to account for tax-supported activities.
- Extraordinary Expenditure Items: Debt service payments, long-term notes, long-term contracts, other long-term agreements, capital outlay expenditures, and any expenditure that has not occurred in the previous two years and is not expected to occur in the following year.
- Original Budget: First complete appropriated budget.
- Proprietary Funds: Funds that focus on the determination of operating income, changes in net position, financial position, and cash flows.
- Unrestricted Fund Balance: The difference between total fund balance in a governmental fund and its non-spendable and restricted components.
- Working Capital: Proprietary fund's equivalent of unrestricted fund balance. Current assets less Current liabilities.

III. General Fund

The City shall maintain a minimum level of unrestricted fund balance in the General Fund equivalent to two months of general fund expenditures, plus operating transfers out, less any extraordinary expenditure items, calculated at the end of the most recent fiscal year.

This reserve, referred to as the Contingency Reserve, may be used at the sole discretion of the City Council for any of the following purposes:

- Provide resources to meet temporary decreased revenues.
- Provide temporary resources in the event of an economic downturn while expenditures reductions are being implemented.
- Provide resources to meet emergency natural disaster expenditures, to include, but not be limited to fire and floods.
- Provide available resources for other expenditures that a super majority of the Council deems an emergency.

Whenever Contingency Reserve monies are used, if feasible, the reserve shall be replenished in the following year and, with certainty, within five years of use.

The Contingency Reserve shall include the 3% Emergency Reserve that is required in the Constitution of the State of Colorado, Article X, Section 20, The Taxpayer's Bill of Rights.

IV. Water, Sewer, Storm Water Funds

Sewer, Water, and Storm Water Funds shall maintain working capital balances at a minimum of 25% of operating expenses less depreciation calculated at the end of the most recent fiscal year.

This working capital reserve shall be used at the sole discretion of the City Council for the following purposes:

- Provide resources to meet temporary decreased revenue.
- Provide temporary resources in the event of an economic downturn while expenditures reductions are being implemented.
- Provide resources to meet emergency natural disaster expenditures, to include, but not be limited to fire and floods.
- Provide available resources for other expenditures that a super majority of the Council deems an emergency.

Whenever working capital reserve monies are used, if feasible, the reserve shall be replenished in the following year and, with certainty, within five years of use.

V. Monitoring Responsibility

General Fund: For annual budget preparation purposes the General Fund Contingency Reserve shall be calculated at two months of current year original budget expenditures, plus operating transfers out, less any extraordinary expenditure items.

During the biennial budget process, for planning purposes, the second year General Fund Contingency Reserve shall be calculated at two months of the first year of the biennial budget estimated expenditures, plus operating transfers out, less any extraordinary expenditure items.

Sewer, Water, and Storm Water Funds: For planning purposes the working capital reserve for the Sewer, Water and Storm Water funds shall be calculated at 25% of the operating fund current year original budget operating expenses.

During the biennial budget process, for planning purposes, the second year Sewer, Water and Storm Water funds working capital reserve shall be calculated at 25% of the first year estimated operating fund operating expenses.

Reporting. During the course of the annual budget process, the Finance Director will measure compliance and report to the City Council the level of all fund balance and working capital balances. The City Manager, through the Finance Director shall:

- report any changes to this policy and procedure at the beginning of the annual Proposed Budget discussions; and
- if the targeted Contingency Reserve or Working Capital reserves are below the Policy requirements, the City Manager's Proposed Annual Budget shall include a plan to replenish the Reserves to their established requirements as outlined in this Policy.

If the end of the fiscal year fund balance exceeds the Contingency Reserve Requirements, staff will recommend ways to use these monies for one-time expenditures that do not increase recurring operating costs that cannot be funded through current revenues.

CITY OF GREELEY, COLORADO

RESOLUTION NO. 17, 2010

A RESOLUTION ADOPTING A FUND BALANCE AND WORKING CAPITAL BALANCE POLICY BY THE CITY COUNCIL FOR THE GENERAL, SEWER, WATER AND STORM WATER FUNDS OF THE CITY OF GREELEY COLORADO

WHEREAS, it is in the best interest of the City of Greeley to adopt a formal fund balance and working capital balance policy for the general, sewer, water and storm water funds; and

WHEREAS, it is fiscally prudent to establish reserves in these funds to provide a fiscal cushion to absorb fluctuations in revenue due to economic conditions and fluctuations in expenditures due to unanticipated conditions; and

WHEREAS, the Governmental Accounting Standards Board (GASB) has adopted statement 54 that defines the five categories of fund balance in the general fund as non-spendable, restricted, committed, assigned, and unassigned; and

WHEREAS, the Governmental Finance Officers Association of the United States and Canada (GFOA) has issued a best practice dated October 2009 that, in part, recommends a minimum general fund unrestricted fund balance equal to either two months regular operating revenues or two months regular operating expenditures; and

WHEREAS, GASB defines unrestricted general fund balance as the sum of committed, assigned and unassigned fund balances; and

WHEREAS, in the Sewer, Water and Storm Water funds working capital (current assets less current liabilities) is used instead of fund balance.

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

1. That the amount of General fund unrestricted fund balance shall initially be maintained at 10% of the prior year audited expenditures plus transfers out.
2. That as resources are available the General fund unrestricted fund balance shall be increased to a minimum of two months operating expenditures to be calculated as 16.67% of the prior year audited general fund expenditures plus transfers out.
3. That Sewer, Water and Storm Water fund working capital balances shall be maintained at 25% of prior year audited operating expenses less depreciation.
4. That any use of fund balance or working capital must be appropriated by City Council
5. That this policy shall be effective beginning fiscal year 2010.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS 2nd DAY OF MARCH 2010

ATTEST:

THE CITY OF GREELEY, COLORADO

Signed

City Clerk

Signed

Mayor

CITY OF GREELEY, COLORADO

RESOLUTION NO. 17, 2010

A RESOLUTION ADOPTING A FUND BALANCE AND WORKING CAPITAL BALANCE POLICY BY THE CITY COUNCIL FOR THE GENERAL, SEWER, WATER AND STORM WATER FUNDS OF THE CITY OF GREELEY COLORADO

WHEREAS, it is in the best interest of the City of Greeley to adopt a formal fund balance and working capital balance policy for the general, sewer, water and storm water funds; and

WHEREAS, it is fiscally prudent to establish reserves in these Funds **to ensure the continued delivery of City services, to address emergencies, address temporary revenue or cash shortfalls, or provide stability during economic cycles;** ~~to provide a fiscal cushion to absorb fluctuations in revenue due to economic conditions and fluctuations in expenditures due to unanticipated conditions;~~ and

~~**WHEREAS**, the Governmental Accounting Standards Board (GASB) has adopted Statement 54 that defines the five categories of fund balance in the general fund as non-spendable, restricted, committed, assigned, and unassigned; and~~

WHEREAS, the Governmental Finance Officers Association of the United States and Canada (GFOA) has issued a best practice dated October 2009 that, in part, recommends a minimum general fund unrestricted fund balance equal to either two months regular operating revenues or two months regular operating expenditures; and

WHEREAS, **from time to time the Policy and Procedures may need to be amended in order to address unforeseen circumstances to comply with state and federal law, or to meet goals and objectives established by Council;** and

~~**WHEREAS**, GASB defines unrestricted general fund balance as the sum of committed, assigned and unassigned fund balances; and~~

~~**WHEREAS**, in the Sewer, Water and Storm Water funds working capital (current assets less current liabilities) is used instead of fund balance.~~

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

- ~~1. That the amount of General fund unrestricted fund balance shall initially be maintained at 10% of the prior year audited expenditures plus transfers out.~~
- ~~2. That as resources are available the General fund unrestricted fund balance shall be increased to a minimum of two months operating expenditures to be calculated as 16.67% of the prior year audited general fund expenditures plus transfers out.~~

- ~~3. That Sewer, Water and Storm Water fund working capital balances shall be maintained at 25% of prior year audited operating expenses less depreciation.~~
~~4. That any use of fund balance or working capital must be appropriated by City Council~~
~~5. That this policy shall be effective beginning fiscal year 2010.~~

Section 1. The City shall maintain a minimum level of unrestricted fund balance in the General Fund equivalent to two months of general fund expenditures, plus operating transfers out, less any extraordinary expenditure items, calculated at the end of the most recent fiscal year.

Section 2. Sewer, Water, and Storm Water Funds shall maintain working capital balances at a minimum of 25% of operating expenses, less depreciation, calculated at the end of the most recent fiscal year.

Section 3 The City Council adopts the attached Fund Balance and Working Capital Balance Reserve Procedures.

Section 4. The City Manager is authorized to amend the Fund Balance and Working Capital Balance Reserve Procedures, so long as the minimum reserve levels are maintained and the Procedures continue to comply with applicable state and federal law.

Section 5. This resolution becomes effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF, 2016. ~~2nd DAY OF MARCH 2010~~

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor

Council Agenda Summary

November 1, 2016

Agenda Item Number 17

Key Staff Contact: Victoria A. Runkle, Assistant City Manager, 350-9730

Title

Public Hearing and final reading of an Ordinance adopting the Budget for 2017

Summary

This ordinance authorizes the appropriations for the fiscal year 2017 (January 1, 2017 through December 31, 2017).

A public hearing was held prior to introduction of the ordinance and another public hearing will be held prior to the final adoption to the ordinance on November 1, 2016.

Fiscal Impact

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial or onetime impact?	\$346,144,597
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?	FTA, Drug Task Force, CDBG
If yes, does this grant require a match?	Yes
Is this grant onetime or ongoing?	Ongoing
Additional Comments:	

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

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

Applicable Council Goal or Objective

Applies to All Priorities

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 to adopt the ordinance and publish with reference to title only.

Attachments

Ordinance

2017-2018 Public Hearing Pamphlet

PowerPoint Presentation

**THE CITY OF GREELEY
ORDINANCE NO. _____, 2016**

AN ORDINANCE ADOPTING THE BUDGET FOR 2017 AND MAKING APPROPRIATIONS FOR 2017.

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, 2016, 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 2017 (January 1, 2017 to December 31, 2017) 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 2017, 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 2017:

Section 3. There are hereby appropriated from the General Fund for fiscal year 2017 the following amounts:

Fund Description	Amount	Transfers	Total
General	79,746,534	5,008,359	84,754,893

Section 4. There are hereby appropriated from the Special Revenue Funds for fiscal year 2017 the following amounts:

Fund Description	Amount	Transfers	Total
Convention & Visitors	262,115	403,500	665,615
Community Development	850,000	-	850,000
Streets & Roads	10,214,281	-	10,214,281
Conservation Trust	250	925,000	925,250
Sales & Use Tax	318,847	64,048,150	64,366,997
Designated Revenue	166,657	515,257	681,914
DDA TIF	200,000	-	200,000
Museum	250	-	250
Senior Citizen	50	-	50
Senior Center Clubs	14,385	-	14,385
Community Memorials	595	-	595

Section 5. There are hereby appropriated from the Debt Service Funds for fiscal year 2017 the following amounts:

Fund Description	Amount	Transfers	Total
General Debt Service	7,482,090	-	7,482,090
Greeley Building Authority	159,892	-	159,892

Section 6. There are hereby appropriated from the Capital Projects Funds for fiscal year 2017 the following amounts:

Fund Description	Amount	Transfers	Total
Public Improvement	1,128	-	1,128
Public Art	457,151	-	457,151
Food Tax	5,109,283	2,000,000	7,109,283
Softball Improvement	30	-	30
Fire Equip & Acquisition Replacement	1,378,308	473,592	1,851,900
Fire Protection Development	1,076	-	1,076
Police Development	228	-	228
Island Grove Development	96,918	-	96,918
Transportation Development	3,302,132	33,000	3,335,132
Park Development	-	2,241,265	2,241,265
Trails Development	528	-	528
Quality of Life	7,541,050	572,863	8,113,913
FASTER	730,351	-	730,351
Keep Greeley Moving	8,977,989	3,600,000	12,577,989

Section 7. There are hereby appropriated from the Permanent Funds for fiscal year 2017 the following amounts:

Fund Description	Amount	Transfers	Total
Cemetery Endowment	500	49,226	49,726
Petriken Memorial	2	-	2
Memorials	75	-	75

Section 8. There are hereby appropriated from the Enterprise Funds for fiscal year 2017 the following amounts:

Fund Description	Amount	Transfers	Total
Sewer	5,724,894	451,185	6,176,079
Sewer Construction	673,718	103,475	777,193
Sewer Capital Replacement	3,974,666	-	3,974,666
Water	16,917,650	1,774,084	18,691,734
Water Construction	5,350,000	122,475	5,472,475
Water Capital Replacement	45,490,244	-	45,490,244
Water Rights Acquisition	8,465,121	-	8,465,121
Cemetery	579,826	-	579,826
Municipal Golf Courses	1,704,197	-	1,704,197
Downtown Parking	210,067	-	210,067
Stormwater	2,244,338	1,749,854	3,994,192
Stormwater Construction	5,532,728	280,952	5,813,680
Stormwater Replacement	1,105,117	-	1,105,117
Sewer Debt Service	531,144	-	531,144
Water Debt Service	8,899,128	-	8,899,128
Stormwater Debt Service	565,650	-	565,650

Section 9. There are hereby appropriated from the Internal Service Funds for fiscal year 2017 the following amounts:

Fund Description	Amount	Transfers	Total
Equipment Maintenance	2,831,130	-	2,831,130
Information Technology	3,774,930	-	3,774,930
Health	13,367,571	-	13,367,571
Worker's Compensation	1,557,388	-	1,557,388
Communications	201,600	-	201,600
Liability	1,450,308	-	1,450,308
Fleet Replacement	3,081,050	-	3,081,050
Information Technology Acquisition	547,200	-	547,200

Section 10. The appropriation made by this ordinance includes \$261,792,360 for expenditures and \$84,352,237 for transfers resulting in a total of \$346,144,597.

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 _____, 2016.

ATTEST:

THE CITY OF GREELEY

City Clerk

BY _____
Mayor



2017-2018 Proposed Budget

Public Hearings:

October 18, 2016

November 1, 2016

2017 Budgeted Fund Balance Worksheet

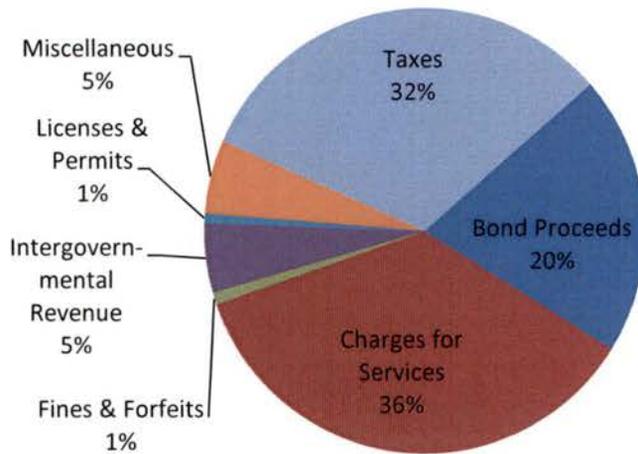
	Projected Fund Balance 1/1/2017	2017 Revenue Budget	2017 Expenditure Budget	Projected Fund Balance 12/31/2017
General Fund				
001 - General	14,316,393	85,369,107	84,754,893	14,930,607
Internal Service Funds				
502 - Equipment Maintenance	423,077	2,899,249	2,831,130	491,196
503 - Information Technology	-	3,775,629	3,774,930	699
504 - Health	3,498,859	13,213,120	13,367,571	3,344,408
505 - Worker's Compensation	2,707,454	1,557,388	1,557,388	2,707,454
506 - Communications	288,218	302,100	201,600	388,718
507 - Liability	806,788	1,457,209	1,450,308	813,689
512 - Fleet Replacement	1,251,435	2,985,587	3,081,050	1,155,972
513 - Information Technology Acquisition	2,084,765	288,118	547,200	1,825,683
Special Revenue Funds				
102 - Convention & Visitors	578,474	528,000	665,615	440,859
103 - Community Development	740,222	850,000	850,000	740,222
104 - Streets & Roads	-	10,214,281	10,214,281	-
105 - Conservation Trust	239,205	976,000	925,250	289,955
106 - Sales & Use Tax	-	64,366,997	64,366,997	-
108 - Designated Revenue	3,098,998	1,464,462	681,914	3,881,546
110 - Hotel Development	-	-	-	-
111 - DDA TIF	517,620	165,000	200,000	482,620
602 - Museum	83,912	1,000	250	84,662
604 - Senior Citizen	29,834	300	50	30,084
606 - Senior Center Clubs	42,282	14,385	14,385	42,282
607 - Community Memorials	106,845	400	595	106,650
Permanent Funds				
601 - Cemetery Endowment	2,060,366	49,726	49,726	2,060,366
603 - Petriken Memorial	2,071	10	2	2,079
605 - Memorials	268,968	15,000	75	283,893
Capital Project Funds				
301 - Public Improvement	1,151,233	8,675	1,128	1,158,780
303 - Public Art	906,584	257,010	457,151	706,443
304 - Food Tax	453,231	7,002,737	7,109,283	346,685
305 - Softball Improvement	33,959	11,550	30	45,479
306 - Fire Equip & Acquisition Replacement	(625,418)	1,662,349	1,851,900	(814,969)
307 - Fire Protection Development	1,654,078	398,355	1,076	2,051,357
308 - Police Development	357,301	115,877	228	472,950
309 - Island Grove Development	(398,944)	166,900	96,918	(328,962)
312 - Transportation Development	1,219,502	6,564,373	3,335,132	4,448,743
314 - Park Development	-	2,241,265	2,241,265	-
316 - Trails Development	795,838	232,862	528	1,028,172
318 - Quality of Life	8,587,635	5,729,367	8,113,913	6,203,089
320 - FASTER	568,824	552,701	730,351	391,174
321 - Keep Greeley Moving	917	12,577,072	12,577,989	-
322 - 2016 City Center	-	-	-	-

2017 Budgeted Fund Balance Worksheet

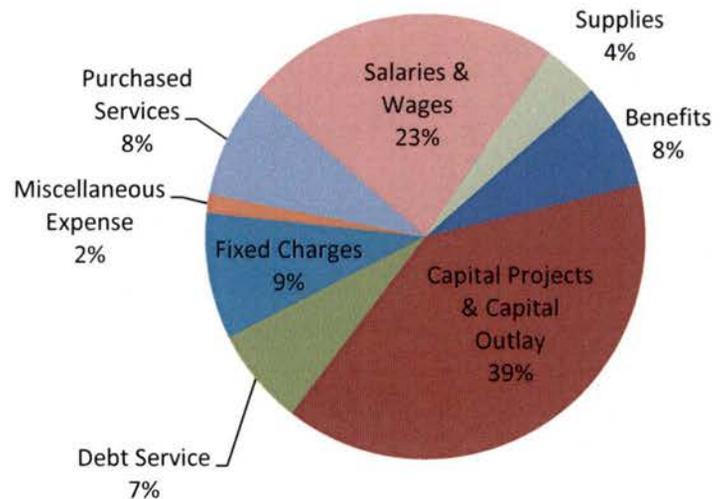
	Projected Fund Balance 1/1/2017	2017 Revenue Budget	2017 Expenditure Budget	Projected Fund Balance 12/31/2017
Debt Service Funds				
200 - General Debt Service	3,830,567	6,186,755	7,482,090	2,535,232
201 - Greeley Building Authority	(587,230)	159,892	159,892	(587,230)
Enterprise Funds				
401 - Sewer*	9,923,281	7,129,917	6,707,223	10,345,975
402 - Sewer Construction	665,229	3,127,016	777,193	3,015,052
403 - Sewer Capital Replacement	880,687	3,025,890	3,974,666	(68,089)
404 - Water*	31,971,572	28,731,997	27,590,862	33,112,707
405 - Water Construction	(3,045,803)	37,104,130	5,472,475	28,585,852
406 - Water Capital Replacement	6,459,689	30,966,095	45,490,244	(8,064,460)
407 - Water Rights Acquisition	8,854,060	485,863	8,465,121	874,802
408 - Cemetery	105,771	579,826	579,826	105,771
409 - Municipal Golf Courses	168,739	1,704,197	1,704,197	168,739
410 - Downtown Parking	106,630	249,600	210,067	146,163
411 - Stormwater*	9,078,675	5,449,614	4,559,842	9,968,447
412 - Stormwater Construction	5,853,511	1,826,461	5,813,680	1,866,292
413 - Stormwater Replacement	1,224,133	-	1,105,117	119,016
Total Revenues	123,340,037	354,741,414	346,144,597	131,936,854

*Debt Service for the Department is Included

**2017 Revenue by Category
(excluding transfers)**



**2017 Expenditures by Category
(excluding transfers)**



2018 Budgeted Fund Balance Worksheet

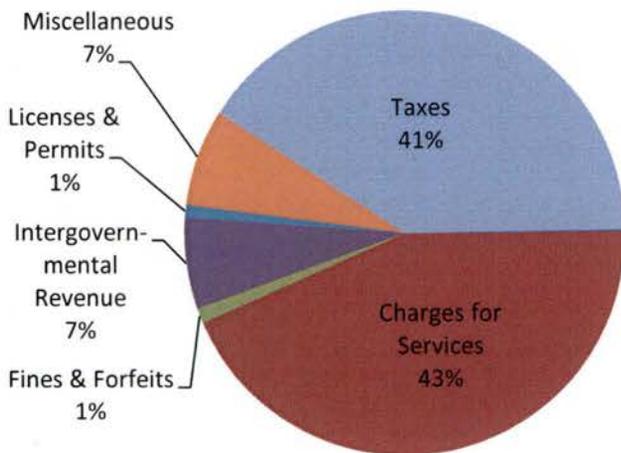
	Projected Fund Balance 1/1/2018	2018 Revenue Budget	2018 Expenditure Budget	Projected Fund Balance 12/31/2018
General Fund				
001 - General	14,930,607	86,675,525	87,611,098	13,995,034
Internal Service Funds				
502 - Equipment Maintenance	491,196	3,100,036	3,046,877	544,355
503 - Information Technology	699	3,958,888	3,953,369	6,218
504 - Health	3,344,408	14,276,564	14,354,538	3,266,434
505 - Worker's Compensation	2,707,454	1,611,466	1,611,466	2,707,454
506 - Communications	388,718	302,100	201,600	489,218
507 - Liability	813,689	1,599,793	1,592,286	821,196
512 - Fleet Replacement	1,155,972	2,378,695	2,867,194	667,473
513 - Information Technology Acquisition	1,825,683	67,643	550,010	1,343,316
Special Revenue Funds				
102 - Convention & Visitors	440,859	548,000	659,150	329,709
103 - Community Development	740,222	850,000	850,000	740,222
104 - Streets & Roads	-	10,719,500	10,719,500	-
105 - Conservation Trust	289,955	1,001,000	943,750	347,205
106 - Sales & Use Tax	-	66,051,102	66,051,102	-
108 - Designated Revenue	3,881,546	1,538,043	753,450	4,666,139
110 - Hotel Development	-	-	-	-
111 - DDA TIF	482,620	165,000	200,000	447,620
602 - Museum	84,662	1,000	250	85,412
604 - Senior Citizen	30,084	300	50	30,334
606 - Senior Center Clubs	42,282	14,385	14,385	42,282
607 - Community Memorials	106,650	400	595	106,455
Permanent Funds				
601 - Cemetery Endowment	2,060,366	42,206	42,206	2,060,366
603 - Petriken Memorial	2,079	10	2	2,087
605 - Memorials	283,893	15,000	75	298,818
Capital Project Funds				
301 - Public Improvement	1,158,780	1,899,921	1,897,898	1,160,803
303 - Public Art	706,443	257,862	367,044	597,261
304 - Food Tax	346,685	7,176,268	7,083,795	439,158
305 - Softball Improvement	45,479	11,800	35	57,244
306 - Fire Equip & Acquisition Replacement	(814,969)	973,502	973,575	(815,042)
307 - Fire Protection Development	2,051,357	177,452	1,325	2,227,484
308 - Police Development	472,950	51,261	299	523,912
309 - Island Grove Development	(328,962)	170,320	93,118	(251,760)
312 - Transportation Development	4,448,743	4,869,312	9,964,582	(646,527)
314 - Park Development	-	963,744	963,744	-
316 - Trails Development	1,028,172	103,183	367,891	763,464
318 - Quality of Life	6,203,089	4,574,469	4,653,422	6,124,136
320 - FASTER	391,174	563,304	946,876	7,602
321 - Keep Greeley Moving	-	13,665,433	13,665,433	-
322 - 2016 City Center	-	-	-	-

2018 Budgeted Fund Balance Worksheet

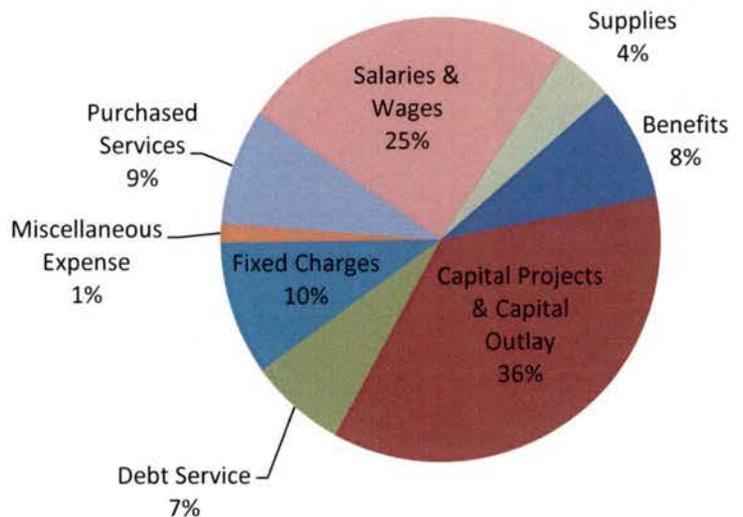
	Projected Fund Balance 1/1/2018	2018 Revenue Budget	2018 Expenditure Budget	Projected Fund Balance 12/31/2018
Debt Service Funds				
200 - General Debt Service	2,535,232	6,237,208	7,319,158	1,453,282
201 - Greeley Building Authority	(587,230)	166,012	166,012	(587,230)
Enterprise Funds				
401 - Sewer*	10,345,975	7,196,876	7,013,820	10,529,031
402 - Sewer Construction	3,015,052	3,399,021	168,497	6,245,576
403 - Sewer Capital Replacement	(68,089)	3,133,104	2,414,717	650,298
404 - Water*	33,112,707	29,538,465	28,298,076	34,353,096
405 - Water Construction	28,585,852	7,153,816	38,338,660	(2,598,992)
406 - Water Capital Replacement	(8,064,460)	8,755,780	6,914,758	(6,223,438)
407 - Water Rights Acquisition	874,802	462,165	7,563,803	(6,226,836)
408 - Cemetery	105,771	634,760	634,760	105,771
409 - Municipal Golf Courses	168,739	1,775,686	1,775,686	168,739
410 - Downtown Parking	146,163	249,600	221,509	174,254
411 - Stormwater*	9,968,447	3,094,335	3,089,150	9,973,632
412 - Stormwater Construction	1,866,292	315,144	1,280,717	900,719
413 - Stormwater Replacement	119,016	1,248,101	1,367,117	-
Total Revenues	131,936,854	303,734,560	343,568,430	92,102,984

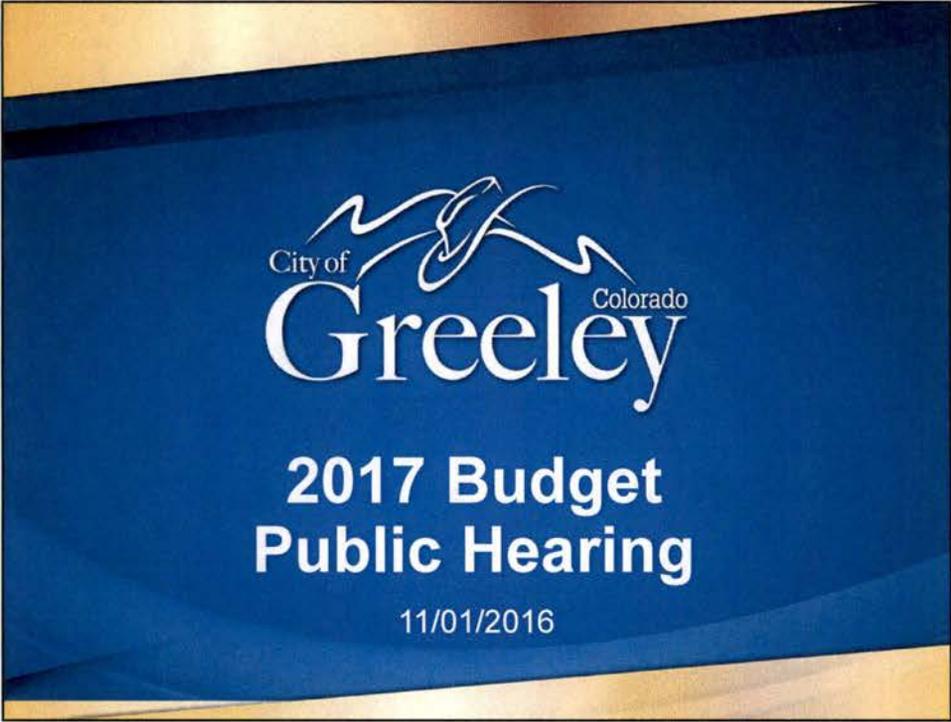
*Debt Service for the Department is Included

**2018 Revenue by Category
(excluding transfers)**



**2018 Expenditures by Category
(excluding transfers)**





Budget Presentations

Date	Presentation
August 23	Major Revenue Estimates
September 13	2017 – 2018 Budget Overview: Salaries, Benefits (Health Fund) , IT Replacement, Fleet, Workers Comp Fund, Liability Fund
September 27	Capital Improvement Plan
October 8	Department Budget Presentations (Donahue Room, Public Safety Building) (8:30 – 3:00)
October 11	Department Budget Presentations, if necessary
October 18	Public Hearing, First Reading of 2017 - 2018 Budget Ordinance
October 25	Clean Up Questions, if necessary
November 1	Public Hearing, Adoption of 2017 – 2018 Budget

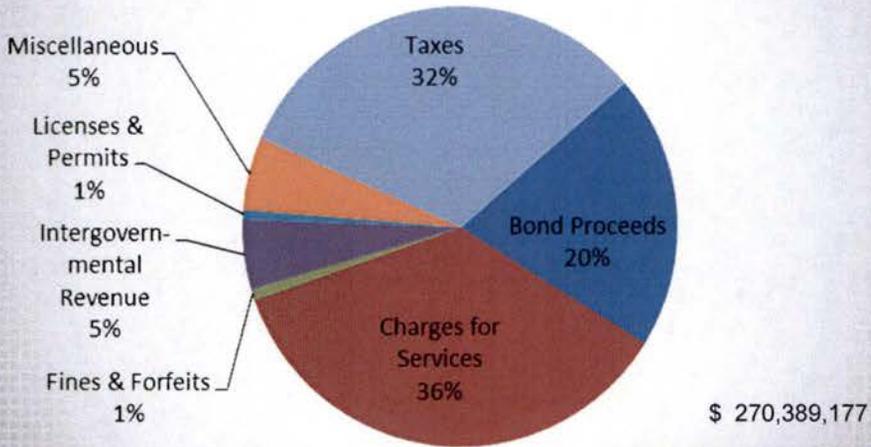
CITY OF GREELEY

Public Hearing

- Revenue Sources
- Expenditures
 - Summary
 - Department .5% reductions
 - Funded Initiatives
 - Capital Projects
- Utility Rate Changes
- Reserves
- Review Highlights of October 8th Budget Meeting

2017 Revenue Sources

(Excluding Transfers)



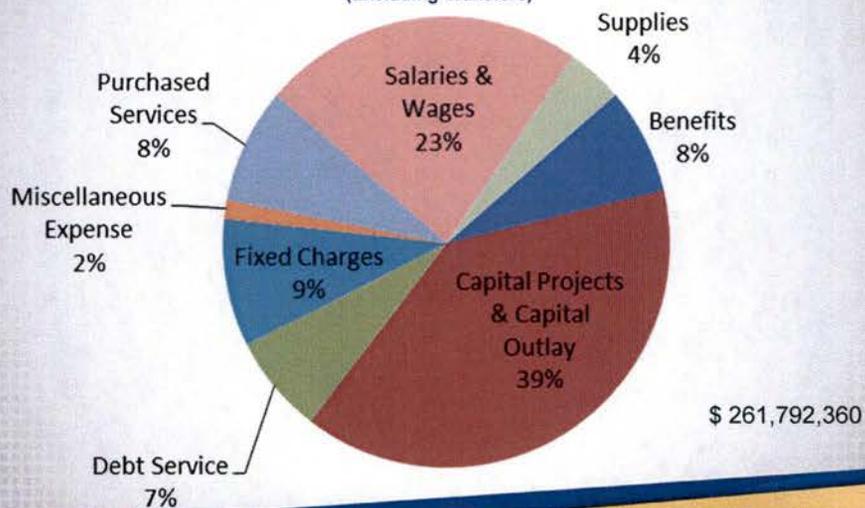
2017 Budget

• Transfers between funds	\$84,352,237
• <u>Expenditures</u>	\$261,792,360
• Total Appropriation	\$346,144,597

CITY OF GREELEY

2017 Expenditures

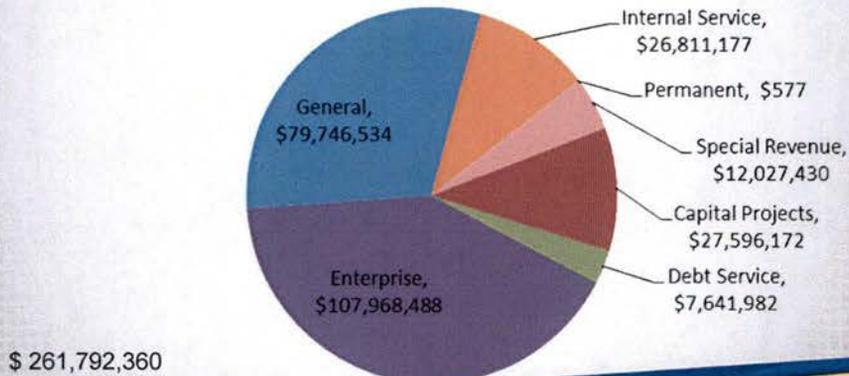
(Excluding Transfers)



CITY OF GREELEY

2017 Expenditures by Fund Type

(Excluding Transfers)



CITY OF GREELEY

.5% Budget Reductions

- Total Target Reduction of \$509,675
 - Will not impact services
 - Sustainable reductions
 - Includes:
 - Removal of 8 vehicles from fleet
 - Reduction of paper, postage, & printing
 - Alignment of budget to actual costs
 - Increase use of internet & electronic services

CITY OF GREELEY

2017 Budget Additions

- Downtown Public Safety
 - 3 Additional Police Officers
- Broadband Service
 - Citizen Survey & Feasibility Study
- Real Estate Management Program
 - 2 Additional FTEs
- Technology Investment
 - Community Development Software

CITY OF GREELEY ::

2017 Major Capital Project Fund Highlights

• Food Tax	\$7,109,283
• Transportation Development	\$3,335,132
• Quality of Life	\$8,113,913
• Keep Greeley Moving	\$12,577,989
• Water Capital Replacement	\$45,490,244
• Stormwater Construction	\$5,813,680

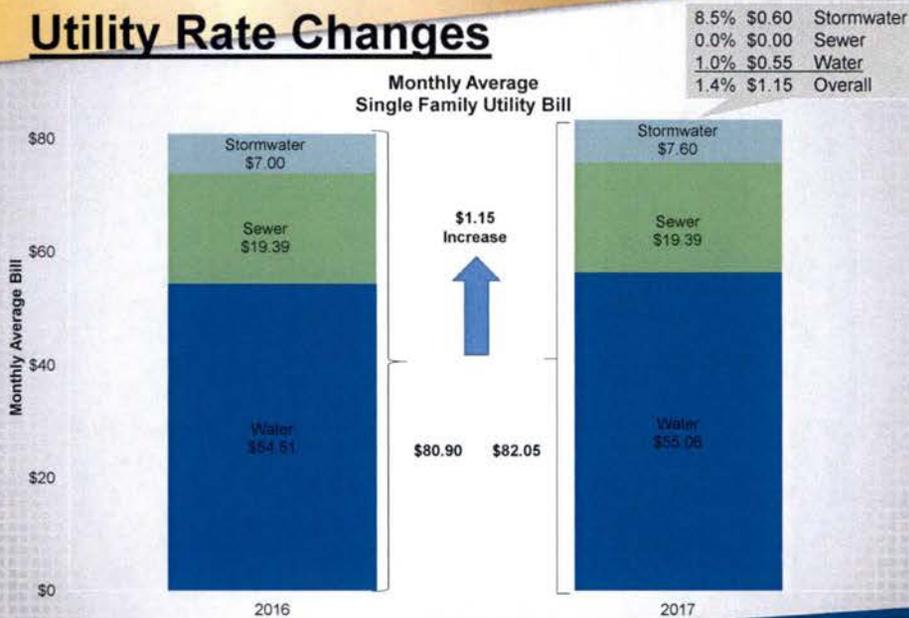
CITY OF GREELEY ::

2017 Project Highlights

District 6 - Greeley West HS Baseball, Multi-Purpose Field/Track/Restroom	\$4,575,000
Island Grove - Convert Field 5 at Island Grove to Synthetic Turf	\$1,100,000
Sunrise Park Shelter/Restroom Replacement	\$415,152
71st Ave: Bridge/Road Widening from 12th to 22nd St	\$2,525,000
Keep Greeley Moving: Pavement Maintenance	\$8,977,989
Sunrise Neighborhood Drainage Improvements	\$1,525,000
Woodbriar Park Detention	\$1,475,000
Bellvue Needs Assessment Projects	\$22,722,000
Boyd Water Treatment Plant Needs Assessment Projects	\$11,907,400

CITY OF GREELEY

Utility Rate Changes



CITY OF GREELEY

Projected Reserves Available

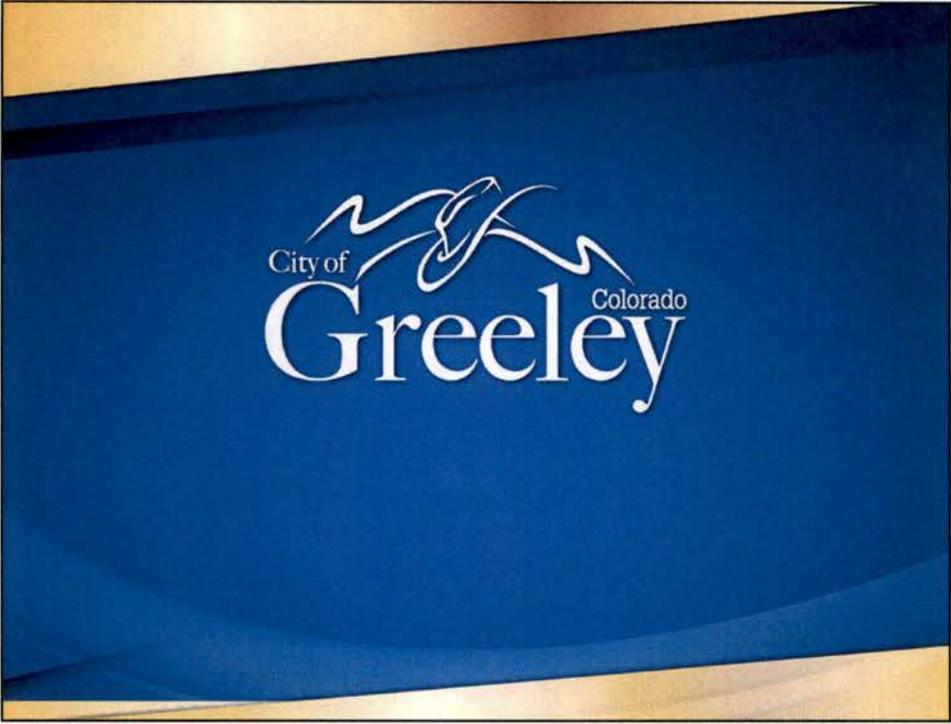
	2017 Projected Fund Balance	2018 Projected Fund Balance
General Fund (16.67% of previous year expenditures)	14,316,393	13,742,956
Health Fund	3,344,408	3,266,434
Liability Fund	813,689	821,196
Workers' Comp Fund	2,707,454	2,707,454
Technology Funds	1,826,382	1,349,534
Fleet Maintenance & Replacement Funds	1,647,168	1,211,828
Total	\$24,655,494	\$23,099,411

CITY OF GREELEY

2017 Budget Summary

- Meets Charter Requirements
- Recommends Additional Expenditures
 - Three Police Officers
 - Changing 2 FTE from third party to regular employees
 - Broad band analysis
 - Real Estate Asset Program
 - Implementation of Community Development Technology
- Recommends Utility Rate Increases
- Reserves are Available for Unexpected Changes

CITY OF GREELEY



Council Agenda Summary

November 1, 2017

Agenda Item Number 18

Key Staff Contact: Joel Hemesath, Director of Public Works, 350-9795

Title

Consideration of a resolution adopting Stormwater Utility Fees for 2017

Summary

The Stormwater Financial Rate Model indicates a need to increase stormwater utility fees 8.5% in 2017 in order to adequately fund the utility's three main programs. The three main programs: 1) capital improvement program (new or enlargement projects), 2) capital replacement (maintenance), and 3) pollution discharge elimination and NPDES permit oversight. As part of these programs, the city maintains 876,480 feet of stormwater pipe, maintains 80 detention ponds, annually collects and disposes of 3,265 cubic yards of street sweeping material, maintains the #3 ditch from 1st Ave to 35th Ave and oversees NPDES permitting. The NPDES permit includes:

1. Public Education and Outreach
2. Public Participation or Involvement
3. Illicit Discharge Detection and Elimination
4. Monitor Construction Site Runoff
5. Post-Construction Runoff Control
6. Pollution Prevention/Good Housekeeping

The monthly fee is determined by multiplying the property area x "C" Factor x Base Rate.

Note: The "C" factor is determined by impervious areas of a property.

Capital Construction

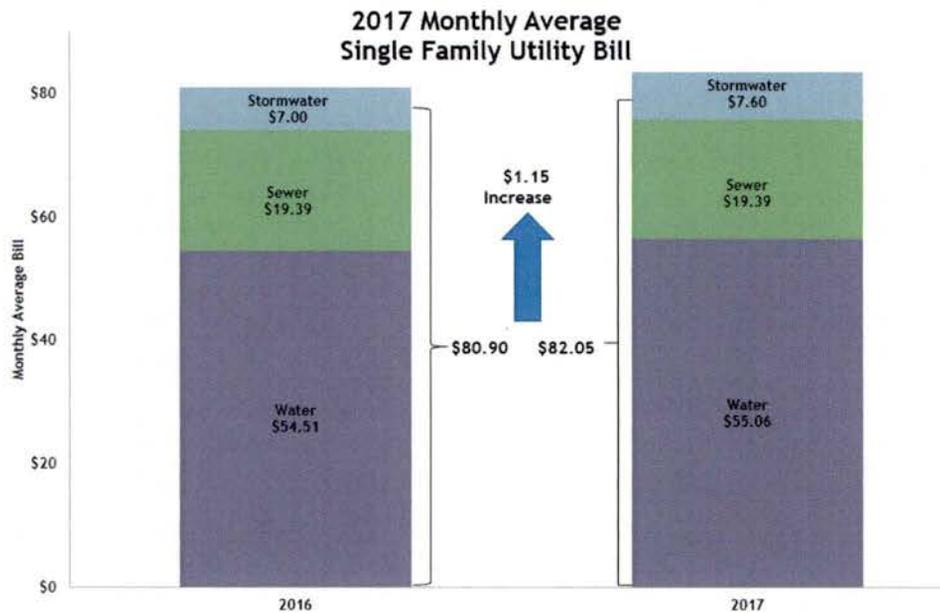
The 8.5% increase will generate approximately \$411,000 in additional funding. For 2017, there is approximately \$5,800,000 budgeted for Capital Improvement Projects (CIP).

Capital Replacement

In 2010 staff worked began rating the stormwater system in order to create a more proactive list of maintenance needs for the underground pipe system. For 2017 there is approximately \$985,000 budgeted for storm line capital replacement to repair or replace storm drainage facilities identified through the inspection program.

The graph below shows a comparison of 2016 and 2017 monthly costs for a single family residence bill for all three (3) city utilities. The stormwater portion of a customer's bill will be approximately 9% on a single family monthly bill. This breakdown is based on an 8.5% stormwater, 0.0% sewer, and 1.0% water rate adjustments for each utility. This gives an overall 1.4% total rate increase equivalent to \$1.15 per month for all three utilities combined.

2017 Monthly Average Utility Bill



Fiscal Impact

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial or onetime impact?	\$0
What is the annual impact?	\$411,000 revenue
What fund of the City will provide funding?	Stormwater Operating
What is the source of revenue within the fund?	Revenue from stormwater fees
Is there grant funding for this item?	No
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	

Additional Comments:

An 8.5% increase in stormwater utility fees will increase an 8,000 sq. ft. residential property's fee by \$0.60 from \$7.00 per month to \$7.60 per month. Other land use increases are listed

below:

LAND USE	AREA SQ FT	C-FACTOR	2016 SW FEE/MONTH	8.5% INCREASE	2017 SW FEE/MONTH
Residential	8,000	0.45	\$7.00	\$0.60	\$7.60
Church	77,101	0.47	\$70.48	\$5.99	\$76.47
Commercial	114,800	0.87	\$194.26	\$16.51	\$210.77
Industrial	104,500	0.76	\$154.47	\$13.13	\$167.60

Legal Issues

Stormwater utility fees must be set by Council resolution. No additional impact.

Other Issues and Considerations

Even with an 8.5% per year increase, there is over \$90 million in unfunded drainage capital improvements during the period of 2017 – 2025.

The Stormwater Board met on September 14 and approved the 8.5% rate increase by a vote of 3-0. 2 members were absent.

Applicable Council Goal or Objective

Infrastructure & Growth

Decision Options

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

Council's Recommended Action

A motion to adopt the Resolution.

Attachments

Resolution

Stormwater Utility Rate Comparison

THE CITY OF GREELEY, COLORADO

RESOLUTION NO. _____, 2016

A RESOLUTION ADOPTING STORMWATER UTILITY FEES

WHEREAS, Chapter 14.15 of the Greeley Municipal Code imposes upon each customer, as defined herein, a Stormwater Utility Fee in an amount set by the City Council by resolution; and

WHEREAS, the Greeley City Council desires to set such fee by the adoption of this resolution; and

WHEREAS, the City Council has considered the fee and definitions set forth herein and hereby finds and determines that the same are fair, just, and equitable, and are necessary to provide an adequate stormwater management system.

NOW, THEREFORE, BE IT RESOLVED BY THE GREELEY CITY COUNCIL:

Section 1. Stormwater Utility Fees.

Stormwater utility fees are established and imposed at the base rate of \$.002110 per square foot of property area. The total monthly fee will be determined and is imposed by multiplying the base rate of \$.002110 by the area of the property multiplied by the runoff factor for the property. The runoff factor established for a property is based upon the type of surface and land use of the property.

Section 2. The fees imposed herein shall be billed beginning with each utility bill rendered on or after January 1, 2017.

Section 3. This Resolution shall become effective immediately upon its passage, as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2016.

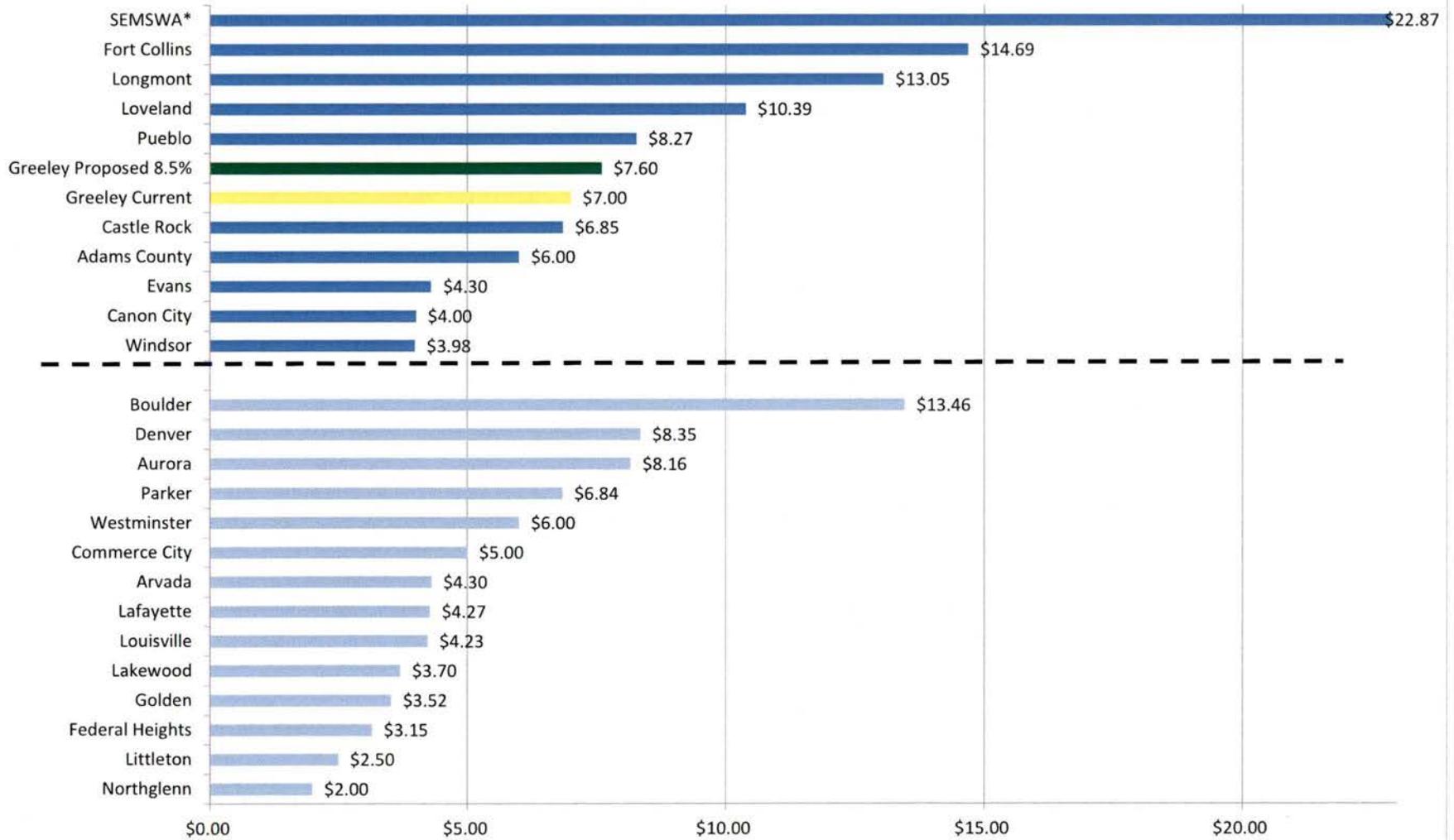
ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

By: _____
Mayor

AVERAGE MONTHLY STORMWATER FEE CHARGED TO SINGLE FAMILY RESIDENCES IN GREELEY, COLORADO AS OF JUNE, 2016



*SEMSWA (South East Metro Storm Water Authority) includes Centennial, Arapahoe County, Arapahoe Water & Water Water Authority, East Cherry Creek, Inverness

	\$2,412,973
What fund of the City will provide funding?	As allocated in budget ordinance
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 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 anticipated

Applicable Council Goal or Objective

Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing, and dynamic community.

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 to adopt the ordinance and publish with reference to title only.

Attachments

Ordinance
Pay Plan – Attachment A

CITY OF GREELEY, COLORADO

ODINANCE NO. _____ 2016

AN ORDINANCE ADOPTING THE GENERAL EMPLOYEE PAY PLAN FOR 2017.

WHEREAS, Section 3-15 of the Greeley City Charter requires the fixing of compensation to be by ordinance.

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

Section 1. The employee pay plans, copies of which are attached hereto and incorporated herein as Appendix A, are hereby adopted effective January 1, 2017.

Section 2. The ordinance shall become effective January 1, 2017.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ day of _____, 2016.

ATTEST:

THE CITY OF GREELEY, COLORADO

BY: _____
City Clerk

BY: _____
Mayor



2017
City of Greeley
Pay Plan

ADMINISTRATIVE SUPPORT

Pay Range	Position Title	FLSA Status	Range Minimum	Range Maximum
AS10			\$27,200	\$36,800
			\$13.08	\$17.69
	CLERICAL ASSISTANT	Non-Exempt		
	CUSTOMER SERVICE REP	Non-Exempt		
AS20			\$29,600	\$41,400
			\$14.23	\$19.90
	ACCOUNTING CLERK	Non-Exempt		
	ADMINISTRATIVE SPECIALIST I	Non-Exempt		
	DATA PROCESSING CLERK	Non-Exempt		
	ENGINEERING ASSISTANT	Non-Exempt		
	RECREATION TECHNICIAN	Non-Exempt		
	UTILITY BILLING CLERK	Non-Exempt		
AS30			\$32,500	\$45,500
			\$15.63	\$21.88
	ADMINISTRATIVE SPECIALIST II	Non-Exempt		
	ASST TICKET OFFICE COORD	Non-Exempt		
	COLLECTIONS REGISTRAR	Non-Exempt		
	COURT CLERK I	Non-Exempt		
	MUSEUM SPECIALIST	Non-Exempt		
	STORMWATER TECHNICIAN	Non-Exempt		
	TRAINING COORDINATOR	Non-Exempt		
	TRAINING SPECIALIST	Non-Exempt		
	TRANSIT SPECIALIST	Non-Exempt		
	TRANSPORTATION DISPATCHER	Non-Exempt		
	WATER SERVICES TECHNICIAN	Non-Exempt		
AS40			\$35,800	\$50,200
			\$17.21	\$24.13
	COURT CLERK II	Non-Exempt		
	DATA COORDINATOR I	Non-Exempt		
	PROPERTY EVIDENCE TECH	Non-Exempt		
	SR ADMIN SPECIALIST	Non-Exempt		
	WATER INVENTORY COORD	Non-Exempt		
AS50			\$40,800	\$59,200
			\$19.62	\$28.46
	DATA COORDINATOR II	Non-Exempt		
	OFFICE MANAGER	Non-Exempt		
	PROPERTY EVID TECH SPVSR	Non-Exempt		

LABOR/TRADES

Pay Range	Position Title	FLSA Status	Range Minimum	Range Maximum
LT10			\$26,010	\$35,190
			\$12.50	\$16.92

FACILITY SERVICE WORKER Non-Exempt
 PARKING ENFORCEMENT OFFCR Non-Exempt

LT20			\$30,192	\$42,228
			\$14.51	\$20.30

BUS DRIVER Non-Exempt
 FACILITY MAINT ASSISTANT Non-Exempt
 FACILITY TECHNICIAN Non-Exempt
 FIELD SERVICES REP Non-Exempt
 GRAFFITI REMOVAL TECH Non-Exempt
 MAINTENANCE SERVICE ATTDT Non-Exempt
 METER READER Non-Exempt
 SERVICE WRITER Non-Exempt
 SR STAGE MANAGER Non-Exempt

LT30			\$32,825	\$45,955
			\$15.78	\$22.09

CREW LEADER-IG Non-Exempt
 EQUIPMENT OPERATOR I Non-Exempt
 FACILITY SERVICE CREW LDR Non-Exempt
 FORESTRY TECHNICIAN I Non-Exempt
 METER SERVICES TECHNICIAN Non-Exempt
 PARKS MAINTENANCE TECH I Non-Exempt
 PLANT OPERATOR Non-Exempt
 TRANSMISSION LINE TECH Non-Exempt
 UTILITY LOCATOR Non-Exempt

LT40			\$36,516	\$51,204
			\$16.11	\$24.62

FACILITY SERVICE SUPV I Non-Exempt
 LIFT STATION TECHNICIAN Non-Exempt
 RAW WTR OPERATIONS TECH Non-Exempt
 SIGNS & MARKINGS TECH Non-Exempt
 WATER CONSERVATION SPEC Non-Exempt
 WATER SUPPLY TECHNICIAN Non-Exempt

LABOR/TRADES

Pay Range	Position Title	FLSA Status	Range Minimum	Range Maximum
LT50			\$39,984	\$55,896
			\$19.22	\$26.87
	CEMETERY TECHNICIAN	Non-Exempt		
	CREW LEAD II			
	EQUIPMENT OPER II	Non-Exempt		
	FACILITIES MGMT TECH II	Non-Exempt		
	FORESTRY TECHNICIAN II	Non-Exempt		
	IRRIGATION TECHNICIAN	Non-Exempt		
	PARKS MAINTENANCE TECH II	Non-Exempt		
	PAVEMENT MARKINGS COORD	Non-Exempt		
LT60			\$44,166	\$61,914
			\$21.23	\$29.77
	EQUIPMENT MAINT MECHANIC	Non-Exempt		
	FACILITY MANAGEMENT TECH III	Non-Exempt		
	MECHANIC-GOLF/PARKS	Non-Exempt		
	SIGNS & MARKINGS SPVSR	Non-Exempt		
	TRAFFIC SIGNAL TECHNICIAN	Non-Exempt		
LT70			\$47,500	\$66,500
			\$22.84	\$31.97
	FACILITY SERVICE SUPV II	Non-Exempt		
	GOLF CREW SUPERVISOR	Non-Exempt		
	MAINTENANCE MECHANIC	Non-Exempt		
	ROUTE SUPERVISOR	Non-Exempt		
LT80			\$56,700	\$79,300
			\$27.26	\$38.13
	CREW SUPERVISOR	Non-Exempt		
	EQUIPMENT MAINT FOREMAN	Non-Exempt		
	RAW WTR OPS SUPERVISOR	Non-Exempt		
	TRAFFIC SIGNAL SUPERVISOR	Non-Exempt		

PARAPROFESSIONAL/TECHNICAL

Pay Range	Position Title	FLSA Status	Range Minimum	Range Maximum
PA10			\$38,000	\$55,200
			\$18.27	\$26.54
	ASST CITY CLERK	Non-Exempt		
	BLDG PERMIT TECH	Non-Exempt		
	GRAPHIC ARTS SPECIALIST	Non-Exempt		
	HUMAN RESOURCES TECH	Non-Exempt		
	PROBATION OFFICER	Non-Exempt		
	RECREATION COORDINATOR I	Non-Exempt		
	SCHEDULING COORDINATOR	Non-Exempt		
	SURVEY TECHNICIAN	Non-Exempt		
	TRAIL MANAGER	Non-Exempt		
PA20			\$42,800	\$62,000
			\$20.58	\$29.81
	ANIMAL CONTROL OFFICER	Non-exempt		
	ASSET TECHNICIAN	Non-exempt		
	ASST TECH SERVICES COORD	Non-exempt		
	BUDGET TECHNICIAN	Non-exempt		
	CODE COMPLIANCE INSP	Non-exempt		
	ED ASSOC PROJECT MGR	Non-exempt		
	ENVIRONMENTAL TECHNICIAN	Non-exempt		
	GRANT SPECIALIST	Non-exempt		
	LEGAL ASSISTANT	Non-exempt		
	MARKETING TECHNICIAN	Non-exempt		
	MRKTING SPONSORSHIP COORD	Non-exempt		
	PLANNING TECHNICIAN	Non-exempt		
	POLICE CADET	Non-exempt		
	PUBLIC ART COORDINATOR	Non-exempt		
	PUBLIC SAFETY TECHNICIAN	Non-exempt		
	RECREATION COORDINATOR II	Non-exempt		
	SR SURVEY TECHNICIAN	Non-Exempt		
	TRAFFIC ENGINEER TECH II	Non-exempt		
	TRANSIT OPERATIONS SPECIALIST	Non-Exempt		
	WTR INST TECH ENTRY	Non-exempt		
PA30			\$47,300	\$68,700
			\$22.74	\$33.03
	BUYER	Non-exempt		
	CODE COMPLIANCE INSP II	Non-exempt		
	DEPUTY CITY CLERK	Non-exempt		
	E-MEDIA SPECIALIST	Non-exempt		
	FINANCIAL SERVICES COORD	Exempt		
	FRAUD INVESTIGATIONS SPC	Non-exempt		
	MECHANICAL CONTROLS TECH	Non-exempt		

PARAPROFESSIONAL/TECHNICAL

Pay Range	Position Title	FLSA Status	Range Minimum	Range Maximum
PA30			\$47,300	\$68,700
			\$22.74	\$33.03
	PLANT OPERATOR A	Non-exempt		
	SPECIAL EVENTS COORD	Exempt		
	TV/VIDEO PRODUCTION SPEC	Non-exempt		
	UCCC PROGRAMS COORD	Exempt		
	W&S SERVICES COORDINATOR	Non-exempt		
	WATER CONSERVATION COORD	Non-exempt		
	WELLNESS COORDINATOR	Non-exempt		
PA40		Non-Exempt	\$51,500	\$74,700
			\$24.76	\$35.91
	BUILDING INSPECTOR I	Non-Exempt		
	CONSTRUCTION INSPECTOR	Non-Exempt		
	ENGINEERING TECHNICIAN	Non-Exempt		
	REHABILITATION SPECIALIST	Non-Exempt		
	SENIOR LAND SURVEYOR	Non-exempt		
PA50		Non-Exempt	\$58,400	\$84,600
			\$28.08	\$40.67
	BUILDING INSPECTOR II	Non-Exempt		
	CEMETERY MANAGER	Exempt		
	FACILITIES PROJECT MGR	Non-Exempt		
	PARKS MANAGER	Exempt		
	PLANS EXAMINER	Non-Exempt		
	PROCESS & INFO SYS ANALYST	Exempt		
	RESERVOIRS SUPERINTENDANT	Non-exempt		
	RESERVOIRS SUPERVISOR	Non-exempt		
	SR CONSTRUCTION INSPECTOR	Exempt		
	TRAFFIC OPERATIONS SPVSR	Exempt		
	URBAN RENEWAL MANAGER	Exempt		
	WATER DISTRIBUTION SUP	Exempt		
	WATER INSTRUMENT TECH	Non-Exempt		
	WW COLLECTION SUPERVISOR	Exempt		
	WW MAINTENANCE SUPERVISOR	Exempt		
	WW OPERATIONS SUPERVISOR	Exempt		

INFORMATION TECHNOLOGY

Pay Range	Position Title	FLSA Status	Range Minimum	Range Maximum
IT10			\$39,800	\$57,600
			\$19.13	\$27.69
	GIS TECHNICIAN	Non-Exempt		
	IT TECHNICIAN	Non-Exempt		
IT20			\$45,800	\$68,600
			\$22.02	\$32.98
	APP SUPPORT SPECIALIST	Non-Exempt		
	NETWORK ADMINISTRATOR I	Non-Exempt		
	PC SPECIALIST	Non-Exempt		
	WEB ADMINISTRATOR	Non-Exempt		
IT30			\$52,400	\$78,600
			\$25.19	\$37.79
	GIS ANALYST	Exempt		
	NETWORK SECURITY ADMIN	Exempt		
	TELECOM ADMINISTRATOR	Exempt		
IT40			\$60,000	\$90,000
			\$28.85	\$43.27
	PROGRAMMER ANALYST	Exempt		
	SR APP SUPPORT SPECIALIST	Exempt		
	SR NETWORK ADMINISTRATOR	Exempt		
	SYSTEMS ADMINISTRATOR	Exempt		
IT50			\$72,000	\$108,000
			\$34.62	\$51.92
	GIS MANAGER	Exempt		
	NETWORK MANAGER	Exempt		
	SYSTEMS MANAGER	Exempt		

PROFESSIONAL/MANAGER

Pay Range	Position Title	FLSA Status	Range Minimum	Range Maximum
PR10			\$44,702	\$64,890
			\$21.49	\$32.16
	MUSEUM CURATOR	Exempt		
	PLANNER I	Non-Exempt		
PR20			\$49,234	\$71,482
			\$23.67	\$34.37
	ACCOUNTANT I	Non-exempt		
	COMMUNI ENGAGEMENT SPEC	Exempt		
	FINANCIAL ANALYST	Non-exempt		
	HISTORIC PRESERVATION SPC	Non-exempt		
	INDUSTRIAL PRETRMT SPEC	Non-exempt		
	MRKTG & PUBLICITY COORD	Non-exempt		
	NEIGHBORHD PROGRAMS SPEC	Exempt		
	PAYROLL ACCOUNTANT	Non-exempt		
	VICTIM SERVICES COORD	Non-exempt		
	WATER QUALITY ANALYST	Non-exempt		
PR30			\$53,354	\$77,456
			\$25.65	\$37.24
	ASSET MANAGER	Exempt		
	CRIME ANALYST	Exempt		
	ED PROJECT MGR	Exempt		
	HUMAN RESOURCES ANALYST	Exempt		
	PLANNER II	Exempt		
	RECREATION SUPERVISOR	Exempt		
	STORMWATER QUALITY ADMIN	Exempt		
	WATER RESOURCE ANALYST	Exempt		
PR40			\$57,577	\$83,533
			\$27.68	\$40.16
	ACCOUNTANT II	Exempt		
	CONCRETE MAINTENANCE COOR	Exempt		
	COURT ADMINISTRATOR	Exempt		
	MARKETING MANAGER	Exempt		
	MUSEUM MANAGER	Exempt		
	NATURAL LANDS COORDINATOR	Exempt		
	PARKS PLANNER I	Exempt		
	PAVEMENT MANAGEMENT COORD	Exempt		
	TECHNICAL SERVICES COORD	Exempt		

PROFESSIONAL/MANAGER

Pay Range	Position Title	FLSA Status	Range Minimum	Range Maximum
PR50			\$62,521	\$90,537
			\$30.06	\$43.53
	BUDGET ANALYST	Exempt		
	CHIEF CONSTRUCTION INSP	Exempt		
	COMMUNICATION & ENGAGE MGR	Exempt		
	FORESTRY MANAGER	Exempt		
	INDUSTRIAL PRETRTMT SUPV	Exempt		
	RECORDS SUPERVISOR	Exempt		
	SAFETY & RISK COORDINATOR	Exempt		
	STAFF ENGINEER	Exempt		
	WATER RESOURCE ADMN I	Exempt		
WTR RESOURCE ENGINEER I	Exempt			
PR60			\$67,671	\$98,159
			\$32.53	\$47.19
	FACILITY MANAGER	Exempt		
	GOLF COURSE SUPT	Exempt		
	PLANNER III	Exempt		
	PUBLIC & GOV'T REL MGR	Exempt		
	RECREATION PROGRAM MGR	Exempt		
	REGULATORY COMPLIANCE	Exempt		
	REV BUS LICENSE MGR	Exempt		
	SR ACCOUNTANT	Exempt		
SR HUMAN RESOURCE ANALYST	Exempt			
WW LAB SUPERVISOR	Exempt			
PR70			\$72,100	\$104,545
			\$34.66	\$50.26
	ASST CITY ATTORNEY I	Exempt		
	ENV & WTR RES ATTY I	Exempt		
	FACILITY MANAGER-IG	Exempt		
	MANAGER OF GOLF	Exempt		
	PURCHASING MANAGER	Exempt		
	TRANSIT MANAGER	Exempt		
WATER RESOURCE ADMN II	Exempt			
PR80			\$76,941	\$111,549
			\$36.99	\$53.62
	BUDGET MANAGER	Exempt		
	CHIEF BUILDING OFFICIAL	Exempt		
	CULTURAL AFFAIRS MGR	Exempt		
	FLEET MANAGER	Exempt		
PARKS SUPERINTENDENT	Exempt			

PROFESSIONAL/MANAGER

Pay Range	Position Title	FLSA Status	Range Minimum	Range Maximum
PR90			\$80,752	\$121,128
			\$38.82	\$58.23

CIVIL ENGINEER	Exempt
ENGINEERING PROJECT MGR	Exempt
ENV & WAT RESOURCES ATTY II	Exempt
PLANNING MANAGER	Exempt
POLICE LIEUTENANT	Exempt
RECREATION SUPERINTENDENT	Exempt
STREETS SUPERINTENDENT	Exempt
WATER QUALITY ADVISOR	Exempt
WATER TRMT PLANT SUPT	Exempt
WTR RESOURCE ENGINEER II	Exempt
WW TREATMENT SUPT	Exempt

PR100			\$86,314	\$129,368
			\$41.50	\$62.19

ACCOUNTING MANAGER	Exempt
ENGINEERING DEV MANAGER	Exempt
SR WTR RESOURCE ENG	Exempt
STORMWATER MANAGER	Exempt
TRAFFIC ENGINEER	Exempt
WATER T & D AND WWC SUPT	Exempt
WATER TREATMENT MANAGER	Exempt
WTR RESOURCES OPS MANAGER	Exempt

PR110			\$95,584	\$143,376
			\$45.94	\$68.93

CHIEF ENGINEER-W&S	Exempt
CITY ENGINEER	Exempt
FIRE DIVISION CHIEF	Exempt
POLICE CAPTAIN	Exempt
SENIOR ATTORNEY	Exempt

PR120			\$107,120	\$160,680
			\$51.50	\$77.25

DEPUTY CITY ATTORNEY	Exempt
DEPUTY DIRECTOR WATER RES	Exempt
DEPUTY FINANCE DIRECTOR	Exempt
OPERATIONS MANAGER	Exempt

EXECUTIVE

Pay Range	Position Title	FLSA Status	Range Minimum	Range Maximum
EX10			\$93,936	\$140,904
			\$45.16	\$67.74
	CITY CLERK	Exempt		
	ECON DEVELOPMENT DIRECTOR	Exempt		
	HUMAN RESOURCES DIRECTOR	Exempt		
EX20			\$105,472	\$158,208
			\$50.70	\$76.07
	COMMUNITY DEVELOPMENT DIR	Exempt		
	CPR DIRECTOR	Exempt		
	DIRECTOR OF IT	Exempt		
	MUNICIPAL JUDGE	Exempt		
EX30			\$112,888	\$169,332
			\$54.27	\$81.41
	FIRE CHIEF	Exempt		
	POLICE CHIEF	Exempt		
	PUBLIC WORKS DIRECTOR	Exempt		
	WATER & SEWER DIRECTOR	Exempt		
EX40			\$121,952	\$182,928
			\$58.63	\$87.95
	ASST CITY MANAGER	Exempt		
EX50			\$142,346	\$213,416
			\$68.44	\$102.60
	CITY ATTORNEY	Exempt		
	CITY MANAGER	Exempt		

2017 POLICE SWORN (NON-CONTRACT)				
Pay Range	Position Title	FLSA Status	Range Minimum	Range Maximum
PS10			\$91,329	\$100,462
			\$43.91	\$48.30
	SERGEANT	Non-exempt		

2017 - POLICE ASSOCIATION		
	Hourly	Annual
Police Officer Step A	28.34	58,943.09
Police Officer Step B	29.32	60,988.04
Police Officer Step C	31.22	64,934.21
Police Officer Step D	33.24	69,136.77
Police Officer Step E	35.39	73,612.67
Police Officer Step F	39.12	81,366.87

2017 GREELEY FIRE

Title	Annual	Hourly
Recruit Firefighter	52,384	17.94
Recruit Firefighter / EMT I	55,616	19.05
Recruit Firefighter / Paramedic	57,232	19.60
Apprentice Firefighter I	56,009	19.18
Apprentice Firefighter I / EMT-I	59,240	20.29
Apprentice Firefighter I / Paramedic	60,856	20.84
Apprentice Firefighter II	59,850	20.50
Apprentice Firefighter II / EMT-I	63,082	21.60
Apprentice Firefighter II / Paramedic	64,698	22.16
Journey Firefighter I	64,094	21.95
Journey Firefighter I / EMT-I	67,326	23.06
Journey Firefighter I / Paramedic	68,942	23.61
Journey Firefighter II	68,555	23.48
Journey Firefighter II / EMT-I	71,787	24.58
Journey Firefighter II / Paramedic	73,402	25.14
Master Firefighter	73,326	25.11
Master Firefighter / EMT-I	76,557	26.22
Master Firefighter / Paramedic	80,597	27.60
Fire Engineer (min)	76,981	26.36
Fire Engineer (min) / EMT-I	80,213	27.47
Fire Engineer (min) / Paramedic	81,829	28.02
Fire Engineer (max)	80,791	27.67
Fire Engineer (max) / EMT-I	84,023	28.78
Fire Engineer (max) / Paramedic	88,063	30.16
Staff Specialist *	83,169	39.99
Staff Specialist / EMT-I *	85,471	41.09
Staff Specialist / Paramedic *	88,349	42.48
Fire Lieutenant (min)	84,850	29.06
Fire Lieutenant (min) / EMT-I	88,081	30.16
Fire Lieutenant (min) / Paramedic	89,697	30.72
Fire Lieutenant (max)	89,434	30.63
Fire Lieutenant (max) / EMT-I	92,666	31.73
Fire Lieutenant (max) / Paramedic	96,706	33.12
Fire Lieutenant Specialist *	92,084	44.27
Fire Lieutenant Specialist / EMT-I *	94,386	45.38
Fire Lieutenant Specialist / Paramedic *	97,264	46.76
Fire Captain (min)	99,750	34.16
Fire Captain (max)	105,729	36.21
Fire Captain Specialist *	108,811	52.31

*Day Shift Pay Rate (2,080 hrs)

Seasonal/Hourly

Pay Range	Position Title	FLSA Status	Range Minimum	Range Maximum
1			\$8.56	\$10.30

ASSISTANT HOUSE MANAGER	Non-Exempt
ASSISTANT TRAIL MANAGER	Non-Exempt
CHILDRENS ROOM ATTENDANT	Non-Exempt
CLERICAL ASSISTANT I	Non-Exempt
CUSTOMER SERVICE REP	Non-Exempt
FACILITY SVCS ATTEND	Non-Exempt
FARMERS MARKET ASSISTANT	Non-Exempt
GALLERY TECHNICIAN	Non-Exempt
GOLF CART OPERATOR	Non-Exempt
GROUNDSKEEPER I	Non-Exempt
MAINTENANCE TECH I	Non-Exempt
MUSEUM AIDE I	Non-Exempt
SCHOOL CROSSING GUARD	Non-Exempt
THEATRE TECH I	Non-Exempt
TICKET CLERK I	Non-Exempt

2			\$8.56	\$13.39
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BUILDING SUPERVISOR	Non-Exempt
CUSTODIAN	Non-Exempt
GROUNDSKEEPER II	Non-Exempt
HOUSE MANAGER	Non-Exempt
LABORER I	Non-Exempt
MUSEUM AIDE II	Non-Exempt
SPECIAL PROJECTS ASSISTANT	Non-Exempt
THEATRE TECH II	Non-Exempt
TICKET CLERK II	Non-Exempt

3			\$10.30	\$16.48
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ASSISTANT STAGE MANAGER	Non-Exempt
ENGINEERING TECHNICIAN	Non-Exempt
INTERN I	Non-Exempt
LABORER II	Non-Exempt
SR MUSEUM AIDE	Non-Exempt
SR THEATRE TECH	Non-Exempt
SR TICKET CLERK	Non-Exempt

Seasonal/Hourly

Pay Range	Position Title	FLSA Status	Range Minimum	Range Maximum
4			\$14.50	\$18.83
	BUS DRIVER	Non-Exempt		
	TRAVEL TRAINER	Non-Exempt		
5			\$20.00	\$40.00
	ATTORNEY	Non-Exempt		
	COMPENSATION ANALYST	Non-Exempt		
	INTERN II	Non-Exempt		
6			\$50.00	\$75.00
	ASSISTANT JUDGE			
	ADMINHEARING OFFICER			
	LIQUOR HEARING OFFICER			
7				
	ELECTION JUDGE		\$65/DAY	

Seasonal/Hourly

Pay Range	Position Title	FLSA Status	Range Minimum	Range Maximum
GENERAL			\$8.56	\$14.50
	ASSISTANT POOL MANAGER	Non-Exempt		
	ASSISTANT PLAYGROUND PRGM SUP	Non-Exempt		
	CASHIER	Non-Exempt		
	LEAD LIFEGAURD	Non-Exempt		
	LIFEGAURD	Non-Exempt		
	PLAYGROUND PARK LEADER	Non-Exempt		
	POOL MANAGER	Non-Exempt		
	PROGRAM FIELD SUPERVISOR	Non-Exempt		
	REC PROGRAM SUPERVISOR	Non-Exempt		
	SCOREKEEPER	Non-Exempt		
	SPLASH PARK ATTENDANT	Non-Exempt		
	STEP PROGRAM SUPERVISOR	Non-Exempt		
	STEP PROGRAM WORKER	Non-Exempt		
OFFICIALS			\$9.50	\$30.00
	ADULT OFFICIAL	Non-Exempt		
	ADULT OFFICIAL 1 PER	Non-Exempt		
	ADULT SPORT CERTIFIED OFFICIAL	Non-Exempt		
	TEAM TRACK COACH	Non-Exempt		
	YOUNG AMERICA ASST TRACK COACH	Non-Exempt		
	YOUNG AMERICA OFFICIAL	Non-Exempt		
	YOUNG AMERICA OFFICIAL 1 PER	Non-Exempt		
	YOUNG AMERICA TRACK COACH	Non-Exempt		
	YOUTH OFFICIAL	Non-Exempt		
INSTRUCTOR			\$9.50	\$36.00
	FITNESS INSTRUCTOR	Non-Exempt		
	CLASS INSTRUCTOR	Non-Exempt		
	VISUAL ARTS INSTRUCTOR	Non-Exempt		
	PERFORMING ARTS INSTRUCTOR	Non-Exempt		

Council Agenda Summary

November 1, 2016

Agenda Item Number 20

Key Staff Contact: Brad Mueller, Community Development Director, 350-9786

Title

Public hearing and final reading of an Ordinance annexing to the City of Greeley, Colorado, certain unincorporated territory located in Weld County, Colorado, known as the Farmer's Spur No. 1 Annexation, located south of County Road 64 and west of County Road 31

Summary

The applicant is seeking to annex 0.028 acres of a parcel that, when combined with land that is the subject of the Farmer's Spur Annexation No. 2, would allow for the subsequent platting of the larger 24.4-acre parcel to which it is associated. This "spur" portion of the lot is being sought to formalize an historic condition that allowed the owner use of a railroad spur through adjacent properties to the north, and connecting with the existing Great Western Railroad rail line.

In conjunction with the annexation, the property owner is seeking to establish I-M (Industrial Medium Intensity) uses, reflecting uses similar to those historically on surrounding properties.

Colorado Revised Statutes §31-12-104 and §31-12-105 establish the legal requirements for annexation. On September 20, 2017, City Council found the annexation petition in substantial compliance and established the hearing. City Council approved this on first reading on October 18, 2016.

Planning Commission considered this matter on October 11, 2016, and is unanimously recommending approval.

Fiscal Impact

Does this item create a fiscal impact on the City of Greeley?	Yes (very minimal)
If yes, what is the initial or onetime impact?	Ongoing impacts only
What is the annual impact?	Police, fire & other city services
What fund of the City will provide funding?	Development impact fees; general budgeted funds (for operations)
What is the source of revenue within the fund?	Varies
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:	

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 noted.

Applicable Council Goal or Objective

Consistency with Comprehensive Plan and Development Code standards.

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

Finding in favor of the annexation, two motions are required:

- A) A motion directing the City Attorney to prepare a resolution setting forth the Council's findings and conclusions that: 1) the applicable parts of the Colorado Revised Statutes, Sections 31-12-104 and 31-12-105 are met; 2) an election is not required; and 3) there are no additional terms and conditions imposed.
- B) A motion to adopt the findings of the Planning Commission that, based upon the application received and associated analysis, the proposed annexation meets the approval criteria found in Section 18.26.050(a)(1 through 5) that: 1) the annexation is in conformance with the City's Comprehensive Plan Policies; 2) the annexation promotes geographic balance of the City's land use pattern; 3) adequate services are, or will be, available to support anticipated development; 4) the annexation provides a continual and rational boundary; and 5) the annexation is needed to accommodate future land use requirements; and, therefore, adopt the ordinance and publish with reference to title only.

Attachments

Ordinance

Planning Commission Minutes (October 11, 2016)

Planning Commission Summary (Staff Report) (October 11, 2016)

CITY OF GREELEY, COLORADO

ORDINANCE NO. ____, 2016

CASE NO. A 2:16

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS THE FARMER'S SPUR NO. 1 ANNEXATION, LOCATED SOUTH OF COUNTY ROAD 64 AND WEST OF COUNTY ROAD 31

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

Section 1. The City Council of Greeley, Colorado, hereby finds that the property which is legally described in Section 2 below, for which one hundred percent (100%) of the land owners have petitioned for annexation to the City of Greeley, is in all respects eligible for annexation and that said annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 2. The territories described below in this section are hereby approved for annexation and are hereby annexed to the City of Greeley. These territories referred to are located south of County Road 64 and west of County Road 31, and are described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Said parcel contains 0.028 acres, more or less, and is subject to any easements or rights-of-way as granted or reserved by instruments of record, or as now existing on said described parcel of land.

Section 3. Pursuant to C.R.S. §31-12-113, one (1) copy of the map of the above-described territory and the original of the annexation ordinance shall be filed with the City Clerk of the City of Greeley, Colorado. Two (2) certified copies of this annexation ordinance and map of the area annexed shall be filed for recording with the Clerk and Recorder of Weld County, Colorado, within thirty (30) days after the effective date of this ordinance. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of the annexation ordinance and map with the Division of Local Government of the Colorado Department of Local Affairs, as required by C.R.S. §13-12-113(2)(a).

Section 4. The City of Greeley, Colorado, hereby consents pursuant to C.R.S. §37-45-136(3.6), to the inclusion of lands identified above in Section 2 into the municipal subdistrict, Northern Colorado Water Conservancy District.

Section 5. Except for the purposes of general taxation, this annexation shall be effective five (5) days after the final publication of this ordinance.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS ____ DAY OF _____, 2016.

ATTEST: THE CITY OF GREELEY

City Clerk

Mayor

LEGAL DESCRIPTION

PARCEL DESCRIPTION

Farmer's Spur No. 1 Annexation

A parcel of land being a portion of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Thirty-three (33), Township Six North (T.6N.), Range Sixty-six West (R.66W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 33, and assuming the North line of said NE1/4 as bearing North 88°31'36" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, with all other bearings contained herein relative thereto;

THENCE North 88°31'36" East along the North line of said NE1/4 a distance of 1320.87 feet to the East Sixteenth corner of said Section 33;

THENCE South 00°20'57" East along the East line of said NW1/4NE1/4 a distance of 399.19 feet to the beginning point of a curve, non-tangent to the aforesaid line;

THENCE along the arc of a curve concave to the Southeast a distance of 165.61 feet, said curve has a Radius of 449.80 feet, a Delta of 21°05'44" and is subtended by a Chord that bears South 58°38'24" West a distance of 164.68 feet to the end of curve and to the Northerly line of Poudre City Annexation recorded February 26, 1985 at Reception No. 1999990 of the Records of Weld County and to the **POINT OF BEGINNING**;

THENCE North 75°28'26" West along the North line of said Poudre City Annexation a distance of 43.98 feet to the beginning point of a curve, non-tangent to the aforesaid line;

THENCE along the arc of a curve concave to the Northwest a distance of 92.58 feet, said curve has a Radius of 449.80 feet, a Delta of 11°47'36" and is subtended by a Chord that bears North 62°00'25" East a distance of 92.42 feet;

THENCE South 35°39'19" West a distance of 66.96 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 1,227 Square Feet or 0.028 Acres, more or less (±).



PLANNING COMMISSION Proceedings

October 11, 2016

1025 9th Avenue
District 6 Administration Building
School Board Meeting Room
1:15 p.m.

I. Election of Temporary Chair

Commissioner Weaver moved to appoint Eddie Mirick as Temporary Chair. Commissioner Schulte seconded the motion. The motion carried 4-0. (Chair Hall and Commissioners Rarick and Yeater were absent.)

II. Call to Order

Temporary Chair Mirick called the meeting to order at 1:38 p.m. following adjournment of the Zoning Board of Appeals hearing. Commissioners Schulte, Andersen and Weaver were present. (Chair Hall and Commissioners Rarick and Yeater were absent.)

III. Approval of minutes for meetings held on September 27, 2016

Commissioner Weaver moved to approve minutes for the meeting held on September 27, 2016. Commissioner Schulte seconded the motion. The motion carried 4-0. (Chair Hall and Commissioners Rarick and Yeater were absent.)

IV. ~~A public hearing to consider a Use by Special Review for a property located at 612-23rd Avenue to allow for a 4,138 square foot school expansion in the R-M (Residential Medium) zone district. The site is approximately 1.896 acres.~~

~~Project Name: 7th Day Adventist Christian School Expansion
Case No.: USR 8:16
Applicant: Seventh Day Adventist Association
Location: 612 23rd Avenue
Presenter: Marian Duran, Planner I~~

V. A public hearing to consider annexation of a parcel of land containing approximately 0.028 acres and known as the Farmer's Spur No. 1 Annexation.

Project Name: Farmer's Spur No. 1 Annexation
Case No.: A 2:16
Applicant: Brent Smith, for Loveland Products, Inc.
Location: 14520 WCR 64
Presenter: Brett Walker, Planner III

Brett Walker addressed the Commission and requested permission to combine this item with Item VI on the agenda, with two separate motions. Temporary Chair Mirick then called up the next item for Farmer's Spur No. 2 Annexation. Mr. Walker entered the staff report into the record.

Mr. Walker described the site as a 3800 square foot parcel at the end of the Farmer's Spur. He noted that the configuration of the lot required a serial annexation in order to comply with the State of Colorado contiguity laws. Mr. Walker described the annexation criteria of the Development Code and noted that the annexation request meets the required criteria. Staff recommended approval of both annexation requests.

Commissioner Schulte asked for clarification about purpose of annexation and inquired whether it was done so that future subdivision of the area could take place. Mr. Walker confirmed that to be the case.

Martin Beauprez addressed the Commission on behalf of the applicant and stated that the intent was to clean up the plat and annex the remaining sliver of property.

Temporary Chair Mirick opened the public hearing at 2:06 p.m. There being no public comment, the public hearing was closed at 2:06 p.m.

Commissioner Andersen made a motion that, based on the application received and the preceding analysis, the Planning Commission finds that the request for an annexation meets the approval criteria found in Section 18.26.050(a) (1 through 5) and meets State statutory requirements; and, therefore, recommends approval of the Farmer's Spur No. 1 Annexation to the City Council. Commissioner Weaver seconded the motion. The motion carried 4-0. (Chair Hall and Commissioners Rarick and Yeater were absent.)

Commissioner Weaver made a motion that, based on the application received and the preceding analysis, the Planning Commission finds that the request for an annexation meets the approval criteria found in Section 18.26.050(a) (1 through 5) and meets State statutory requirements; and, therefore, recommends approval of the Farmer's Spur No. 2 Annexation to the City Council. Commissioner Schulte seconded the motion. The motion carried 4-0. (Chair Hall and Commissioners Rarick and Yeater were absent.)

VI. A public hearing to consider annexation of a parcel of land containing approximately 0.060 acres and known as the Farmer's Spur No. 2 Annexation.

Project Name: Farmer's Spur No. 2 Annexation
Case No.: A 3:16
Applicant: Brent Smith, for Loveland Products, Inc.
Location: 14520 WCR 64
Presenter: Brett Walker, Planner III

VII. A public hearing to consider establishment of zoning to I-M (Industrial Medium Intensity) zone district for parcels known as the Farmer's Spur No. 1 Annexation and Farmer's Spur No. 2 Annexation. The area contains approximately .088 acres.

Project Name: Farmer's Spur Establishment of Zoning
Case No.: Z 5:16
Applicant: Brent Smith, for Loveland Products, Inc.
Location: 14520 WCR 64
Presenter: Brett Walker, Planner III

Brett Walker addressed the Commission and entered the staff report into the record. He noted that the establishment of zoning request is for the property just recommended for annexation. Mr. Walker briefly described the rationale for the request for I-M (Industrial Medium Intensity) zoning.

Commissioner Schulte asked whether there was any conflict with the county since the property was surrounded by Weld County on all sides. Mr. Walker reported that no comments had been received from the county about any negative impacts.

Temporary Chair Mirick opened the public hearing at 2:12 p.m. There being no public comment, the public hearing was closed at 2:12 p.m.

Commissioner Schulte made a motion that, based on the application and the preceding analysis, the Planning Commission finds that the proposed establishment of zoning to the I-M (Industrial Medium Intensity) zone district meets Development Code Section 18.26.070; and, therefore, recommends approval of the establishment of zoning to the City Council. Commissioner Weaver seconded the motion. The motion carried 4-0. (Chair Hall and Commissioners Rarick and Yeater were absent.)

VIII. A public hearing to consider a request for a rezone from R-L (Residential Low Density) to C-L (Commercial Low Intensity) for property located north of and adjacent to 20th Street, west of 65th Avenue. The property contains approximately 4.64 acres.

Project Name: Allnutt Rezone
Case No.: Z 7:16
Applicant: Greeley Mennonite Church
Location: North of and adjacent to 20th Street, west of 65th Avenue (aka Lot 7, Block 1, University Acres)
Presenter: Brett Walker, Planner III

PLANNING COMMISSION SUMMARY

ITEM(S): Annexations of an unplatted parcel to be known as a portion of Farmer’s Spur Minor Subdivision. The parcel contains a total area of approximately .088 acres

PROJECT(S): Farmer’s Spur Annexation(s) Nos. 1 and 2

CASE NO(S): A 2:16 & A 3:16

LOCATION: 14520 County Road 64

APPLICANT: Loveland Products, LLC

CASE PLANNER: Brett Walker, AICP | Planner III

PLANNING COMMISSION HEARING DATE: October 11, 2016

PLANNING COMMISSION FUNCTION: To review the proposed annexations for compliance with Chapter 18.26 of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

The property owners have petitioned the City to annex a total of .088 acres of unincorporated property to the City of Greeley in order to subdivide the entire parcel within the City and in compliance with the Greeley Development Code. The annexation is being processed as two (2) serial annexations so that the State contiguity requirements are met. While the overall annexation is being discussed in a single staff report, two separate motions would be required. The property is located at 14520 County Road 64, which is roughly ¼ of a mile southwest of the intersection of CR 64 and CR 31). The petition to annex has been submitted in conjunction with an application to establish zoning as I-M (Industrial Medium Density). The application for Farmer’s Spur Minor Subdivision (S 10:14) was submitted nearly two years ago, but completion was not possible until the applicant addressed the issue related to this 0.088 acre (~3,833 feet) piece of a 24.37 acre parcel laying outside City limits.

A. REQUEST

The applicants are seeking approval for the annexations of an unplatted parcel to be known as a portion of Farmer’s Spur Minor Subdivision. The first area of annexation contains .028 acres. The second area of annexation contains approximately .060 acres.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

14520 County Road 64, which is roughly ¼ of a mile southwest of the intersection of CR 64 and CR 31, and south of the Colorado and Southern Railroad Tracks (See Attachment A– Vicinity Map)

Current Zoning: I-1 (County)

Proposed Zoning: I-M (Industrial Medium Intensity – City)

Abutting Zoning: North: I-1 (County)
South: I-M (Industrial Medium Intensity (City))
East: I-1 (County)
West: I-1 (County)

Site Conditions: At roughly 3,833 square feet, the area to be annexed is part of a yard covered with road base and dirt used for access to the north of the primary site. (See Attachment B – Aerial Map)

Lot Size: .088 Acres

Contiguity: No. 1 = 20.61% (16.67% or 1/6 required) - See Attachment F
No. 2 = 18.35% (16.67% or 1/6 required) - See Attachment G

Abutting Land Uses: North: Industrial/Agriculture
South: Industrial/Agriculture
East: Industrial/Agriculture
West: Industrial/Agriculture

D. BACKGROUND

The roughly 24.37 acre parcel south of this site, and to which the land being petitioned to annex is to be officially platted with, was part of the Poudre City Annexation in 1985 (See Attachment E). It is also within the Northwestern Industrial Rail Corridor Area shown on the Land Use Guidance Map (See Attachment I - Land Use Guidance Map)

Colorado Revised Statutes §31-12-104 and §31-12-105 establish the legal requirements for annexation, and include: (1) not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley; (2) a community of interest exists between the territory proposed to be annexed and the City of Greeley; (3) the territory sought to be annexed is urban or will be urbanized in the near future and; (4) the territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley. The City Attorney's Office has determined the proposal meets the statutory requirements to be considered for annexation, and City Council adopted a resolution on September 20, 2016, making a finding to this effect. City Council scheduled the public hearing for November 1, 2016 (see Attachment H - Memo of Substantial Compliance).

The Farmer's Spur Annexation No. 1 derives its contiguity from the Poudre City Annexation to the south (Reception No 199990). Farmer's Spur Annexation No. 2 would derive its contiguity from Farmer's Spur Annexation No. 1. (See Attachments F & G)

In conjunction with the annexation, the property owner has applied to establish I-M (Industrial Medium Intensity) zoning for the properties (Case No. Z 5:16). The establishment of zoning is being considered separately, concurrent with this application. A Minor Subdivision application is also being processed and is awaiting recording pending the outcome of the Annexation and Establishment of Zoning requests. Unaffected by subdivision or annexation, the Crop Production Services project was submitted and approved through the Use by Special Review process as required by the City of Greeley in 2013.

Colorado State Statute requires municipalities to provide an Annexation Impact Report to the Board of County Commissioners for all annexations in excess of ten (10) acres in size. Given the small size of the annexations (.088 Acres in total), an Annexation Impact Report was not required.

The property is located inside the Long-Range Expected Growth Area (LREGA). At the time further development is proposed, subsequent plans would be required to comply with the City's Development Code, as amended. Future development of these properties will be required to comply with APFS (Adequate Public Facility Services) requirements, found in Section 18.40.040 of the Code.

E. APPROVAL CRITERIA

The Commission shall consider comments from review agencies and offices, the staff recommendation, citizen comments, and the following criteria (found in Section 18.26.50 of the City's Development Code) in taking action to recommend approval, denial, or to table the annexation for future consideration:

- 1. The proposed annexation is in conformance with the City's Comprehensive Plan.**

The following Comprehensive Plan Policies apply to this request:

Comprehensive Plan Policy GR3A1bvii

Growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community

Staff Comment: While the proposed property adds only a small addition to the City, the proposal complies with this policy.

Comprehensive Plan Policy LU4B4

Through annexation, land use authority, and capital improvement policies, provide an adequate supply of both finished and raw land sites suitable for industrial/economic development in a range of sizes and locations (see also EC4A)

Staff Comment: Again, while a small addition, the parcel would help facilitate the efficient use of a larger parcel and enables the subdivision of the land to potentially provide for more economic activity.

This request complies with this criterion

2. The proposed annexation promotes geographical balance of the City's land use pattern.

Staff Comment: The majority of annexations in the last several years have occurred in the City to the north (e.g. The Granary Annexation, Poudre Ponds Annexations, F Street Annexation and Markus Annexation). The proposal includes a total of .088 acres, also on the northern portion of the community.

This request complies with this criterion.

3. Adequate services are, or will be, available to support the development expected to result from the proposed annexation.

Staff Comment: As the vast majority of the landowner's property is already within City limits, and the land to be annexed will be utilized as

yard space and internal access, existing services are considered adequate.

This request complies with this criterion.

4. The proposed annexation provides for a continual and rational boundary.

Staff Comment: The annexations are being processed as two “serial annexations” in order to achieve contiguity per the State’s one-sixth contiguity requirements. This property’s inclusion would also help provide a continual and rational boundary by filling in gaps of unincorporated land that are within the Long Range Expected Growth Area.

This request complies with this criterion.

5. The proposed annexation is needed to accommodate future land use requirements.

Staff Comment: As stated above, the Establishment of Zoning application is being processed concurrently with this Annexation Requests. A Minor Subdivision application has been reviewed and would be recorded pending the approval of the both of these actions. Subdivision would potentially allow for more efficient uses of the parcel, which in turn may accommodate future land and allow them to access the Great Western Railroad.

This request complies with this criterion.

F. ADMINISTRATIVE REVIEW TEAM COMMENTS:

The proposal was reviewed by the Administrative Review Team and all comments have been addressed.

G. COST-BENEFIT ANALYSIS:

This petition is more of a “clean up” item, designed to rectify an existing condition. It would provide a significant benefit to the operation of the land with negligible, if any, costs to the City.

H. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The site has not been platted. A minor subdivision application has been processed, to be known as Farmer's Spur Minor Subdivision.

2. HAZARDS

There are no known hazards on this site.

3. WILDLIFE

The site is a Moderate Area of Ecological Significance. Should redevelopment be proposed in the future, a Biologist's Report may be required.

4. FLOODPLAIN

Though the site that is the subject of these annexations is not located in any floodplains, the floodplain does enter into the southeast corner of the larger parcel.

5. DRAINAGE AND EROSION

Drainage patterns are expected to continue to follow the existing lay of the land. However, drainage patterns would be examined in much greater detail should redevelopment of the site be proposed as a Site Plan Review application would be required.

6. TRANSPORTATION

The annexations should not impact traffic patterns nor commit the City to road maintenance.

7. SERVICES

There should be negligible impact on services.

I. NEIGHBORHOOD NOTIFICATION:

Letters regarding the proposed annexations were mailed to property owners within 500 feet of the site on September 22, 2016, pursuant to Development Code requirements. One sign was posted along County Road 64. No communication in response to notification has been received to date.

J. PLANNING COMMISSION RECOMMENDED MOTION(S):

1. Based on the application received and the preceding analysis, the Planning Commission finds that the request for an annexation, meets the approval criteria found in Section 18.26.050(a)(1 thru 5) and; meets State statutory requirements, and; therefore, recommend approval of the Farmer's Spur Annexation No. 1 to the City Council.

1. Based on the application received and the preceding analysis, the Planning Commission finds that the request for an annexation, meets the approval criteria found in Section 18.26.050(a)(1 thru 5) and; meets State statutory requirements, and; therefore, recommend approval of the Farmer's Spur Annexation No. 2 to the City Council.

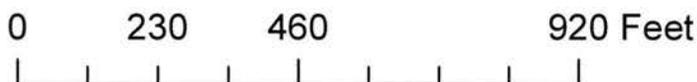
K. ATTACHMENTS:

Attachment A-	Vicinity Map
Attachment B -	Aerial Map
Attachment C-	Project Narrative
Attachment D-	Annexation Petitions
Attachment E-	Poudre City Annexation Map
Attachment F-	Annexation Map – Farmer's Spur No. 1
Attachment G-	Annexation Map – Farmer's Spur No. 2
Attachment H -	Memo of Substantial Compliance (City Attorney's Office Findings)
Attachment I-	Land Use Guidance Map



Created: 06/24/2016
By: BRW
File: A 1:16

Farmer's Spur Annexation



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 (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

Attachment B



Project Narrative

Annexation Petition Additional Information

Conformance with the City's Comprehensive Plan:

Love Products, Inc. ("LPI") is the sole owner of the 0.028 acre tract of land ("Parcel 1") and the 0.06 acre tract of land ("Parcel 2", and collectively with Parcel 1, the "Properties") that are the subject of this Petition for Annexation. Because these Properties will become an integrated part of LPI's existing operations within the boundaries of the City of Greeley, without creating strain on the supportive road, environmental and utility infrastructure, the proposed annexation falls squarely within the growth contemplated by the City's Comprehensive Plan.

LPI is a long-standing member of the Greeley community, providing strength to the vibrant agricultural community that was one of the founding principles of the City. The proposed annexation aligns with the City's current core value to provide "progressive and appealing industrial development", enabling LPI to integrate rail shipment into its current operations. The proposed annexation will have minimal impact on the City's existing infrastructure, and in that way supports the City's duty to regulate the use of land with regards to:

- protecting lands from activities which would cause immediate or foreseeable material danger to significant wildlife habitat and would endanger a wildlife species;
- preserving areas of historical and archaeological importance;
- regulating the location of activities and developments which may result in significant change in population density; and
- providing for phased development of services and facilities.

The proposed annexation will permit LPI to continue growing its economic presence in the Greeley community through more modern and efficient business practices, and in that way contributes to the overall economic stability and community identity of the City.

PETITION FOR ANNEXATION

Farmer's Spur Annexation Annexation

~~1 23456789~~

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF GREELEY,
COLORADO:

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et. seq., Colorado Revised Statutes, 1973, as amended, hereby petition the City Council of the City of Greeley for annexation to the City of Greeley of the territory described herein and described and shown on the map designated, "Farmer's Spur Annexation ~~1 23456789~~ Annexation." The applicable number of said map (at least four) are submitted herewith and by this reference are incorporated herein. The description of the territory hereby petitioned for annexation to the City of Greeley is set forth in Exhibit A attached hereto and incorporated herein by reference.

In support of this petition, the Petitioner(s) allege(s) that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Greeley.
2. The requirements of Section 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:
 - A. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley.
 - B. A community of interest exists between the territory proposed to be annexed and the City of Greeley.
 - C. The territory sought to be annexed is urban or will be urbanized in the near future.
 - D. The territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.
3. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has/have been divided into separate parts or parcels of real estate without the written consent of the land owner or land owners thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road, or other public way.
4. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising twenty (20) acres or more which, together with the buildings and improvements situated thereon have an assessed

valuation in excess of \$200,000 for ad valorem tax purposes for the year next preceding the filing of the written petition for annexation, has/have been included within the territory proposed to be annexed without the written consent of the land owner or land owners.

5. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Greeley was held within the twelve months preceding the filing of this petition.
6. The territory proposed to be annexed does not include any area included in another annexation proceeding involving a city other than the City of Greeley.
7. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.
8. The property owned by each petitioner is described on each separate signature sheet and, when needed, described more fully in the exhibits attached hereto and incorporated herein by reference.
9. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the land owners and owning more than fifty percent (50%) of the property, excluding public streets and alleys, and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.

Accompanying this petition are the original and four copies of an annexation plat map containing the following information:

- A. A written legal description of the boundaries of the area proposed to be annexed.
- B. A map showing the boundary of the area proposed to be annexed.
- C. Within the annexation boundary map, an identification of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks. Also within the boundary map, identification of any special districts the area proposed to be annexed may be part of.
- D. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

- E. A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies at least one-sixth (1/6) contiguity to the City of Greeley.
 - F. Acceptance block describing the acceptance action of the City of Greeley in form and substance as provided in Appendix A of the Subdivision Regulations of the City of Greeley and providing for the effective date and City Clerk and Mayor attest signatures.
10. Except as otherwise provided, no part of the territory sought to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.
11. As an expressed condition of annexation, land owner(s) consent(s) to inclusion into the Northern Colorado Water Conservancy District and the municipal subdistrict pursuant to Section 37-45-136 (3.6) C.R.S. Land owner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, land owner's (s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of land owner's(s') lands. Land owner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Land owner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

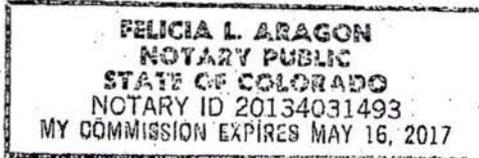
THEREFORE, the undersigned respectfully petition(s) and requests the City Council of the City of Greeley, to approve annexation of the territory described and referred to in Exhibit A to the City of Greeley in accordance with and pursuant to the statutes of the State of Colorado.

<u>Land Owner(s) Name(s) and Signature(s)</u>	<u>Mailing Address</u>	<u>Date of</u>
<u>Signing</u> <u>Brent R. Smith</u>	<u>3005 Rocky Mtn. Ave.</u> <u>Love land, CO 80538</u>	<u>5/17/14</u>

Subscribed and sworn to before me this 17th day of May, 2014, by
Brent R. Smith

Witness my hand and official seal.

My commission expires: May 16, 2017



Felicia Aragon
Notary Public

PETITION FOR ANNEXATION

Farmer's Spur Annexation Annexation ~~1998-2~~

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF GREELEY,
COLORADO:

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et. seq., Colorado Revised Statutes, 1973; as amended, hereby petition the City Council of the City of Greeley for annexation to the City of Greeley of the territory described herein and described and shown on the map designated, "Farmer's Spur Annexation ~~1998-2~~ Annexation." The applicable number of said map (at least four) are submitted herewith and by this reference are incorporated herein. The description of the territory hereby petitioned for annexation to the City of Greeley is set forth in Exhibit A attached hereto and incorporated herein by reference.

In support of this petition, the Petitioner(s) allege(s) that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Greeley.
2. The requirements of Section 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:
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4. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising twenty (20) acres or more which, together with the buildings and improvements situated thereon have an assessed

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8. The property owned by each petitioner is described on each separate signature sheet and, when needed, described more fully in the exhibits attached hereto and incorporated herein by reference.
9. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the land owners and owning more than fifty percent (50%) of the property, excluding public streets and alleys, and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.

Accompanying this petition are the original and four copies of an annexation plat map containing the following information:

- A. A written legal description of the boundaries of the area proposed to be annexed.
- B. A map showing the boundary of the area proposed to be annexed.
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- D. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

- E. A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies at least one-sixth (1/6) contiguity to the City of Greeley.
 - F. Acceptance block describing the acceptance action of the City of Greeley in form and substance as provided in Appendix A of the Subdivision Regulations of the City of Greeley and providing for the effective date and City Clerk and Mayor attest signatures.
10. Except as otherwise provided, no part of the territory sought to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.
11. As an expressed condition of annexation, land owner(s) consent(s) to inclusion into the Northern Colorado Water Conservancy District and the municipal subdistrict pursuant to Section 37-45-136 (3.6) C.R.S. Land owner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, land owner's (s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of land owner's(s') lands. Land owner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Land owner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

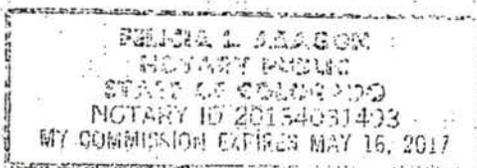
THEREFORE, the undersigned respectfully petition(s) and requests the City Council of the City of Greeley, to approve annexation of the territory described and referred to in Exhibit A to the City of Greeley in accordance with and pursuant to the statutes of the State of Colorado.

<u>Land Owner(s) Name(s) and Signature(s)</u>	<u>Mailing Address</u>	<u>Date of</u>
<u>Signing</u> <u>Grant R. Smith</u>	<u>3005 Rocky Mtn. Ave.</u> <u>Lovekind, CO 80538</u>	<u>5/17/14</u>

Subscribed and sworn to before me this _____ day of _____, 20____, by _____

Witness my hand and official seal.

My commission expires: May 16, 2017



[Signature]
Notary Public

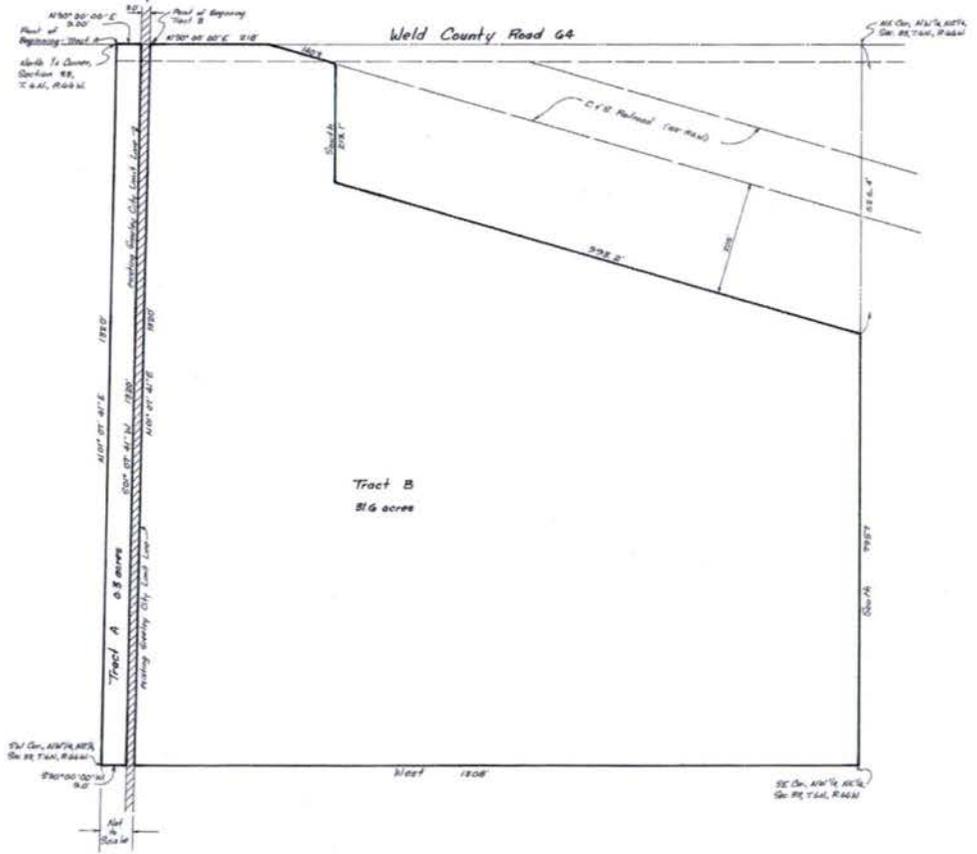
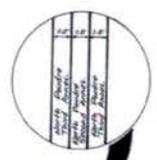
POUDRE CITY ANNEXATION

TO THE CITY OF GREELEY
 PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF
 SECTION 33, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6th P.M.,
 WELD COUNTY, COLORADO

Attachment E

LEGAL DESCRIPTION - TRACT A
 A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6th P.M., WELD COUNTY, COLORADO INCLUDED IN A TRACT PREVIOUSLY DESCRIBED IN BOOK 905, RECEPTION NO. 1841576, WELD COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 33 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33 TO BEAR NORTH 00° 00' 00" EAST WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;
 THENCE NORTH 00° 00' 00" EAST, 9.0 FEET;
 THENCE SOUTH 00° 00' 41" WEST, 1300 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER;
 THENCE WEST 6.0 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER;
 THENCE NORTH 00° 00' 41" EAST, 1300 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
 SAID TRACT OF LAND CONTAINS APPROXIMATELY 0.3 ACRES.

LEGAL DESCRIPTION - TRACT B
 A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6th P.M., WELD COUNTY, COLORADO INCLUDED IN A TRACT PREVIOUSLY DESCRIBED IN BOOK 905, RECEPTION NO. 1841576, WELD COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 12 FEET EAST OF THE NORTH QUARTER CORNER OF SAID SECTION 33 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33 TO BEAR NORTH 00° 00' 00" EAST WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;
 THENCE NORTH 00° 00' 00" EAST, 218 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD;
 THENCE SOUTHEASTERLY, 180 FEET, MORE OR LESS, ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF PARCEL NO. 2 DESCRIBED IN BOOK 905, PAGE 96, RECEPTION NO. 738362, WELD COUNTY RECORDS THENCE SOUTH 213.1 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;
 THENCE SOUTHWESTERLY 991.2 FEET, MORE OR LESS, PARALLEL WITH AND 206 FEET FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COLORADO AND SOUTHERN RAILROAD TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST CORNER OF PARCEL NO. 1 DESCRIBED IN BOOK 905, PAGE 96, RECEPTION NO. 738362, WELD COUNTY RECORDS, SAID POINT LYING 525.4 FEET, MORE OR LESS, SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE SOUTH 795 FEET, MORE OR LESS, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE WEST 1200 FEET, MORE OR LESS, TO A POINT 12 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER;
 THENCE NORTH 00° 00' 41" EAST, 1300 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
 SAID TRACT OF LAND CONTAINS APPROXIMATELY 81.6 ACRES.



ACCEPTANCE

SAID MAP WAS ACCEPTED BY THE CITY OF GREELEY, WELD COUNTY, COLORADO, AND THE TERRITORY THEREIN DESIGNATED MADE A PART OF SAID CITY OF GREELEY AND INCLUDED WITHIN THE LIMITS AND JURISDICTION THEREOF, THIS 27th day of February, 1985.

ATTEST: *[Signature]* CITY CLERK

STATE OF COLORADO
 COUNTY OF WELD
 I, *[Signature]*, COUNTY CLERK WITHIN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT *[Signature]*, PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME AS SAID MAP IS SUBSCRIBED TO THE ABOVE INSTRUMENT IN WRITING, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT AS AUTHORIZED BY RESOLUTION OF THE CITY COUNCIL OF SAID CITY AT A REGULAR MEETING THEREOF HELD ON THE 22nd day of February, 1985, HE EXECUTED SAID ACCEPTANCE OF SAID MAP AS HIS FREE AND VOLUNTARY ACT AND DEED OF SAID CITY OF GREELEY, WITNESS MY HAND AND NOTARY SEAL, THIS 27th day of February, 1985.

BY COMMISSION EXPIRES: *[Signature]* NOTARY PUBLIC

JURISCONSULT'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP OF LAND PROPOSED TO BE ANNEXED TO THE CITY OF GREELEY, WELD COUNTY, COLORADO, WAS PREPARED UNDER MY DIRECTION AND THE SAME IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT MORE THAN ONE-SIXTH (1/6) OF THE EXTERIOR BOUNDARY OF EACH TRACT PROPOSED TO BE ANNEXED IS CONTIGUOUS TO THE BOUNDARY LINE OF THE CITY OF GREELEY, WELD COUNTY, COLORADO.

[Signature]
 DONALD B. WOLFE
 DONALD B. WOLFE, PROFESSIONAL SURVEYOR AND
 LAND SURVEYOR, COLORADO REG. NO. 4816

FARMER'S SPUR ANNEXATION NO. 1

Attachment F

Part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 6 North, Range 66 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado

DATE: 12/14/2015
FILE NAME: 201433BANK1
SCALE: 1"=20'
DRAWN BY: CSK
CHECKED BY: SP

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821



DATE	REVISIONS

FARMER'S SPUR ANNEXATION NO. 1
CROP PRODUCTION SERVICES
14520 COUNTY ROAD 64
GREELEY, CO 80631

PROJECT # 2014338
1
SHEET 1 OF 1

PARCEL DESCRIPTION
Farmer's Spur Annexation No. 1
A portion of land being a portion of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Thirty-three (33), Township Six North (T.6N), Range Sixty-six West (R.66W) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:
COMMENCING at the North Quarter corner of said Section 33, and assuming the North line of said NE1/4 as bearing North 88°27'36" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, with all other bearings contained herein relative thereto.
THENCE North 88°27'36" East along the North line of said NE1/4 a distance of 1320.87 feet to the East-Southeast corner of said Section 33;
THENCE South 00°20'37" East along the East line of said NW1/4 NE1/4 a distance of 399.19 feet to the beginning point of a curve non-tangent to the abovesaid line;
THENCE along the arc of a curve concave to the Southwest a distance of 155.81 feet, said curve has a Radius of 449.80 feet, a Delta of 27°05'44" and is subtended by a Chord that bears South 88°28'24" West a distance of 164.68 feet to the end of curve and to the Northern line of Platte City Annexation recorded February 26, 1985 of Replatation No. 1999980 of the Records of Weld County and to the POINT OF BEGINNING;
THENCE North 72°28'26" West along the North line of said Platte City Annexation a distance of 43.98 feet to the beginning point of a curve non-tangent to the abovesaid line;
THENCE along the arc of a curve concave to the Northwest a distance of 163.86 feet, said curve has a Radius of 449.80 feet, a Delta of 11°47'36" and is subtended by a Chord that bears North 88°28'24" East a distance of 82.42 feet;
THENCE South 33°29'19" West a distance of 68.99 feet to the POINT OF BEGINNING.

Said described parcel of land contains 1,227 Square Feet or 0.028 Acres, more or less (A).

CERTIFICATE OF APPROVAL OF THE CITY ENGINEER
Approved this _____ day of _____, 20____ by the City Engineer of the City of Greeley, Colorado.
City Engineer _____

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR
Approved this _____ day of _____, 20____ by the Community Development Director of the City of Greeley, Colorado.
Community Development Director _____



SURVEYOR'S STATEMENT
I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this map of said parcel to be Annexed to the City of Greeley, County of Weld, State of Colorado was prepared under my direct supervision from existing documents of record and that the same is true and correct to the best of my knowledge, information and belief.
I further state that not more than one-half of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the City of Greeley, County of Weld, State of Colorado.

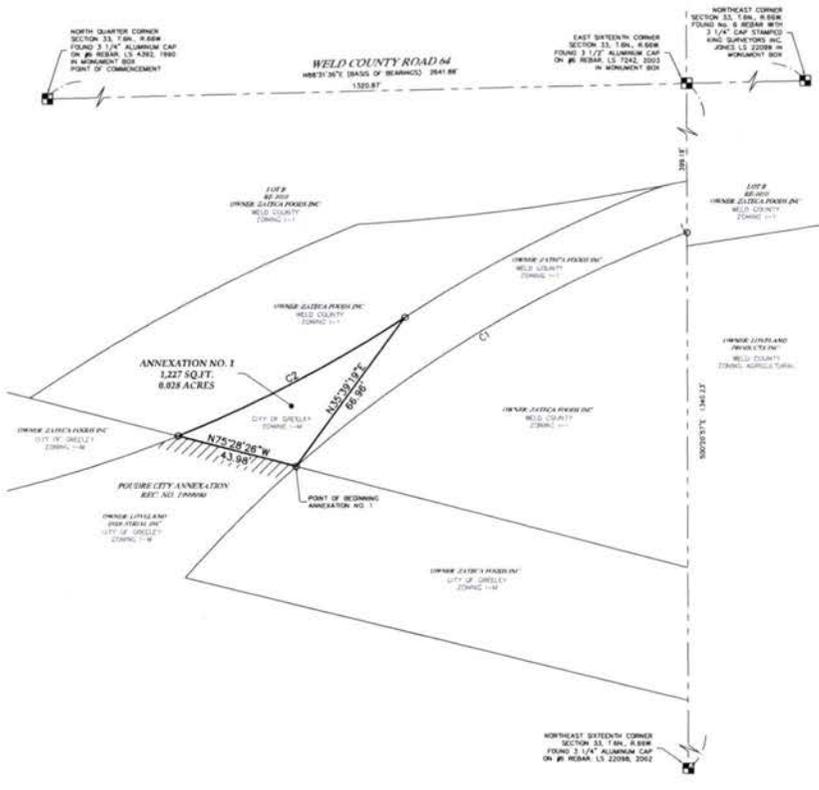
PRELIMINARY

Steven Parks - D. Licensed Professional Land Surveyor
Colorado License #33848

BASE OF BEARINGS AND LOCAL UNIT DEFINITION
Assuming the North line of Northeast Quarter of Section 33, T.6N, R.66W, as bearing North 88°27'36" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, with all other bearings contained herein relative thereto.
The stated dimensions as contained herein are based upon the "U.S. Survey Foot."

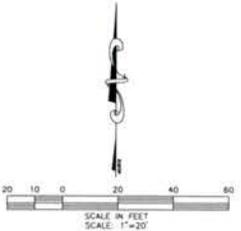
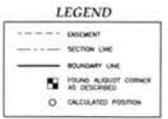
TITLE COMMITMENT NOTE
This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors recommend that the Commitment Number 20336-41800, dated May 29, 2014 at 8:00 a.m. as prepared by Stewart Title to determine the abovesaid information.

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, or 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. (C.R.S. 13-80-102 C.R.S., 2012)



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	155.81	449.80	27°05'44"	164.68	S88°28'24"W
C2	82.42	449.80	11°47'36"	82.42	N88°28'24"E



////// DENOTES CONTIGUOUS BOUNDARY

ANNEXATION NO. 1
TOTAL BOUNDARY = 203.52 L.F.
CONTIGUOUS BOUNDARY = 43.98 L.F.
1/6 OF CONTIGUOUS BOUNDARY = 263.88 L.F.
RATIO = 1 : 4.628

FARMER'S SPUR ANNEXATION NO. 2

Attachment G

Part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 6 North, Range 66 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado

DATE: 12/14/2015
FILE NAME: 201433BANK2
SCALE: 1"=20'
DRAWN BY: CSK
CHECKED BY: SP

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821



DATE	REVISIONS

FARMER'S SPUR ANNEXATION NO. 2
CROP PRODUCTION SERVICES
1420 COUNTY ROAD 64
GREELEY, CO 80631

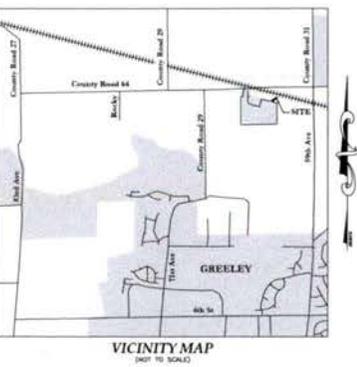
PROJECT # 2014338

1
SHEET 1 OF 1

GENERAL DESCRIPTION
Farmer's Spur Annexation No. 2
A portion of land being a portion of the Northwest Quarter (NW/4) NW/4 of Section 33, Township 6 North (T.6N.), Range 66 West of the 6th P.M. of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:
COMMENCING at the North Quarter corner of said Section 33, and running the North line of said NW/4 as bearing North 89°21'30" East along a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, with all other bearings contained herein as follows:
THENCE North 89°21'30" East along the North line of said NW/4 a distance of 1320.87 feet to the East Sixteenth corner;
THENCE South 00°23'31" East along the East line of said NW/4 a distance of 380.52 feet to the POINT OF BEGINNING;
THENCE South 00°23'31" East continuing along the East line of said NW/4 a distance of 18.87 feet to the beginning point of a curve, non-tangent to the abutted line;
THENCE along the arc of a curve convex to the Southwest a distance of 183.61 feet, said curve has a Radius of 448.80 feet, a Delta of 21°50'44" and is subtended by a Chord that bears South 58°28'24" West a distance of 104.78 feet to the end of curve and to the Eastern line of Farmer's Spur Annexation No. 1;
THENCE North 37°28'18" East along the Eastern line of said Farmer's Spur Annexation No. 1 a distance of 88.95 feet to the beginning point of a curve, non-tangent to the abutted line;
THENCE along the arc of a curve convex to the Southwest a distance of 103.00 feet, said curve has a Radius of 488.80 feet, a Delta of 12°50'50" and is subtended by a Chord that bears North 84°23'31" East a distance of 104.78 feet to the beginning point of a curve, non-tangent to the abutted line;
THENCE along the arc of a curve convex to the Northwest a distance of 5.17 feet, said curve has a Radius of 802.00 feet, a Delta of 0°22'10" and is subtended by a Chord that bears North 79°27'54" East a distance of 5.17 feet;
East along a line non-tangent to the abutted curve a distance of 3.49 feet to the POINT OF BEGINNING.
Total described parcel of land contains 2,601 Square Feet or 0.060 Acres, more or less (±).

CERTIFICATE OF APPROVAL OF THE CITY ENGINEER
Approved this _____ day of _____, 20____ by the City Engineer of the City of Greeley, Colorado.

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR
Approved this _____ day of _____, 20____ by the Community Development Director of the City of Greeley, Colorado.



SURVEYOR'S STATEMENT
I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this map of land proposed to be Annexed to the City of Greeley, County of Weld, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of my knowledge, information and belief.
I further state that not less than one month of the preparation of this map proposed to be annexed is contiguous to the boundary line of the City of Greeley, County of Weld, State of Colorado.

PRELIMINARY

Steven Parks - City Engineer or City Surveyor
Colorado Licensed Professional Land Surveyor #35340

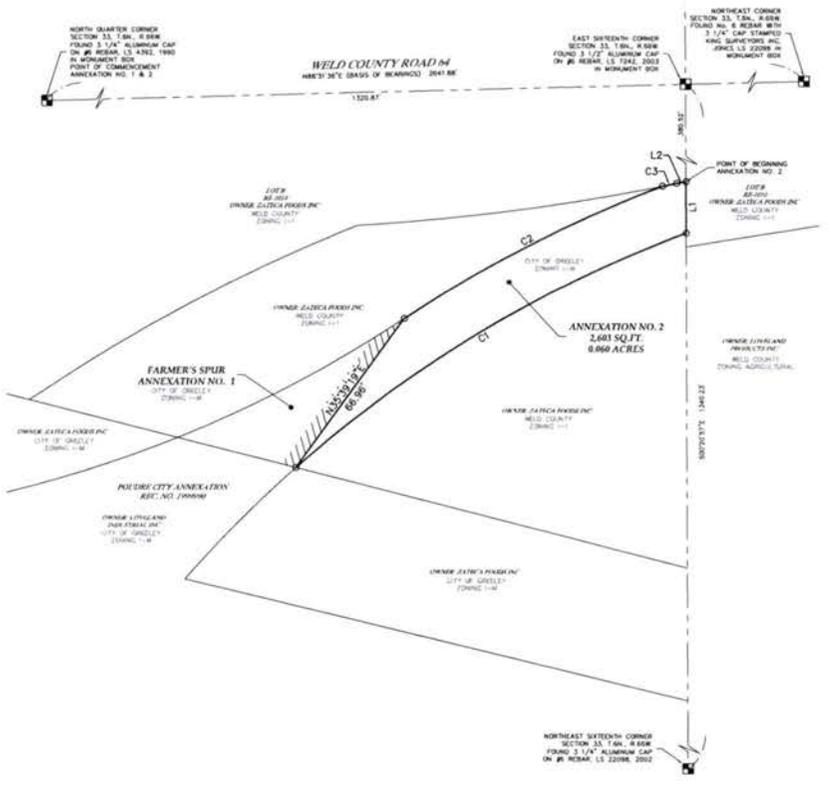
BASE OF BEARINGS AND LINEAL UNIT DEFINITION
According to the North line of Northwest Quarter of Section 33, T.6N., R.66W., as bearing North 89°21'30" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, with all other bearings contained herein as follows.
The stated dimensions as contained herein are based upon the "U.S. Survey Foot."

TITLE COMMENT NOTE
This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors refer you to the Commission Number 07330-41860, dated May 26, 2014 at 8:00 am as prepared by Stewart Title to determine the abutted information.

NOTICE
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you that discover such defect, or no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification drawn hereon. (13-610-100 C.R.S. 2012)

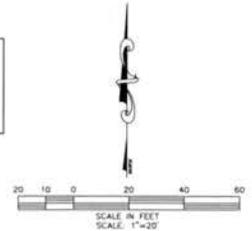
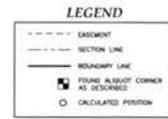
ANNEXATION NO. 2
TOTAL BOUNDARY = 364.91 L.F.
CONTIGUOUS BOUNDARY = 86.96 L.F.
1/6 OF CONTIGUOUS BOUNDARY = 401.76 L.F.
RATIO = 1 : 5.450

/////// DENOTES CONTIGUOUS BOUNDARY



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°23'31"E	380.52
L2	N89°21'30"E	3.49

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	183.61	448.80	21°50'44"	104.78	S58°28'24"W
C2	103.00	488.80	12°50'50"	104.78	N84°23'31"E
C3	5.17	802.00	0°22'10"	5.17	N79°27'54"E





**CITY ATTORNEY'S OFFICE
MEMORANDUM**

To: Cheryl Aragon, Deputy City Clerk
Val Scheffer, Senior Administrative Specialist
From: Susan M. Henderson, Senior Assistant City Attorney
Subject: Farmer's Spur Annexation No. 1
Date: September 12, 2016



This office has reviewed the Petition for the Farmer's Spur Annexation No. 1 into the City of Greeley and finds that the Petition for Annexation is in substantial compliance with the requirements of C.R.S. §31-12-107. Additionally, this office has reviewed the Petition for compliance with annexation requirements contained in C.R.S. §§31-12-104 and 31-12-105 and finds that the Petition meets the legal requirements of those sections.

Please prepare the resolution and schedule this matter for hearing in accordance with C.R.S. §31-12-108.

Attachment

cc: Brett Walker, Planner II



CITY ATTORNEY'S OFFICE MEMORANDUM

To: Cheryl Aragon, Deputy City Clerk
Val Scheffer, Senior Administrative Specialist
From: Susan M. Henderson, Senior Assistant City Attorney
Subject: Farmer's Spur Annexation No. 2
Date: September 12, 2016

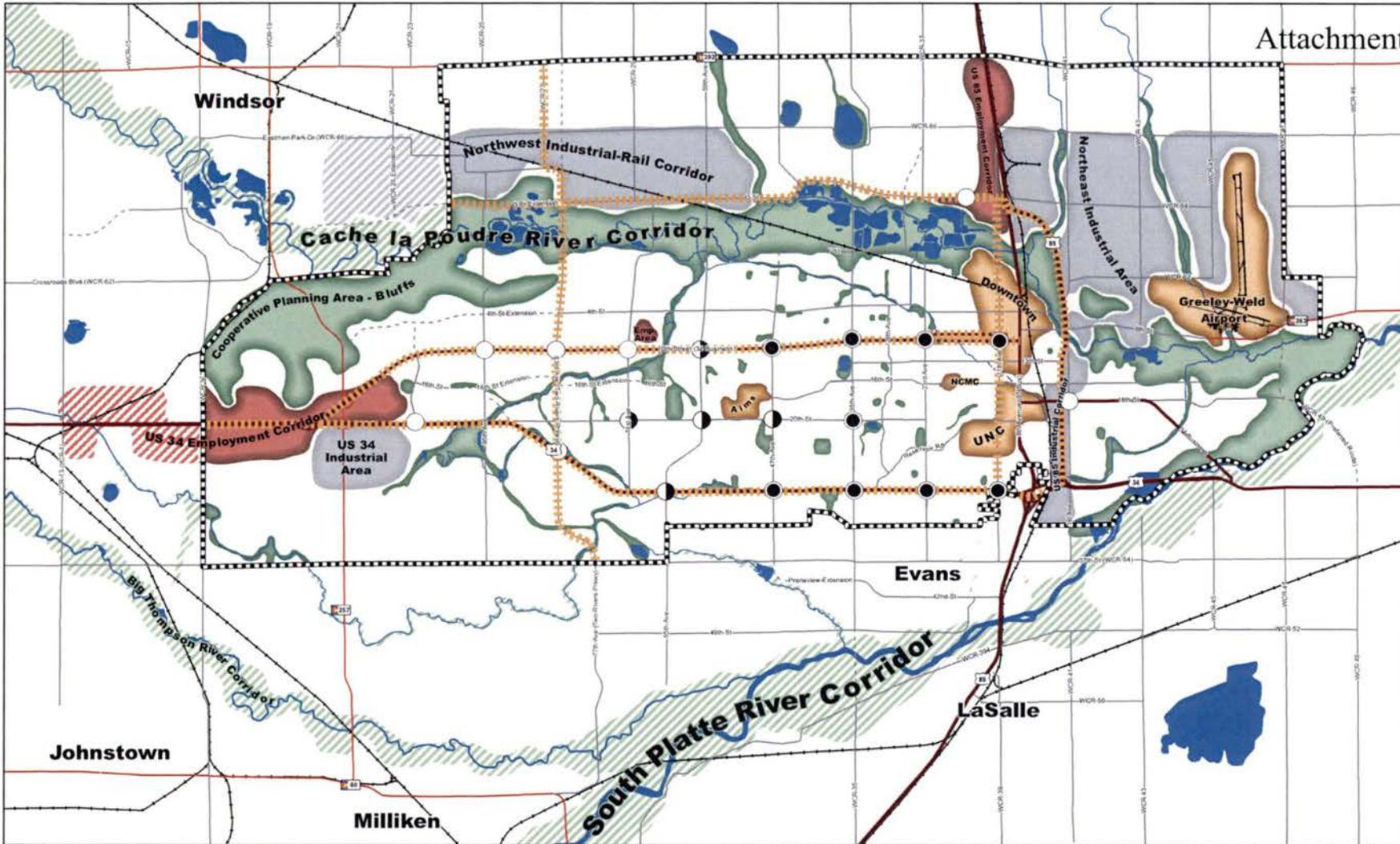


This office has reviewed the Petition for the Farmer's Spur Annexation No. 2 into the City of Greeley and finds that the Petition for Annexation is in substantial compliance with the requirements of C.R.S. §31-12-107. Additionally, this office has reviewed the Petition for compliance with annexation requirements contained in C.R.S. §§31-12-104 and 31-12-105 and finds that the Petition meets the legal requirements of those sections.

Please prepare the resolution and schedule this matter for hearing in accordance with C.R.S. §31-12-108.

Attachment

cc: Brett Walker, Planner II



Land Use Guidance Map

LEGEND

- Outside LREGA
- Within LREGA
- Employment Uses**
Business Parks, Major Employers
- Industrial Uses**
Industrial Parks, Major Employers
- Natural Uses**
Parklands, Open Space

LAND USE GUIDANCE AREAS*

*Land use areas generated from an analysis of Topography Data, Transportation Features (Rail, Highway, Airport Access), Areas of Ecological Significance, Commercial Gravel Deposits, Floodway & Floodplain Information, Hydrography (Canals, Ditches, Draws etc), Regional Features, visibility, and existing Regional Uses.

- Developed
- Developing
- Underdeveloped
- Commercial Nodes**
- Special Uses**
UNC, Aims, NCMC, Downtown
- Multimodal Corridors**
Planned transit corridors

LONG RANGE EXPECTED GROWTH AREA (LREGA)

Area within which the community expects to grow within the next 20+ years. Subject to Cooperative Planning Areas and IGA's.
Updated via annual Capital Improvement Project (CIP) Assessments.

TRANSPORTATION

- U.S. Highway
- State Highway
- Major Road
- Railroad

- Water Features**

All planimetric data was digitized from aerial photographs dated May 2005. Updates are continual and date 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.
Information outlined on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

Council Agenda Summary

November 1, 2016

Agenda Item Number 21

Key Staff Contact: Brad Mueller, Community Development Director, 350-9786

Title

Public hearing and final reading of an Ordinance annexing to the City of Greeley, Colorado, certain unincorporated territory located in Weld County, Colorado, known as the Farmer's Spur No. 2 Annexation, located south of County Road 64 and west of County Road 31

Summary

The applicant is seeking to annex 0.060 acres of a parcel that, when combined with land that is the subject of the Farmer's Spur Annexation No. 1, would allow for the subsequent platting of the larger 24.4-acre parcel to which it is associated. This "spur" portion of the lot is being sought to formalize an historic condition that allowed the owner use of a railroad spur through adjacent properties to the north, and connecting with the existing Great Western Railroad rail line.

In conjunction with the annexation, the property owner is seeking to establish I-M (Industrial Medium Intensity) uses, reflecting uses similar to those historically on surrounding properties.

Colorado Revised Statutes §31-12-104 and §31-12-105 establish the legal requirements for annexation. On September 20, 2017, City Council found the annexation petition in substantial compliance and established the hearing. City Council approved this on first reading on October 18, 2016.

Planning Commission considered this matter on October 11, 2016, and is unanimously recommending approval.

Fiscal Impact

Does this item create a fiscal impact on the City of Greeley?	Yes (very minimal)
If yes, what is the initial or onetime impact?	Ongoing impacts only
What is the annual impact?	Police, fire & other city services
What fund of the City will provide funding?	Development impact fees; general budgeted funds (for operations)
What is the source of revenue within the fund?	Varies
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:	

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 noted.

Applicable Council Goal or Objective

Consistency with Comprehensive Plan and Development Code standards.

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

Finding in favor of the annexation, two motions are required:

- A) A motion directing the City Attorney to prepare a resolution setting forth the Council's findings and conclusions that: 1) the applicable parts of the Colorado Revised Statutes, Sections 31-12-104 and 31-12-105 are met; 2) an election is not required; and 3) there are no additional terms and conditions imposed.
- B) A motion to adopt the findings of the Planning Commission that, based upon the application received and associated analysis, the proposed annexation meets the approval criteria found in Section 18.26.050(a)(1 through 5) that: 1) the annexation is in conformance with the City's Comprehensive Plan Policies; 2) the annexation promotes geographic balance of the City's land use pattern; 3) adequate services are, or will be, available to support anticipated development; 4) the annexation provides a continual and rational boundary; and 5) the annexation is needed to accommodate future land use requirements; and, therefore, adopt the ordinance and publish with reference to title only.

Attachments

Ordinance

Planning Commission Minutes (October 11, 2016)

Planning Commission Summary (Staff Report) (October 11, 2016)

CITY OF GREELEY, COLORADO

ORDINANCE NO. _____, 2016

CASE NO. A 3:16

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS THE FARMER'S SPUR ANNEXATION NO. 2, LOCATED SOUTH OF COUNTY ROAD 64 AND WEST OF COUNTY ROAD 31

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

Section 1. The City Council of Greeley, Colorado, hereby finds that the property which is legally described in Section 2 below, for which one hundred percent (100%) of the land owners have petitioned for annexation to the City of Greeley, is in all respects eligible for annexation and that said annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 2. The territories described below in this section are hereby approved for annexation and are hereby annexed to the City of Greeley. These territories referred to are located south of County Road 64 and west of County Road 31, and are described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Said parcel contains 0.060 acres, more or less, and is subject to any easements or rights-of-way as granted or reserved by instruments of record, or as now existing on said described parcel of land.

Section 3. Pursuant to C.R.S. §31-12-113, one (1) copy of the map of the above-described territory and the original of the annexation ordinance shall be filed with the City Clerk of the City of Greeley, Colorado. Two (2) certified copies of this annexation ordinance and map of the area annexed shall be filed for recording with the Clerk and Recorder of Weld County, Colorado, within thirty (30) days after the effective date of this ordinance. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of the annexation ordinance and map with the Division of Local Government of the Colorado Department of Local Affairs, as required by C.R.S. §13-12-113(2)(a).

Section 4. The City of Greeley, Colorado, hereby consents pursuant to C.R.S. §37-45-136(3.6), to the inclusion of lands identified above in Section 2 into the municipal subdistrict, Northern Colorado Water Conservancy District.

Section 5. Except for the purposes of general taxation, this annexation shall be effective five (5) days after the final publication of this ordinance.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS ____ DAY OF _____, 2016.

ATTEST: THE CITY OF GREELEY

City Clerk

Mayor

LEGAL DESCRIPTION

PARCEL DESCRIPTION

Farmer's Spur Annexation No. 2

A parcel of land being a portion of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Thirty-three (33), Township Six North (T.6N.), Range Sixty-six West (R.66W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 33, and assuming the North line of said NE1/4 as bearing North 88°31'36" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, with all other bearings contained herein relative thereto;

THENCE North 88°31'36" East along the North line of said NE1/4 a distance of 1320.87 feet to the East Sixteenth corner;

THENCE South 00°20'57" East along the East line of said NW1/4NE1/4 a distance of 380.52 feet to the **POINT OF BEGINNING**;

THENCE South 00°20'57" East continuing along the East line of said NW1/4NE1/4 a distance of 18.67 feet to the beginning point of a curve, non-tangent to the aforesaid line;

THENCE along the arc of a curve concave to the Southeast a distance of 165.61 feet, said curve has a Radius of 449.80 feet, a Delta of 21°05'44" and is subtended by a Chord that bears South 58°38'24" West a distance of 164.68 feet to the end of curve and to the Easterly line of Farmer's Spur Annexation No. 1;

THENCE North 35°39'19" East along the Easterly line of said Farmer's Spur Annexation No. 1 a distance of 66.96 feet to the beginning point of a curve, non-tangent to the aforesaid line;

THENCE along the arc of a curve concave to the Southeast a distance of 105.00 feet, said curve has a Radius of 468.80 feet, a Delta of 12°50'00" and is subtended by a Chord that bears North 62°31'37" East a distance of 104.78 feet to the beginning point of a curve, non-tangent to the aforesaid line;

THENCE along the arc of a curve concave to the Northwest a distance of 5.17 feet, said curve has a Radius of 802.00 feet, a Delta of 00°22'10" and is subtended by a Chord that bears South 78°27'54" West a distance of 5.17 feet;

THENCE North 80°17'21" East along a line non-tangent to the aforesaid curve a distance of 3.49 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 2,603 Square Feet or 0.060 Acres, more or less (±).



PLANNING COMMISSION Proceedings

October 11, 2016

1025 9th Avenue
District 6 Administration Building
School Board Meeting Room
1:15 p.m.

I. Election of Temporary Chair

Commissioner Weaver moved to appoint Eddie Mirick as Temporary Chair. Commissioner Schulte seconded the motion. The motion carried 4-0. (Chair Hall and Commissioners Rarick and Yeater were absent.)

II. Call to Order

Temporary Chair Mirick called the meeting to order at 1:38 p.m. following adjournment of the Zoning Board of Appeals hearing. Commissioners Schulte, Andersen and Weaver were present. (Chair Hall and Commissioners Rarick and Yeater were absent.)

III. Approval of minutes for meetings held on September 27, 2016

Commissioner Weaver moved to approve minutes for the meeting held on September 27, 2016. Commissioner Schulte seconded the motion. The motion carried 4-0. (Chair Hall and Commissioners Rarick and Yeater were absent.)

IV. A public hearing to consider a Use by Special Review for a property located at ~~612-23rd Avenue to allow for a 4,138 square foot school expansion in the R-M (Residential Medium) zone district. The site is approximately 1.896 acres.~~

Project Name: 7th Day Adventist Christian School Expansion
Case No.: USR 8:16
Applicant: Seventh Day Adventist Association
Location: 612 23rd Avenue
Presenter: Marian Duran, Planner I

V. A public hearing to consider annexation of a parcel of land containing approximately 0.028 acres and known as the Farmer's Spur No. 1 Annexation.

Project Name: Farmer's Spur No. 1 Annexation
Case No.: A 2:16
Applicant: Brent Smith, for Loveland Products, Inc.
Location: 14520 WCR 64
Presenter: Brett Walker, Planner III

Brett Walker addressed the Commission and requested permission to combine this item with Item VI on the agenda, with two separate motions. Temporary Chair Mirick then called up the next item for Farmer's Spur No. 2 Annexation. Mr. Walker entered the staff report into the record.

Mr. Walker described the site as a 3800 square foot parcel at the end of the Farmer's Spur. He noted that the configuration of the lot required a serial annexation in order to comply with the State of Colorado contiguity laws. Mr. Walker described the annexation criteria of the Development Code and noted that the annexation request meets the required criteria. Staff recommended approval of both annexation requests.

Commissioner Schulte asked for clarification about purpose of annexation and inquired whether it was done so that future subdivision of the area could take place. Mr. Walker confirmed that to be the case.

Martin Beauprez addressed the Commission on behalf of the applicant and stated that the intent was to clean up the plat and annex the remaining sliver of property.

Temporary Chair Mirick opened the public hearing at 2:06 p.m. There being no public comment, the public hearing was closed at 2:06 p.m.

Commissioner Andersen made a motion that, based on the application received and the preceding analysis, the Planning Commission finds that the request for an annexation meets the approval criteria found in Section 18.26.050(a) (1 through 5) and meets State statutory requirements; and, therefore, recommends approval of the Farmer's Spur No. 1 Annexation to the City Council. Commissioner Weaver seconded the motion. The motion carried 4-0. (Chair Hall and Commissioners Rarick and Yeater were absent.)

Commissioner Weaver made a motion that, based on the application received and the preceding analysis, the Planning Commission finds that the request for an annexation meets the approval criteria found in Section 18.26.050(a) (1 through 5) and meets State statutory requirements; and, therefore, recommends approval of the Farmer's Spur No. 2 Annexation to the City Council. Commissioner Schulte seconded the motion. The motion carried 4-0. (Chair Hall and Commissioners Rarick and Yeater were absent.)

VI. A public hearing to consider annexation of a parcel of land containing approximately 0.060 acres and known as the Farmer's Spur No. 2 Annexation.

Project Name: Farmer's Spur No. 2 Annexation
Case No.: A 3:16
Applicant: Brent Smith, for Loveland Products, Inc.
Location: 14520 WCR 64
Presenter: Brett Walker, Planner III

VII. A public hearing to consider establishment of zoning to I-M (Industrial Medium Intensity) zone district for parcels known as the Farmer's Spur No. 1 Annexation and Farmer's Spur No. 2 Annexation. The area contains approximately .088 acres.

Project Name: Farmer's Spur Establishment of Zoning
Case No.: Z 5:16
Applicant: Brent Smith, for Loveland Products, Inc.
Location: 14520 WCR 64
Presenter: Brett Walker, Planner III

Brett Walker addressed the Commission and entered the staff report into the record. He noted that the establishment of zoning request is for the property just recommended for annexation. Mr. Walker briefly described the rationale for the request for I-M (Industrial Medium Intensity) zoning.

Commissioner Schulte asked whether there was any conflict with the county since the property was surrounded by Weld County on all sides. Mr. Walker reported that no comments had been received from the county about any negative impacts.

Temporary Chair Mirick opened the public hearing at 2:12 p.m. There being no public comment, the public hearing was closed at 2:12 p.m.

Commissioner Schulte made a motion that, based on the application and the preceding analysis, the Planning Commission finds that the proposed establishment of zoning to the I-M (Industrial Medium Intensity) zone district meets Development Code Section 18.26.070; and, therefore, recommends approval of the establishment of zoning to the City Council. Commissioner Weaver seconded the motion. The motion carried 4-0. (Chair Hall and Commissioners Rarick and Yeater were absent.)

VIII. A public hearing to consider a request for a rezone from R-L (Residential Low Density) to C-L (Commercial Low Intensity) for property located north of and adjacent to 20th Street, west of 65th Avenue. The property contains approximately 4.64 acres.

Project Name: Allnutt Rezone
Case No.: Z 7:16
Applicant: Greeley Mennonite Church
Location: North of and adjacent to 20th Street, west of 65th Avenue (aka Lot 7, Block 1, University Acres)
Presenter: Brett Walker, Planner III

PLANNING COMMISSION SUMMARY

ITEM(S):	Annexations of an unplatted parcel to be known as a portion of Farmer's Spur Minor Subdivision. The parcel contains a total area of approximately .088 acres.
PROJECT(S):	Farmer's Spur Annexation(s) Nos. 1 and 2
CASE NO(S):	A 2:16 & A 3:16
LOCATION:	14520 County Road 64
APPLICANT:	Loveland Products, LLC
CASE PLANNER:	Brett Walker, AICP Planner III

PLANNING COMMISSION HEARING DATE: October 11, 2016

PLANNING COMMISSION FUNCTION: To review the proposed annexations for compliance with Chapter 18.26 of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

The property owners have petitioned the City to annex a total of .088 acres of unincorporated property to the City of Greeley in order to subdivide the entire parcel within the City and in compliance with the Greeley Development Code. The annexation is being processed as two (2) serial annexations so that the State contiguity requirements are met. While the overall annexation is being discussed in a single staff report, two separate motions would be required. The property is located at 14520 County Road 64, which is roughly ¼ of a mile southwest of the intersection of CR 64 and CR 31). The petition to annex has been submitted in conjunction with an application to establish zoning as I-M (Industrial Medium Density). The application for Farmer's Spur Minor Subdivision (S 10:14) was submitted nearly two years ago, but completion was not possible until the applicant addressed the issue related to this 0.088 acre (~3,833 feet) piece of a 24.37 acre parcel laying outside City limits.

A. REQUEST

The applicants are seeking approval for the annexations of an unplatted parcel to be known as a portion of Farmer's Spur Minor Subdivision. The first area of annexation contains .028 acres. The second area of annexation contains approximately .060 acres.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

14520 County Road 64, which is roughly ¼ of a mile southwest of the intersection of CR 64 and CR 31, and south of the Colorado and Southern Railroad Tracks (See Attachment A– Vicinity Map)

Current Zoning: I-1 (County)

Proposed Zoning: I-M (Industrial Medium Intensity – City)

Abutting Zoning: North: I-1 (County)
South: I-M (Industrial Medium Intensity (City))
East: I-1 (County)
West: I-1 (County)

Site Conditions: At roughly 3,833 square feet, the area to be annexed is part of a yard covered with road base and dirt used for access to the north of the primary site. (See Attachment B – Aerial Map)

Lot Size: .088 Acres

Contiguity: No. 1 = 20.61% (16.67% or 1/6 required) - See Attachment F
No. 2 = 18.35% (16.67% or 1/6 required) - See Attachment G

Abutting Land Uses: North: Industrial/Agriculture
South: Industrial/Agriculture
East: Industrial/Agriculture
West: Industrial/Agriculture

D. BACKGROUND

The roughly 24.37 acre parcel south of this site, and to which the land being petitioned to annex is to be officially platted with, was part of the Poudre City Annexation in 1985 (See Attachment E). It is also within the Northwestern Industrial Rail Corridor Area shown on the Land Use Guidance Map (See Attachment I - Land Use Guidance Map)

Colorado Revised Statutes §31-12-104 and §31-12-105 establish the legal requirements for annexation, and include: (1) not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley; (2) a community of interest exists between the territory proposed to be annexed and the City of Greeley; (3) the territory sought to be annexed is urban or will be urbanized in the near future and; (4) the territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley. The City Attorney's Office has determined the proposal meets the statutory requirements to be considered for annexation, and City Council adopted a resolution on September 20, 2016, making a finding to this effect. City Council scheduled the public hearing for November 1, 2016 (see Attachment H - Memo of Substantial Compliance).

The Farmer's Spur Annexation No. 1 derives its contiguity from the Poudre City Annexation to the south (Reception No 199990). Farmer's Spur Annexation No. 2 would derive its contiguity from Farmer's Spur Annexation No. 1. (See Attachments F & G)

In conjunction with the annexation, the property owner has applied to establish I-M (Industrial Medium Intensity) zoning for the properties (Case No. Z 5:16). The establishment of zoning is being considered separately, concurrent with this application. A Minor Subdivision application is also being processed and is awaiting recording pending the outcome of the Annexation and Establishment of Zoning requests. Unaffected by subdivision or annexation, the Crop Production Services project was submitted and approved through the Use by Special Review process as required by the City of Greeley in 2013.

Colorado State Statute requires municipalities to provide an Annexation Impact Report to the Board of County Commissioners for all annexations in excess of ten (10) acres in size. Given the small size of the annexations (.088 Acres in total), an Annexation Impact Report was not required.

The property is located inside the Long-Range Expected Growth Area (LREGA). At the time further development is proposed, subsequent plans would be required to comply with the City's Development Code, as amended. Future development of these properties will be required to comply with APFS (Adequate Public Facility Services) requirements, found in Section 18.40.040 of the Code.

E. APPROVAL CRITERIA

The Commission shall consider comments from review agencies and offices, the staff recommendation, citizen comments, and the following criteria (found in Section 18.26.50 of the City's Development Code) in taking action to recommend approval, denial, or to table the annexation for future consideration:

1. The proposed annexation is in conformance with the City's Comprehensive Plan.

The following Comprehensive Plan Policies apply to this request:

Comprehensive Plan Policy GR3A1bvii

Growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community

Staff Comment: While the proposed property adds only a small addition to the City, the proposal complies with this policy.

Comprehensive Plan Policy LU4B4

Through annexation, land use authority, and capital improvement policies, provide an adequate supply of both finished and raw land sites suitable for industrial/economic development in a range of sizes and locations (see also EC4A)

Staff Comment: Again, while a small addition, the parcel would help facilitate the efficient use of a larger parcel and enables the subdivision of the land to potentially provide for more economic activity.

This request complies with this criterion

2. The proposed annexation promotes geographical balance of the City's land use pattern.

Staff Comment: The majority of annexations in the last several years have occurred in the City to the north (e.g. The Granary Annexation, Poudre Ponds Annexations, F Street Annexation and Markus Annexation). The proposal includes a total of .088 acres, also on the northern portion of the community.

This request complies with this criterion.

3. Adequate services are, or will be, available to support the development expected to result from the proposed annexation.

Staff Comment: As the vast majority of the landowner's property is already within City limits, and the land to be annexed will be utilized as

yard space and internal access, existing services are considered adequate.

This request complies with this criterion.

4. The proposed annexation provides for a continual and rational boundary.

Staff Comment: The annexations are being processed as two “serial annexations” in order to achieve contiguity per the State’s one-sixth contiguity requirements. This property’s inclusion would also help provide a continual and rational boundary by filling in gaps of unincorporated land that are within the Long Range Expected Growth Area.

This request complies with this criterion.

5. The proposed annexation is needed to accommodate future land use requirements.

Staff Comment: As stated above, the Establishment of Zoning application is being processed concurrently with this Annexation Requests. A Minor Subdivision application has been reviewed and would be recorded pending the approval of the both of these actions. Subdivision would potentially allow for more efficient uses of the parcel, which in turn may accommodate future land and allow them to access the Great Western Railroad.

This request complies with this criterion.

F. ADMINISTRATIVE REVIEW TEAM COMMENTS:

The proposal was reviewed by the Administrative Review Team and all comments have been addressed.

G. COST-BENEFIT ANALYSIS:

This petition is more of a “clean up” item, designed to rectify an existing condition. It would provide a significant benefit to the operation of the land with negligible, if any, costs to the City.

H. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The site has not been platted. A minor subdivision application has been processed, to be known as Farmer's Spur Minor Subdivision.

2. HAZARDS

There are no known hazards on this site.

3. WILDLIFE

The site is a Moderate Area of Ecological Significance. Should redevelopment be proposed in the future, a Biologist's Report may be required.

4. FLOODPLAIN

Though the site that is the subject of these annexations is not located in any floodplains, the floodplain does enter into the southeast corner of the larger parcel.

5. DRAINAGE AND EROSION

Drainage patterns are expected to continue to follow the existing lay of the land. However, drainage patterns would be examined in much greater detail should redevelopment of the site be proposed as a Site Plan Review application would be required.

6. TRANSPORTATION

The annexations should not impact traffic patterns nor commit the City to road maintenance.

7. SERVICES

There should be negligible impact on services.

I. NEIGHBORHOOD NOTIFICATION:

Letters regarding the proposed annexations were mailed to property owners within 500 feet of the site on September 22, 2016, pursuant to Development Code requirements. One sign was posted along County Road 64. No communication in response to notification has been received to date.

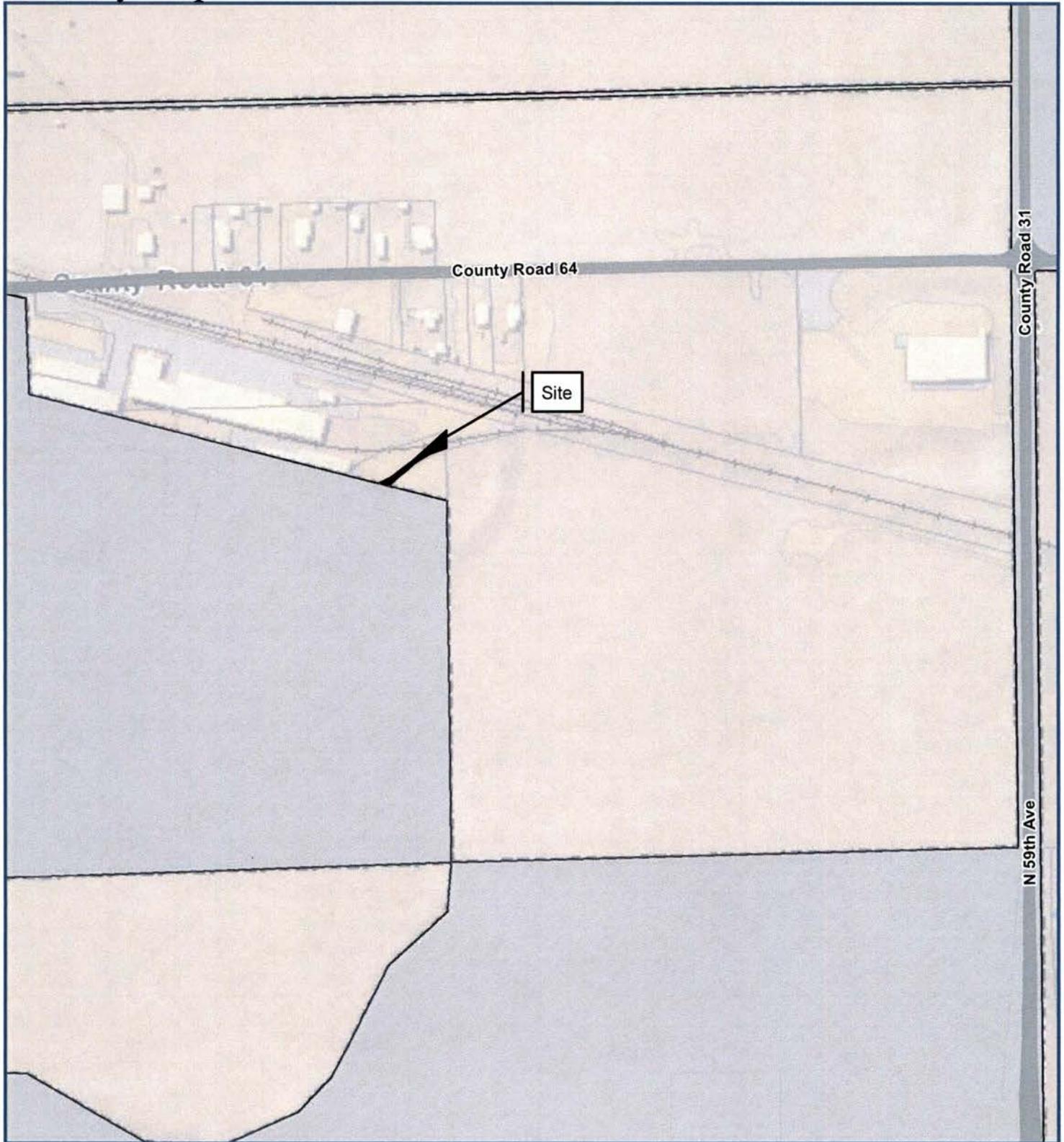
J. PLANNING COMMISSION RECOMMENDED MOTION(S):

1. Based on the application received and the preceding analysis, the Planning Commission finds that the request for an annexation, meets the approval criteria found in Section 18.26.050(a)(1 thru 5) and; meets State statutory requirements, and; therefore, recommend approval of the Farmer's Spur Annexation No. 1 to the City Council.

1. Based on the application received and the preceding analysis, the Planning Commission finds that the request for an annexation, meets the approval criteria found in Section 18.26.050(a)(1 thru 5) and; meets State statutory requirements, and; therefore, recommend approval of the Farmer's Spur Annexation No. 2 to the City Council.

K. ATTACHMENTS:

Attachment A-	Vicinity Map
Attachment B -	Aerial Map
Attachment C-	Project Narrative
Attachment D-	Annexation Petitions
Attachment E-	Poudre City Annexation Map
Attachment F-	Annexation Map – Farmer's Spur No. 1
Attachment G-	Annexation Map – Farmer's Spur No. 2
Attachment H -	Memo of Substantial Compliance (City Attorney's Office Findings)
Attachment I-	Land Use Guidance Map



Created: 06/24/2016
By: BRW
File: A 1:16

Farmer's Spur Annexation



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 (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

Attachment B



Project Narrative

Annexation Petition Additional Information

Conformance with the City's Comprehensive Plan:

Love Products, Inc. ("LPI") is the sole owner of the 0.028 acre tract of land ("Parcel 1") and the 0.06 acre tract of land ("Parcel 2", and collectively with Parcel 1, the "Properties") that are the subject of this Petition for Annexation. Because these Properties will become an integrated part of LPI's existing operations within the boundaries of the City of Greeley, without creating strain on the supportive road, environmental and utility infrastructure, the proposed annexation falls squarely within the growth contemplated by the City's Comprehensive Plan.

LPI is a long-standing member of the Greeley community, providing strength to the vibrant agricultural community that was one of the founding principles of the City. The proposed annexation aligns with the City's current core value to provide "progressive and appealing industrial development", enabling LPI to integrate rail shipment into its current operations. The proposed annexation will have minimal impact on the City's existing infrastructure, and in that way supports the City's duty to regulate the use of land with regards to:

- protecting lands from activities which would cause immediate or foreseeable material danger to significant wildlife habitat and would endanger a wildlife species;
- preserving areas of historical and archaeological importance;
- regulating the location of activities and developments which may result in significant change in population density; and
- providing for phased development of services and facilities.

The proposed annexation will permit LPI to continue growing its economic presence in the Greeley community through more modern and efficient business practices, and in that way contributes to the overall economic stability and community identity of the City.

PETITION FOR ANNEXATION

Farmer's Spur Annexation Annexation
1 ~~2008/08/08~~

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF GREELEY,
COLORADO:

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et. seq., Colorado Revised Statutes, 1973, as amended, hereby petition the City Council of the City of Greeley for annexation to the City of Greeley of the territory described herein and described and shown on the map designated, "Farmer's Spur Annexation Annexation." The applicable number of said map (at least four) are submitted herewith and by this reference are incorporated herein. The description of the territory hereby petitioned for annexation to the City of Greeley is set forth in Exhibit A attached hereto and incorporated herein by reference.

In support of this petition, the Petitioner(s) allege(s) that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Greeley.
2. The requirements of Section 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:
 - A. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley.
 - B. A community of interest exists between the territory proposed to be annexed and the City of Greeley.
 - C. The territory sought to be annexed is urban or will be urbanized in the near future.
 - D. The territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.
3. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has/have been divided into separate parts or parcels of real estate without the written consent of the land owner or land owners thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road, or other public way.
4. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising twenty (20) acres or more which, together with the buildings and improvements situated thereon have an assessed

valuation in excess of \$200,000 for ad valorem tax purposes for the year next preceding the filing of the written petition for annexation, has/have been included within the territory proposed to be annexed without the written consent of the land owner or land owners.

5. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Greeley was held within the twelve months preceding the filing of this petition.
6. The territory proposed to be annexed does not include any area included in another annexation proceeding involving a city other than the City of Greeley.
7. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.
8. The property owned by each petitioner is described on each separate signature sheet and, when needed, described more fully in the exhibits attached hereto and incorporated herein by reference.
9. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the land owners and owning more than fifty percent (50%) of the property, excluding public streets and alleys, and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.

Accompanying this petition are the original and four copies of an annexation plat map containing the following information:

- A. A written legal description of the boundaries of the area proposed to be annexed.
- B. A map showing the boundary of the area proposed to be annexed.
- C. Within the annexation boundary map, an identification of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks. Also within the boundary map, identification of any special districts the area proposed to be annexed may be part of.
- D. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

- E. A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies at least one-sixth (1/6) contiguity to the City of Greeley.
 - F. Acceptance block describing the acceptance action of the City of Greeley in form and substance as provided in Appendix A of the Subdivision Regulations of the City of Greeley and providing for the effective date and City Clerk and Mayor attest signatures.
10. Except as otherwise provided, no part of the territory sought to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.
11. As an expressed condition of annexation, land owner(s) consent(s) to inclusion into the Northern Colorado Water Conservancy District and the municipal subdistrict pursuant to Section 37-45-136 (3.6) C.R.S. Land owner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, land owner's (s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of land owner's(s') lands. Land owner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Land owner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

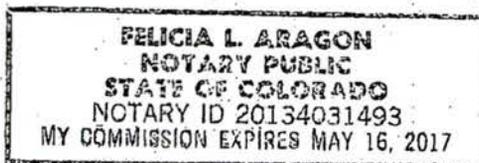
THEREFORE, the undersigned respectfully petition(s) and requests the City Council of the City of Greeley, to approve annexation of the territory described and referred to in Exhibit A to the City of Greeley in accordance with and pursuant to the statutes of the State of Colorado.

<u>Land Owner(s) Name(s) and Signature(s)</u>	<u>Mailing Address</u>	<u>Date of</u>
<u>Signing</u> <u>Brent R. Smith</u>	<u>3005 Rocky Mtn. Ave.</u> <u>Love land, CO 80538</u>	<u>5/17/16</u>

Subscribed and sworn to before me this 17th day of May, 2016, by
Brent R. Smith

Witness my hand and official seal.

My commission expires: May 16, 2017



Felicia Aragon
Notary Public

PETITION FOR ANNEXATION

Farmer's Spur Annexation Annexation ~~1000-2~~

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF GREELEY,
COLORADO:

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et. seq., Colorado Revised Statutes, 1973; as amended, hereby petition the City Council of the City of Greeley for annexation to the City of Greeley of the territory described herein and described and shown on the map designated, "Farmer's Spur Annexation ~~1000-2~~ Annexation." The applicable number of said map (at least four) are submitted herewith and by this reference are incorporated herein. The description of the territory hereby petitioned for annexation to the City of Greeley is set forth in Exhibit A attached hereto and incorporated herein by reference.

In support of this petition, the Petitioner(s) allege(s) that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Greeley.
2. The requirements of Section 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:
 - A. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley.
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valuation in excess of \$200,000 for ad valorem tax purposes for the year next preceding the filing of the written petition for annexation, has/have been included within the territory proposed to be annexed without the written consent of the land owner or land owners.

5. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Greeley was held within the twelve months preceding the filing of this petition.
6. The territory proposed to be annexed does not include any area included in another annexation proceeding involving a city other than the City of Greeley.
7. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.
8. The property owned by each petitioner is described on each separate signature sheet and, when needed, described more fully in the exhibits attached hereto and incorporated herein by reference.
9. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the land owners and owning more than fifty percent (50%) of the property, excluding public streets and alleys, and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.

Accompanying this petition are the original and four copies of an annexation plat map containing the following information:

- A. A written legal description of the boundaries of the area proposed to be annexed.
- B. A map showing the boundary of the area proposed to be annexed.
- C. Within the annexation boundary map, an identification of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks. Also within the boundary map, identification of any special districts the area proposed to be annexed may be part of.
- D. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

- E. A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies at least one-sixth (1/6) contiguity to the City of Greeley.
 - F. Acceptance block describing the acceptance action of the City of Greeley in form and substance as provided in Appendix A of the Subdivision Regulations of the City of Greeley and providing for the effective date and City Clerk and Mayor attest signatures.
10. Except as otherwise provided, no part of the territory sought to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.
11. As an expressed condition of annexation, land owner(s) consent(s) to inclusion into the Northern Colorado Water Conservancy District and the municipal subdistrict pursuant to Section 37-45-136 (3.6) C.R.S. Land owner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, land owner's (s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of land owner's (s') lands. Land owner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Land owner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

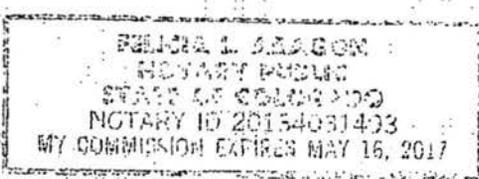
THEREFORE, the undersigned respectfully petition(s) and requests the City Council of the City of Greeley, to approve annexation of the territory described and referred to in Exhibit A to the City of Greeley in accordance with and pursuant to the statutes of the State of Colorado.

<u>Land Owner(s) Name(s) and Signature(s)</u>	<u>Mailing Address</u>	<u>Date of</u>
<u>Signing</u> <u>[Signature]</u>	<u>3005 Rocky Mtn. Ave.</u> <u>Love land, CO 80538</u>	<u>5/17/14</u>

Subscribed and sworn to before me this _____ day of _____, 20____, by _____

Witness my hand and official seal.

My commission expires: May 16, 2017



[Signature]
Notary Public

FARMER'S SPUR ANNEXATION NO. 1

Attachment F

Part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 6 North, Range 66 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado

DATE: 12/14/2015
FILE NAME: 201433BANK1
SCALE: 1"=20'
DRAWN BY: CSK
CHECKED BY: SP

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5621



DATE: _____
REVISIONS: _____

FARMER'S SPUR ANNEXATION NO. 1
CROP PRODUCTION SERVICES
14520 COUNTY ROAD 64
GREELEY, CO 80631

PROJECT # 2014339

1
SHEET 1 OF 1

PARCEL DESCRIPTION

Farmer's Spur Annexation No. 1
A parcel of land being a portion of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Thirty-three (33), Township Six North (16N), Range Sixty-six West (66W) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:
COMMENCING at the North Quarter corner of said Section 33, and assuming the North line of said NE1/4, as bearing North 89°21'58" East being a GRS Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, with all other bearings contained herein relative thereto;
THENCE North 88°31'36" East along the North line of said NE1/4 a distance of 1320.87 feet to the East Southwest corner of said Section 33;
THENCE South 02°20'57" East along the East line of said NW1/4NE1/4 a distance of 389.19 feet to the beginning point of a curve, non-tangent to the abovesaid line;
THENCE along the arc of a curve concave to the Southwest a distance of 165.61 feet, said curve has a Radius of 449.80 feet, a Delta of 21°05'44" and is subtended by a Chord that bears South 82°28'24" West a distance of 164.68 feet to the end of curve and to the Northern line of Prairie City Annexation recorded February 25, 1989 at Reception No. 199990 of the Records of Weld County and to the POINT OF BEGINNING;
THENCE North 72°28'26" West along the North line of said Prairie City Annexation a distance of 42.98 feet to the beginning point of a curve, non-tangent to the abovesaid line;
THENCE along the arc of a curve concave to the Northwest a distance of 93.98 feet, said curve has a Radius of 449.80 feet, a Delta of 17°47'36" and is subtended by a Chord that bears North 82°28'26" East a distance of 94.42 feet;
THENCE South 25°28'18" West a distance of 68.98 feet to the POINT OF BEGINNING.
Said described parcel of land contains 1,227 Square Feet or 0.029 Acres, more or less (A).

SURVEYOR'S STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this map of land proposed to be annexed to the City of Greeley, County of Weld, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of my knowledge, information and belief.
I further state that not less than one-half of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the City of Greeley, County of Weld, State of Colorado.

PRELIMINARY

Steven Parks, C.S., District of King Surveyors
Colorado Licensed Professional
Land Surveyor #36348

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of Northeast Quarter of Section 33, T.6N, R.66W, as bearing North 89°21'58" East being a GRS Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, with all other bearings contained herein relative thereto.
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number 0133-8480, dated May 23, 2014 at 8:00 a.m. as prepared by Stewart Title to determine the abovesaid information.

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, or 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 herein. (13-80-103 C.R.S., 2012)

CERTIFICATE OF APPROVAL OF THE CITY ENGINEER

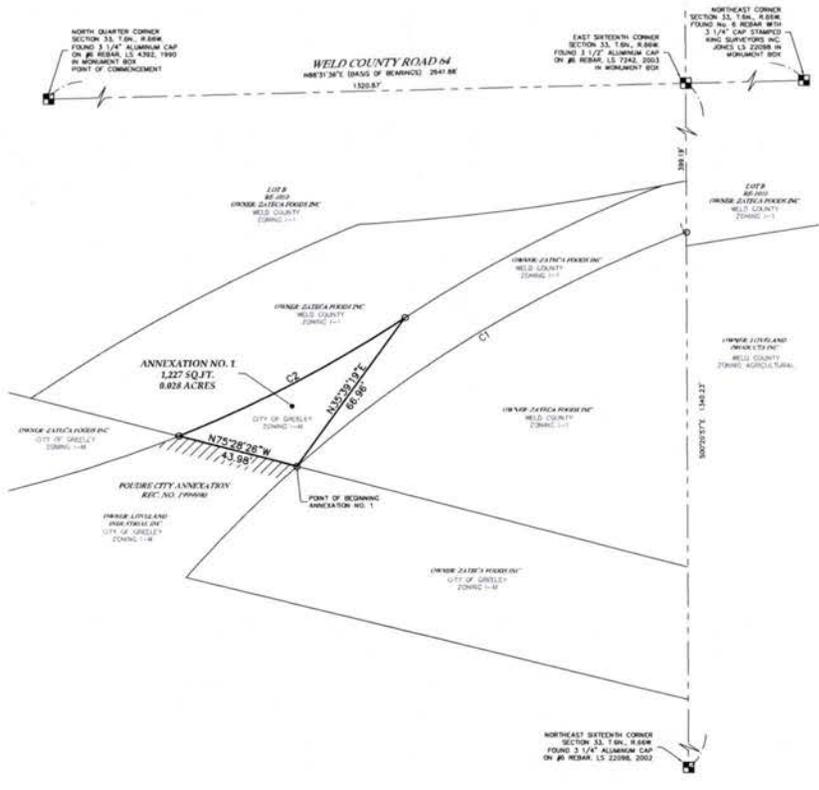
Approved this _____ day of _____, 20____ by the City Engineer of the City of Greeley, Colorado.

City Engineer

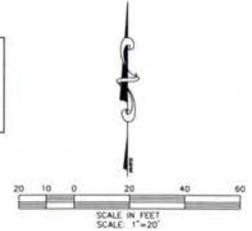
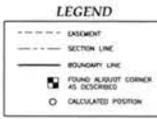
CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

Approved this _____ day of _____, 20____ by the Community Development Director of the City of Greeley, Colorado.

Community Development Director



CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	165.61	449.80	21°05'44"	164.68	S82°28'24"W
C2	92.58	449.80	17°47'36"	92.42	N62°28'25"E



////// DENOTES CONTIGUOUS BOUNDARY

ANNEXATION NO. 1
TOTAL BOUNDARY = 203.52 L.F.
CONTIGUOUS BOUNDARY = 43.98 L.F.
1/6 OF CONTIGUOUS BOUNDARY = 263.88 L.F.
RATIO = 1 : 4.628

FARMER'S SPUR ANNEXATION NO. 2

Attachment G

Part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 6 North, Range 66 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado

DATE: 12/14/2015
 FILE NAME: 2014339ANNEX2
 SCALE: 1"=20'
 DRAWN BY: CSK
 CHECKED BY: SP
 KING SURVEYORS
 650 E. Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-5011 | fax: (970) 686-5821
 DATE: _____
 REVISIONS: _____
 FARMER'S SPUR ANNEXATION NO. 2
 CROP PRODUCTION SERVICES
 14520 COUNTY ROAD 64
 GREELEY, CO 80631
 PROJECT # 2014339
1
 SHEET 1 OF 1

PARCEL DESCRIPTION

Farmer's Spur Annexation No. 2
 A parcel of land being a portion of the Northwest Quarter (NW/4) NE1/4 of Section Thirty-three (33), Township Six North (T6N), Range Sixty-six West (R66W) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:
 COMMENCING at the North Quarter corner of said Section 33, and resuming the North line of said NE1/4 as bearing North 88°31'36" East along a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, with all other bearings contained herein relative thereto;
 THENCE North 88°31'36" East along the North line of said NE1/4 a distance of 1320.87 feet to the East Subdivided corner;
 THENCE South 0°22'51" East along the East line of said NW/4NE1/4 a distance of 380.52 feet to the POINT OF BEGINNING;
 THENCE South 0°22'51" East continuing along the East line of said NW/4NE1/4 a distance of 18.87 feet to the beginning point of a curve, non-tangent to the above line;
 THENCE along the arc of a curve convex to the Southwest, a distance of 183.61 feet, said curve has a Radius of 468.80 feet, a Delta of 2°10'44" and is subtended by a Chord that bears South 58°24'24" West a distance of 164.68 feet to the end of said curve and to the Eastern line of Farmer's Spur Annexation No. 1;
 THENCE North 32°28'18" East along the Eastern line of said Farmer's Spur Annexation No. 1 a distance of 68.96 feet to the beginning point of a curve, non-tangent to the above line;
 THENCE along the arc of a curve convex to the Southwest a distance of 105.00 feet, said curve has a Radius of 468.80 feet, a Delta of 1°25'00" and is subtended by a Chord that bears North 82°13'31" East a distance of 104.76 feet to the beginning point of a curve, non-tangent to the above line;
 THENCE along the arc of a curve convex to the Northeast a distance of 5.17 feet, said curve has a Radius of 802.00 feet, a Delta of 50°22'10" and is subtended by a Chord that bears North 79°27'54" East a distance of 5.17 feet;
 THENCE North 80°17'31" East along a line non-tangent to the above curve a distance of 3.48 feet to the POINT OF BEGINNING;
 Said described parcel of land contains 2,603 Square Feet or 0.060 Acres, more or less (±).

SURVEYOR'S STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this map of land proposed to be Annexed to the City of Greeley, County of Weld, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of my knowledge, information and belief.
 I further state that not more than one-fourth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the City of Greeley, County of Weld, State of Colorado.

PRELIMINARY

Steven Parks - D. DeWitt Or King Surveyors
 Colorado Licensed Professional Land Surveyor #38348

BASES OF BEARINGS AND LOCAL UNIT DIVISION
 According to the North line of Northeast Quarter of Section 33, T6N, R66W, as bearing North 88°31'36" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, with all other bearings contained herein relative thereto.
 The three dimensions as contained herein are based upon the "U.S. Survey Foot".

TITLE COMMENT NOTE
 This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors refer you to the Commission Number 02330-41860, dated May 20, 2014 at 9:00 a.m. as prepared by Stewart Title to approximate the aforesaid information.

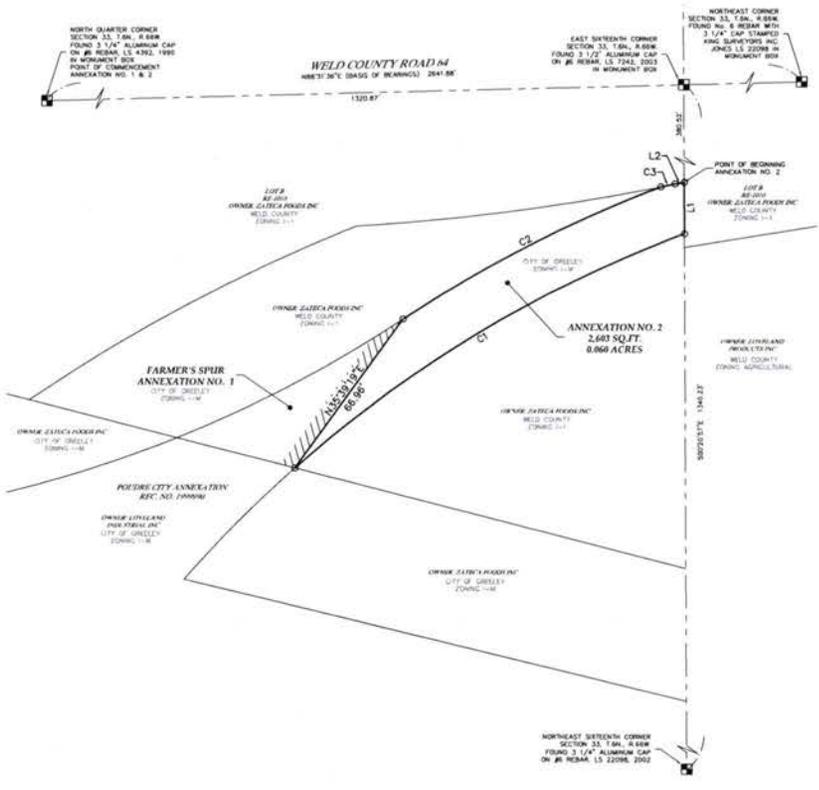
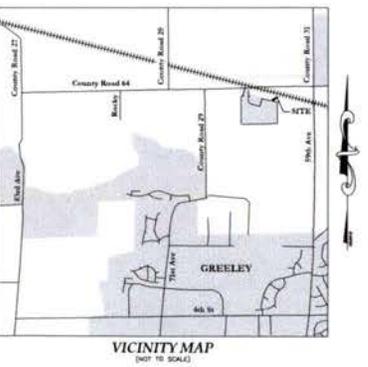
NOTICE
 According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect, or no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein. (17-801-105 C.R.S., 2012)

CERTIFICATE OF APPROVAL OF THE CITY ENGINEER
 Approved this _____ day of _____, 20____ by the City Engineer of the City of Greeley, Colorado.

 City Engineer

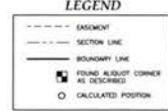
CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR
 Approved this _____ day of _____, 20____ by the Community Development Director of the City of Greeley, Colorado.

 Community Development Director



LINE	BEARING	LENGTH
L1	S00°22'51"E	184.7
L2	N80°17'31"E	3.48

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	183.61	468.80	2°10'44"	164.68	S08°24'24"W
C2	105.00	468.80	1°25'00"	104.76	N82°13'31"E
C3	5.17	802.00	50°22'10"	5.17	N79°27'54"E



////// DENOTES CONTIGUOUS BOUNDARY



**CITY ATTORNEY'S OFFICE
MEMORANDUM**

To: Cheryl Aragon, Deputy City Clerk
Val Scheffer, Senior Administrative Specialist
From: Susan M. Henderson, Senior Assistant City Attorney
Subject: Farmer's Spur Annexation No. 1
Date: September 12, 2016

A handwritten signature in blue ink, appearing to be "S. Henderson", is written over the "From:" line of the memorandum.

This office has reviewed the Petition for the Farmer's Spur Annexation No. 1 into the City of Greeley and finds that the Petition for Annexation is in substantial compliance with the requirements of C.R.S. §31-12-107. Additionally, this office has reviewed the Petition for compliance with annexation requirements contained in C.R.S. §§31-12-104 and 31-12-105 and finds that the Petition meets the legal requirements of those sections.

Please prepare the resolution and schedule this matter for hearing in accordance with C.R.S. §31-12-108.

Attachment

cc: Brett Walker, Planner II



CITY ATTORNEY'S OFFICE MEMORANDUM

To: Cheryl Aragon, Deputy City Clerk
Val Scheffer, Senior Administrative Specialist
From: Susan M. Henderson, Senior Assistant City Attorney
Subject: Farmer's Spur Annexation No. 2
Date: September 12, 2016

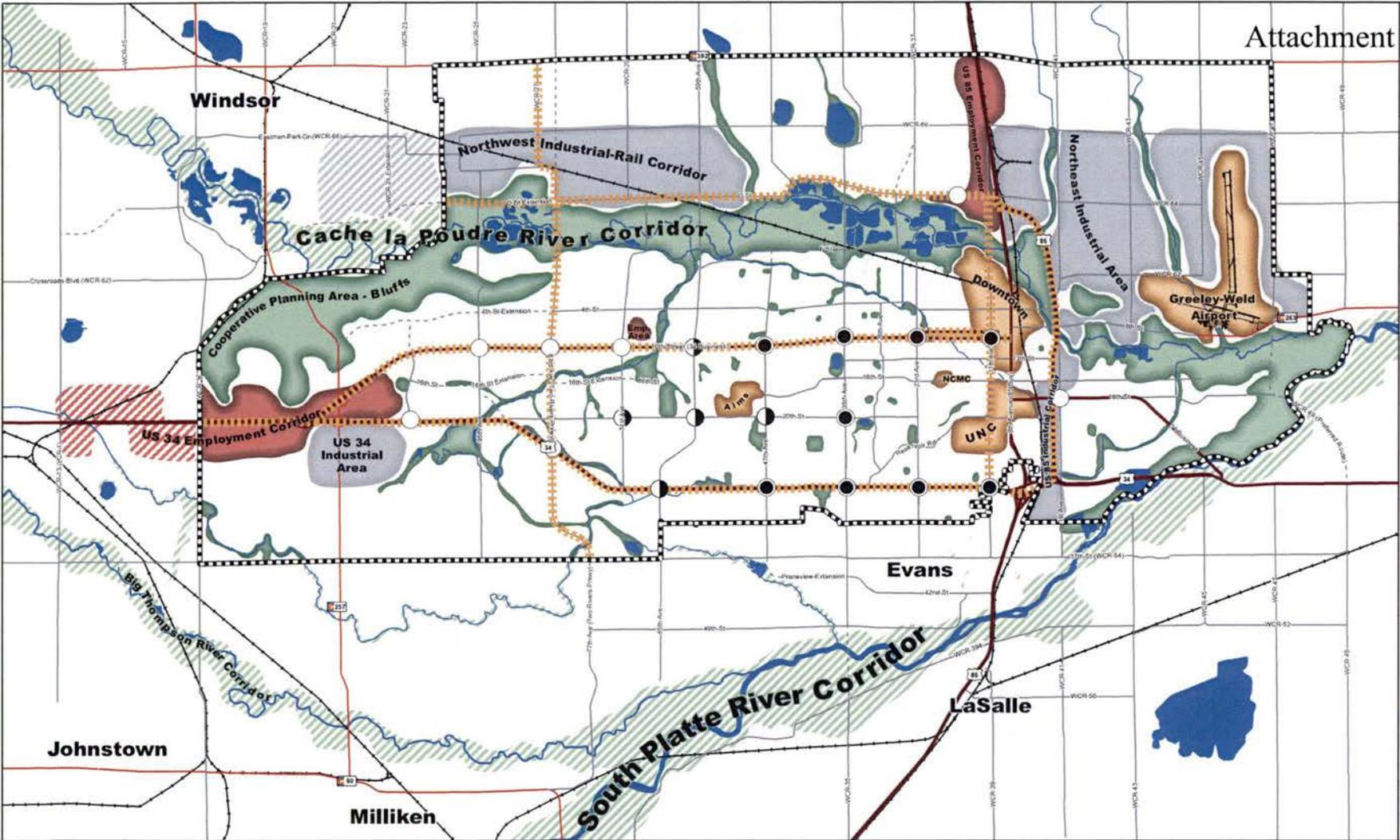


This office has reviewed the Petition for the Farmer's Spur Annexation No. 2 into the City of Greeley and finds that the Petition for Annexation is in substantial compliance with the requirements of C.R.S. §31-12-107. Additionally, this office has reviewed the Petition for compliance with annexation requirements contained in C.R.S. §§31-12-104 and 31-12-105 and finds that the Petition meets the legal requirements of those sections.

Please prepare the resolution and schedule this matter for hearing in accordance with C.R.S. §31-12-108.

Attachment

cc: Brett Walker, Planner II



Land Use Guidance Map

LEGEND

- Outside LREGA
- Within LREGA
- Employment Uses**
Business Parks, Major Employers
- Industrial Uses**
Industrial Parks, Major Employers
- Natural Uses**
Parklands, Open Space

LAND USE GUIDANCE AREAS*

*Land use areas generated from an analysis of Topography Data, Transportation Features (Rail, Highway, Airport Access), Areas of Ecological Significance, Commercial Gravel Deposits, Floodway & Floodplain Information, Hydrography (Canals, Ditches, Draws etc), Regional Features, visibility, and existing Regional Uses.

- Commercial Nodes**
- Special Uses**
UNC, Aims, NCMC, Downtown
- Multimodal Corridors**
Planned transit corridors

LONG RANGE EXPECTED GROWTH AREA (LREGA)

Area within which the community expects to grow within the next 20+ years. Subject to Cooperative Planning Areas and IGA's.

Updated via annual Capital Improvement Project (CIP) Assessments.

TRANSPORTATION

- U.S. Highway
- State Highway
- Major Road
- Railroad

Water Features

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

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

Council Agenda Summary

November 1, 2016

Agenda Item Number 22

Key Staff Contact: Brad Mueller, Community Development Director, 350-9786

Title

Public hearing to consider establishment of I-M (Industrial Medium Intensity) zoning for property recently annexed and known as the Farmer's Spur Annexation No. 1 and Farmer's Spur Annexation No. 2 on approximately 0.088 acres for property located south of County Road 64 and east of County Road 31

Summary

The subject property consists of approximately 0.088 acres. This request is to establish I-M (Industrial Medium Intensity) zoning on the property. The request to establish zoning is concurrent with a request to annex the property. The Planning Commission considered this request to establish zoning on October 11, 2016, and is unanimously recommending approval.

If the establishment of zoning is approved, the attached ordinance should be adopted to properly reflect the rezoning of the official City map. The ordinance was introduced and approved at the October 18, 2016, Council meeting.

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?	N/A
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:	

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.

Applicable Council Goal or Objective

Consistency with Comprehensive Plan and Development Code standards.

Decision Options

Regarding the establishment of zoning:

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

Regarding the map change request:

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

Finding in favor of establishing zoning, two motions are required:

- A) A motion that, based on the project summary and accompanying analysis, the proposed establishment of zoning to I-M (Industrial Medium Intensity) zone district meets Development Code Section 18.26.070; and, therefore approve the establishment of zoning.
- B) A motion to adopt the map change ordinance and publish with reference to title only.

Attachments

Ordinance

Draft Planning Commission Minutes (October 11, 2016)

Planning Commission Summary (Staff Report) (October 11, 2016)

CITY OF GREELEY, COLORADO

ORDINANCE NO. ____, 2016

CASE NO. Z 5:16

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, ESTABLISHING I-M (INDUSTRIAL MEDIUM INTENSITY) ZONING FOR PROPERTY RECENTLY ANNEXED AND KNOWN AS FARMER'S SPUR NO. 1 ANNEXATION AND FARMER'S SPUR NO. 2 ANNEXATION, LOCATED SOUTH OF COUNTY ROAD 64 AND EAST OF COUNTY ROAD 31

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

Section 1. The following described property located in the City of Greeley is hereby placed into the zoning district referred to as I-M (Industrial Medium Intensity) in the City of Greeley, County of Weld, State of Colorado and is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Said described parcel of land contains 0.088 acres, more or less.

Section 2. The boundaries of the pertinent zoning districts as shown on the official zoning map are hereby changed so as to accomplish the above-described zoning changes, and the Mayor and City Clerk are hereby authorized and directed to sign and attest an entry which shall be made on the official zoning map to reflect this change.

Section 3. 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 _____, 2016.

ATTEST: THE CITY OF GREELEY

City Clerk

Mayor

LEGAL DESCRIPTION

A parcel of land being a portion of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty-three (33), Township Six North (T.6N), Range Sixty-six West (R.66W) of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado, and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 33, and assuming the North line of said NE $\frac{1}{4}$ as bearing North 88° 31' 36" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, with all other bearings contained herein relative thereto;

THENCE North 88° 31' 36" East along the North line of said NE $\frac{1}{4}$ a distance of 1320.87 feet to the East Sixteenth corner;

THENCE South 00° 20' 57" East along the East line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 380.52 feet to the POINT OF BEGINNING;

THENCE South 00° 20' 57" East continuing along the East line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 18.67 feet to the beginning point of a curve, non-tangent to the aforesaid line;

THENCE along the arc of a curve concave to the Southeast a distance of 165.61 feet, said curve has a Radius of 449.80 feet, a Delta of 21° 05' 44" and is subtended by a Chord that bears South 58° 38' 24" West a distance of 164.68 feet to the end of curve;

THENCE North 75° 28' 26" West along a line non-tangent to the aforesaid curve a distance of 43.98 feet to the beginning point of a curve, non-tangent to the aforesaid line;

THENCE along the arc of a curve concave to the Northwest a distance of 92.58 feet, said curve has a Radius of 449.80 feet, a Delta of 11° 47' 36" and is subtended by a Chord that bears North 62° 00' 25" East a distance of 92.42 feet to a Point of Reverse Curvature;

THENCE along the arc of a curve concave to the Southeast a distance of 105.00 feet, said curve has a Radius of 468.80 feet, a Delta of 12° 50' 00" and is subtended by a Chord that bears North 62° 31' 37" East a distance of 104.78 feet to the beginning point of a curve, non-tangent to the aforesaid line;

THENCE along the arc of a curve concave to the Northwest a distance of 5.17 feet, said curve has a Radius of 802.00 feet, a Delta of 00° 22' 10" and is subtended by a Chord that bears North 78° 27' 54" East a distance of 5.17 feet;

THENCE North 80° 17' 21" East along a line non-tangent to the aforesaid curve a distance of 3.49 feet to the POINT OF BEGINNING.

Said described parcel of land contains 3,830 Square Feet or 0.088 Acres, more or less (\pm).



PLANNING COMMISSION Proceedings

October 11, 2016

**1025 9th Avenue
District 6 Administration Building
School Board Meeting Room
1:15 p.m.**

I. Election of Temporary Chair

Commissioner Weaver moved to appoint Eddie Mirick as Temporary Chair. Commissioner Schulte seconded the motion. The motion carried 4-0. (Chair Hall and Commissioners Rarick and Yeater were absent.)

II. Call to Order

Temporary Chair Mirick called the meeting to order at 1:38 p.m. following adjournment of the Zoning Board of Appeals hearing. Commissioners Schulte, Andersen and Weaver were present. (Chair Hall and Commissioners Rarick and Yeater were absent.)

III. Approval of minutes for meetings held on September 27, 2016

Commissioner Weaver moved to approve minutes for the meeting held on September 27, 2016. Commissioner Schulte seconded the motion. The motion carried 4-0. (Chair Hall and Commissioners Rarick and Yeater were absent.)

IV. A public hearing to consider a Use by Special Review for a property located at 612 23rd Avenue to allow for a 4,138 square foot school expansion in the R-M (Residential Medium) zone district. The site is approximately 1.896 acres.

Project Name: 7th Day Adventist Christian School Expansion
Case No.: USR 8:16
Applicant: Seventh Day Adventist Association
Location: 612 23rd Avenue
Presenter: Marian Duran, Planner I

VI. A public hearing to consider annexation of a parcel of land containing approximately 0.060 acres and known as the Farmer's Spur No. 2 Annexation.

Project Name: Farmer's Spur No. 2 Annexation
Case No.: A 3:16
Applicant: Brent Smith, for Loveland Products, Inc.
Location: 14520 WCR 64
Presenter: Brett Walker, Planner III

VII. A public hearing to consider establishment of zoning to I-M (Industrial Medium Intensity) zone district for parcels known as the Farmer's Spur No. 1 Annexation and Farmer's Spur No. 2 Annexation. The area contains approximately .088 acres.

Project Name: Farmer's Spur Establishment of Zoning
Case No.: Z 5:16
Applicant: Brent Smith, for Loveland Products, Inc.
Location: 14520 WCR 64
Presenter: Brett Walker, Planner III

Brett Walker addressed the Commission and entered the staff report into the record. He noted that the establishment of zoning request is for the property just recommended for annexation. Mr. Walker briefly described the rationale for the request for I-M (Industrial Medium Intensity) zoning.

Commissioner Schulte asked whether there was any conflict with the county since the property was surrounded by Weld County on all sides. Mr. Walker reported that no comments had been received from the county about any negative impacts.

Temporary Chair Mirick opened the public hearing at 2:12 p.m. There being no public comment, the public hearing was closed at 2:12 p.m.

Commissioner Schulte made a motion that, based on the application and the preceding analysis, the Planning Commission finds that the proposed establishment of zoning to the I-M (Industrial Medium Intensity) zone district meets Development Code Section 18.26.070; and, therefore, recommends approval of the establishment of zoning to the City Council. Commissioner Weaver seconded the motion. The motion carried 4-0. (Chair Hall and Commissioners Rarick and Yeater were absent.)

VIII. A public hearing to consider a request for a rezone from R-L (Residential Low Density) to C-L (Commercial Low Intensity) for property located north of and adjacent to 20th Street, west of 65th Avenue. The property contains approximately 4.64 acres.

Project Name: Allnutt Rezone
Case No.: Z 7:16
Applicant: Greeley Mennonite Church
Location: North of and adjacent to 20th Street, west of 65th Avenue (aka Lot 7, Block 1, University Acres)
Presenter: Brett Walker, Planner III

PLANNING COMMISSION SUMMARY

ITEM: A request for Establishment of Zoning to I-M (Industrial Medium Intensity) Zone District for property known as Farmer’s Spur Annexations No. 1 and No. 2.

PROJECT: Farmer’s Spur Annexation Nos. 1 & 2 Establishment of Zoning

CASE NO: Z 5:16

LOCATION: 14520 CR 64

APPLICANT: Loveland Products, LLC

CASE PLANNER: Brett Walker, AICP | Planner III

PLANNING COMMISSION HEARING DATE: October 11, 2016

PLANNING COMMISSION FUNCTION: Review the proposal for compliance with the City of Greeley Development Code and recommend a finding to the City Council to approve, approve with conditions, table the application for future consideration, or deny the request in accordance with Section 18.26.070.

EXECUTIVE SUMMARY

Per Section 18.26.070(a), annexed areas must be included in the City's zoning ordinance and map within ninety (90) days after the effective date of the annexation ordinance. As such, this application has been submitted in conjunction with two petitions to annex land to the City. The applicant proposes the establishment of I-M zoning, which is consistent with that of the surrounding parcels.

A. REQUEST

The applicant is seeking approval for the Establishment of Zoning to I-M (Industrial Medium Intensity) Zone District for property known as Farmer’s Spur Annexations No. 1 and No. 2.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

14520 County Road 64, which is roughly ¼ of a mile southwest of the intersection of CR and CR 31, and south of the Great Western Railroad Tracks (See Attachment A – Vicinity Map).

Current Zoning:	I-1 (County)
Proposed Zoning:	I-M (Industrial Medium Intensity – City)
Abutting Zoning:	North: I-1 (County) South: I-M (Industrial Medium Intensity (City) East: I-1 (County) West: I-1 (County) (See Attachment B – Surrounding Zoning Exhibit)
Site Conditions:	At roughly 3,833 square feet the area to be rezoned is part of a yard covered with road base and dirt used for access to the north of the primary site.
Lot Size:	.088 Acres (See Attachment C – Establish. of Zoning Map)
Abutting Land Uses:	North: Industrial/Agriculture South: Industrial/Agriculture East: Industrial/Agriculture West: Industrial/Agriculture

D. BACKGROUND

Per Section 18.26.070(a), the property owners have submitted a request for establishment of zoning in conjunction with petitions to annex a total of .088 acres of unincorporated property to the City of Greeley. If approved, the owners intend to subdivide the entire parcel within the City and in compliance with the Greeley Development Code. A Minor Subdivision application was submitted nearly two years ago could not be completed until the applicant addressed this issue involving an approximately .088 acre (~3,833 feet) piece of a 24.37 acre parcel laying outside of City limits.

E. APPROVAL CRITERIA

The City shall consider zoning such newly annexed areas under the appropriate zoning category as follows:

- 1. If land use approval and/or development of areas being considered for annexation is not pending upon completion of annexation, if the subject property is in a transitional state regarding development or if it is in the best interest of the**

City, the City Council shall place the newly annexed property into the H-A Holding Agriculture Zoning District.

Staff Comment: This criterion does not apply to this request.

2. **Requests for zoning districts other than the H-A Holding Agriculture District may be considered by the City Council in conjunction with the submittal of all applicable requirements for a zoning suitability plan or a rezoning application. The City Council shall place the newly annexed property into the zoning district most appropriate, considering the goals and objectives of the City's Comprehensive Plan and the applicant's future development plans.**

The following Comprehensive Plan Policies apply to this request:

Comprehensive Plan Policy GR3A1bvii

Growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community pursued...

Staff Comment: While the proposed property adds only a small addition to the City, the proposal complies with this policy.

Comprehensive Plan Policy LU4B4

Through annexation, land use authority, and capital improvement policies, provide an adequate supply of both finished and raw land sites suitable for industrial/economic development in a range of sizes and locations (see also EC4A)

Staff Comment: Again, while a small addition, it facilitates the efficient use of a larger parcel and enables the subdivision of the land to potentially provide for more economic activity.

This request complies with this criterion

3. **Requests for zoning to the C-D Conservation District shall be exempt from the requirements of Subsections (1) and (2) above.**

Staff Comment: This criterion does not apply to this request.

F. ADMINISTRATIVE REVIEW TEAM COMMENTS:

The proposal was reviewed by the Administrative Review Team and all comments have been addressed.

G. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The site has not been platted. The Farmer’s Spur Minor Subdivision application has been preliminary processed, to be known as Farmer’s Spur Minor Subdivision, and can be completed if the annexations are approved.

2. HAZARDS

There are no known hazards on this site.

3. WILDLIFE

The site is in a Moderate Area of Ecological Significance. Should redevelopment be proposed in the future, a Biologist’s Report may be required.

4. FLOODPLAIN

Though the site that is the subject of these annexations is not located in any floodplains, the floodplain does enter into the southeast corner of the larger adjacent parcel.

5. DRAINAGE AND EROSION

Drainage patterns are expected to continue to follow the existing lay of the land. However, drainage patterns would be examined in much greater detail should redevelopment of the site be proposed as a Site Plan Review application would be required.

6. TRANSPORTATION

The annexations should not impact traffic patterns nor commit the City to road maintenance.

7. SERVICES

There should be negligible impact on services.

H. NEIGHBORHOOD NOTIFICATION:

Letters regarding the proposed annexations were mailed to property owners within 500 feet of the site on September 22, 2016, pursuant to Development Code requirements. One sign was

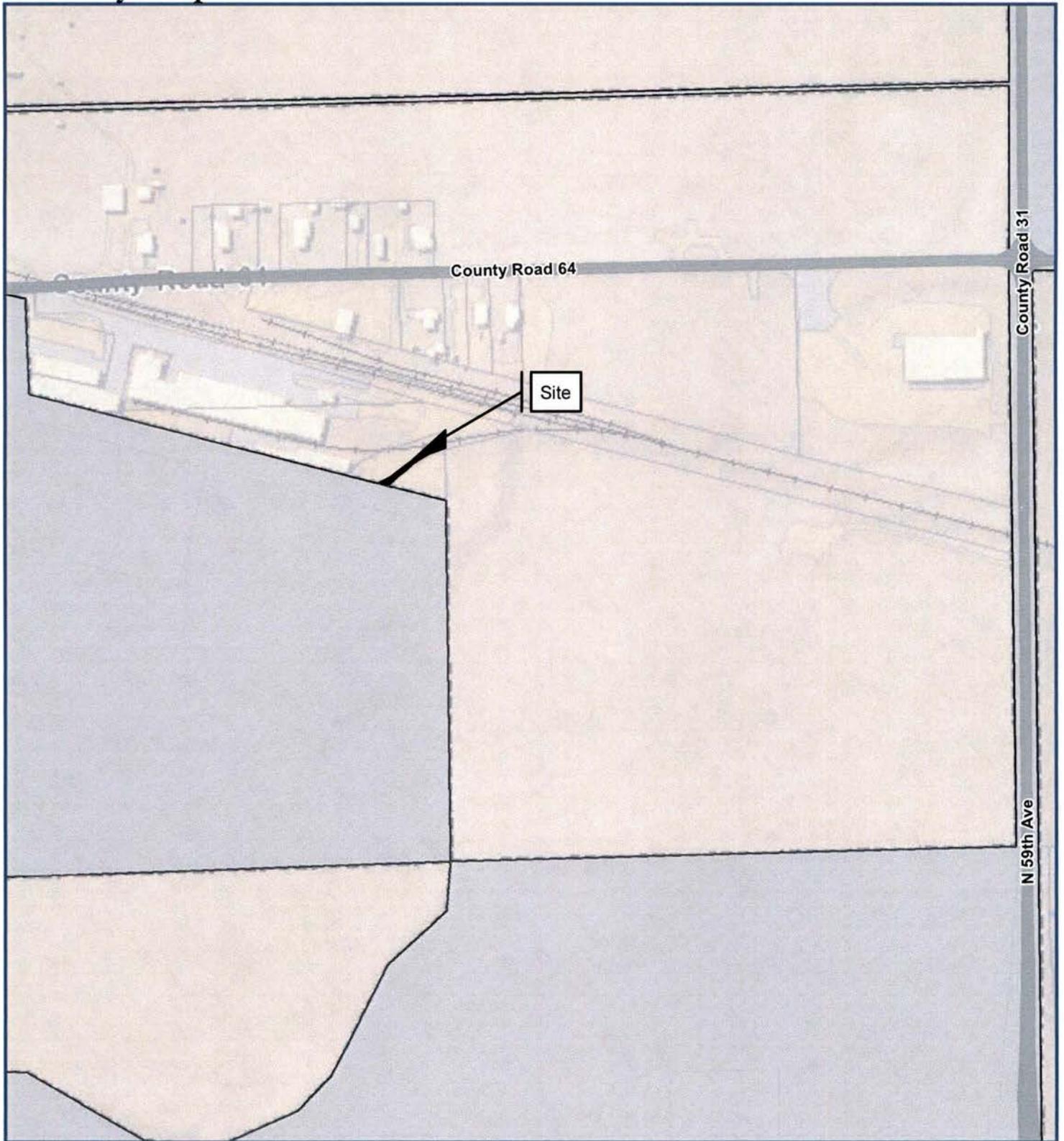
posted along County Road 64. No communication in response to notification has been received to date.

I. PLANNING COMMISSION RECOMMENDED MOTION:

Based on the application and the preceding analysis, the Planning Commission finds the proposed establishment of rezoning to the I-M (Industrial Medium Intensity) zone district meets Development Code Section 18.26.070, and therefore recommends approval of the establishment of zoning to the City Council.

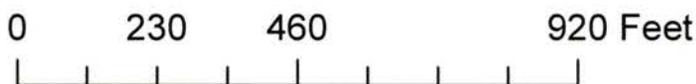
J. ATTACHMENTS:

- Attachment A- Vicinity Map
- Attachment B- Surrounding Zoning Exhibit
- Attachment C- Establishment of Zoning Map
- Attachment D- Site Analysis Map
- Attachment E- Land Use Guidance Map



Created: 06/24/2016
By: BRW
File: A 1:16

Farmer's Spur Annexation



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 (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

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Attachment B

Surrounding Zoning Exhibit

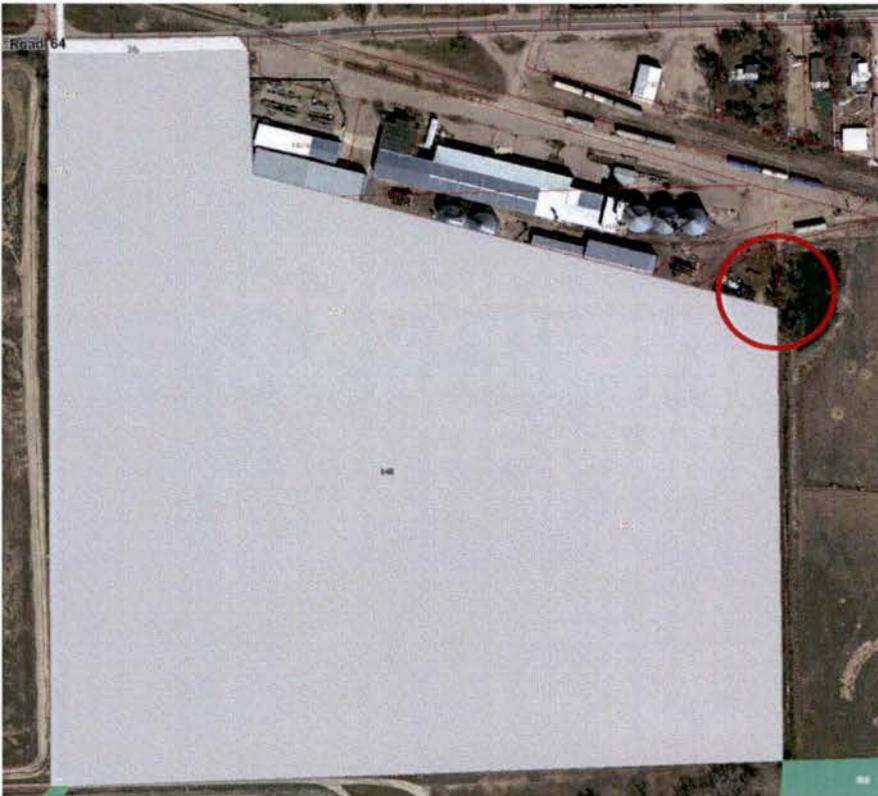


Figure 1-City Zoning – The Annexations have been submitted with a request to Establish an I-M Zone District



Figure 2-County Zoning – Currently the site to be annexed is surrounded by County I-1 Zoning (which would be obsolete should the annexation be approved).

ESTABLISHMENT OF ZONING For FARMER'S SPUR ANNEXATION NO. 1 & 2

Part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 6 North, Range 66 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado

PARTIAL DESCRIPTION

A portion of land being a portion of the Northwest Quarter of the Northeast Quarter (NW/4 NE1/4) of Section Thirty-three (33), Township Six North (6N), Range Sixty-six West (66W), of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado, one being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 33, and measuring the North line of said NW/4 as bearing North 88°21'38" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum (NAD83/2011), with all other bearings contained herein relative thereto;

THENCE North 88°21'38" East along the North line of said NW/4 a distance of 1320.81 feet to the East Quarter corner;

THENCE South 82°22'57" East along the East line of said NW/4 a distance of 300.55 feet to the POINT OF BEGINNING;

THENCE South 02°22'37" East vertically along the East line of said NW/4 a distance of 18.87 feet to the beginning point of a curve, non-tangent to the above line;

THENCE along the arc of a curve concave to the Southwest a distance of 163.81 feet, said curve has a Radius of 448.80 feet, a Delta of 11°37'28" and is subtended by a Chord that bears North 82°22'57" East a distance of 32.43 feet to the beginning point of a curve, non-tangent to the above line;

THENCE South 02°22'37" East vertically along the East line of said NW/4 a distance of 42.88 feet to the beginning point of a curve, non-tangent to the above line;

THENCE along the arc of a curve concave to the Northwest a distance of 82.58 feet, said curve has a Radius of 448.80 feet, a Delta of 11°37'28" and is subtended by a Chord that bears North 82°22'57" East a distance of 32.43 feet to a Point of Reverse Curvature;

THENCE along the arc of a curve concave to the Southwest a distance of 105.00 feet, said curve has a Radius of 448.80 feet, a Delta of 17°50'22" and is subtended by a Chord that bears North 82°22'57" East a distance of 56.78 feet to the beginning point of a curve, non-tangent to the above line;

THENCE along the arc of a curve concave to the Northwest a distance of 5.17 feet, said curve has a Radius of 448.80 feet, a Delta of 17°50'22" and is subtended by a Chord that bears North 82°22'57" East a distance of 2.17 feet;

THENCE North 88°21'38" East along a line non-tangent to the above curve a distance of 2.48 feet to the POINT OF BEGINNING.

Said described portion of land contains 2.820 Square Feet or 0.065 Acres, more or less (±).

SURVEYOR'S STATEMENT

I, Steven Picha, a Colorado Licensed Professional Land Surveyor, do hereby state that this Reciting Plat was prepared under my personal supervision, and that the foregoing plat is an accurate representation thereof, of the to the best of my knowledge, information, belief, and to my professional opinion.

PRELIMINARY

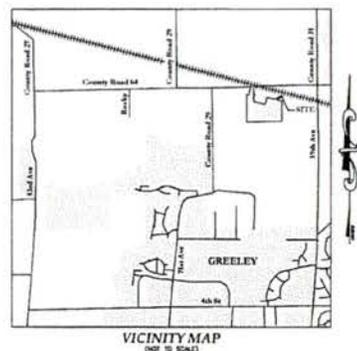
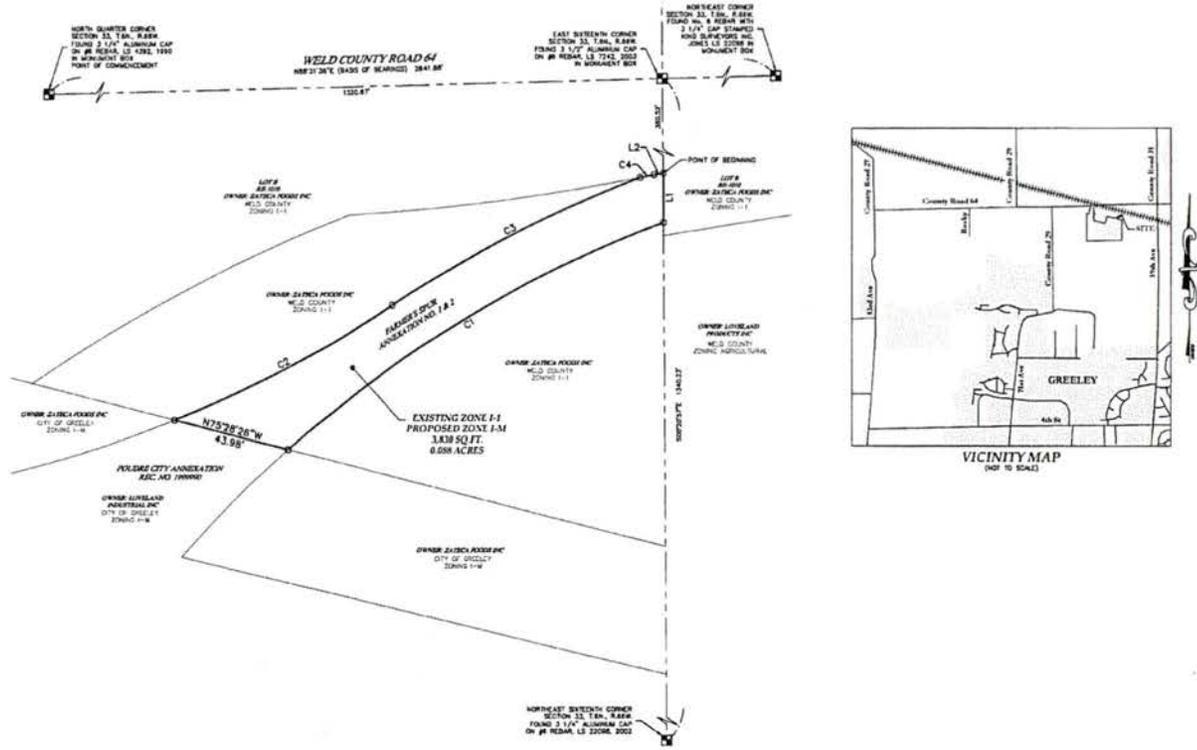
Steven Picha - On Behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #38248

BASE OF BEARING AND LINEAL UNIT DEFINITION

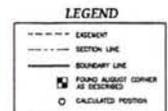
Assuming the North line of Northwest Quarter of Section 33, T.6N., R.66W., as bearing North 88°21'38" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum (NAD83/2011), with all other bearings contained herein relative thereto. The lineal dimensions as contained herein are based upon the "US Survey Foot."

NOTICE

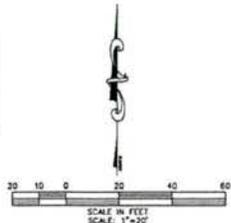
According to Colorado law, any third person who may acquire an interest in this land, whether by purchase, gift, or otherwise, shall be bound by the provisions of this plat, to the extent that any prior deed, map, or plat affecting the same is inconsistent with the law. Two years from the date of the certification of this map. (13-CO-108 C.A.S. 1013)



LINE TABLE	
LINE	BEARING / LENGTH
L1	S02°22'37\"
L2	S82°22'57\"
L3	S02°22'37\"



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	163.81'	448.80'	11°37'28\"	164.84'	S82°22'57\"
C2	82.58'	448.80'	11°37'28\"	83.42'	S82°22'57\"
C3	105.00'	448.80'	17°50'22\"	106.78'	S82°22'57\"
C4	5.17'	448.80'	17°50'22\"	5.17'	S82°22'57\"



DATE:	12/18/2015
FILE NUMBER:	2014339REZ
SCALE:	1"=20'
DRAWN BY:	CSW
CHECKED BY:	SP

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

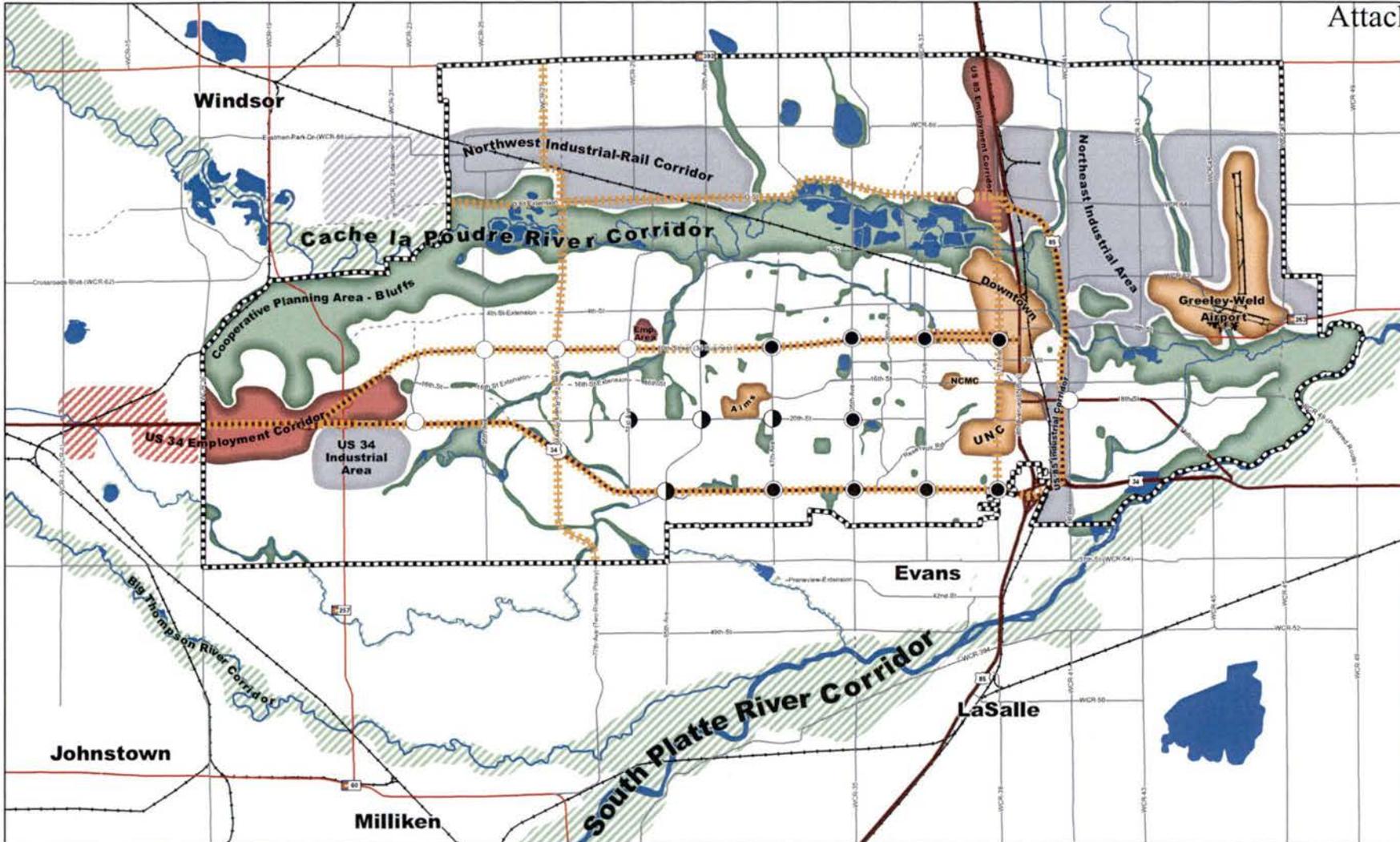


DATE:	
REVISIONS:	

ESTABLISHMENT OF ZONING FOR FARMER'S SPUR ANNEXATION NO. 1 & 2
CROSS FRONT FOR PLANNING SERVICES
14320 COUNTY ROAD 64, GREELEY, CO 80631

PROJECT # 2014339
1
SHEET 1 of 1

N:\2014\2014339\2014339.DWG



Land Use Guidance Map

LEGEND

- Outside LREGA
- Within LREGA
- Employment Uses**
Business Parks, Major Employers
- Industrial Uses**
Industrial Parks, Major Employers
- Natural Uses**
Parklands, Open Space

LAND USE GUIDANCE AREAS*

*Land use areas generated from an analysis of Topography Data, Transportation Features (Rail, Highway, Airport Access), Areas of Ecological Significance, Commercial Gravel Deposits, Floodway & Floodplain Information, Hydrography (Canals, Ditches, Draws etc), Regional Features, visibility, and existing Regional Uses.

- Operational
- Developing
- Underdeveloped
- Commercial Nodes**
- Special Uses**
UNC, Aims, NCMC, Downtown
- Multimodal Corridors**
Planned transit corridors

LONG RANGE EXPECTED GROWTH AREA (LREGA)

Area within which the community expects to grow within the next 20+ years. Subject to Cooperative Planning Areas and IGA's.
Updated via annual Capital Improvement Project (CIP) Assessments.

TRANSPORTATION

- U.S. Highway
- State Highway
- Major Road
- Railroad

Water Features

All planimetric data was digitized from aerial photographs dated May 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 (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.
Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

Council Agenda Summary

November 1, 2016

Agenda Item Number 23

Key Staff Contact: Brad Mueller, Community Development Director, 350-9786

Title

Public hearing to consider a change of zone from R-L (Residential Low Density) zoning to C-L (Commercial Low Intensity) zoning for approximately 4.64 acres of property located north of and adjacent to 20th Street, just west of 65th Avenue (aka Lot 7, Block 1, University Acres), and a public hearing and final reading of an Ordinance changing the official zoning map to reflect the same

Summary

The City of Greeley is considering a request from the Greeley Mennonite Church for a rezone from the R-L (Residential Low Density) zone district to the C-L (Commercial Low Intensity) zone district for approximately 4.6 acres of land. The intended use is for a funeral home use, though if approved, all uses allowed in the C-L zone district would be permitted. The C-L zone district is less intense than the C-H (Commercial High Intensity) zone district.

The land is north of and adjacent to 20th Street, with retail to the east, residential to the north, and a large-lot residential use to the west.

The Planning Commission considered this request on October 11, 2016, at a regularly-scheduled public hearing, and is unanimously recommending approval of the application to City Council.

If the rezoning is approved, this item includes a request to change the official zoning map to reflect the established zone district. City Council approved this element on first reading on October 18, 2016.

Fiscal Impact

Does this item create a fiscal impact on the City of Greeley?	Yes, additional services
If yes, what is the initial or onetime impact?	On-going
What is the annual impact?	Indeterminable
What fund of the City will provide funding?	Unknown at this time
What is the source of revenue within the fund?	Impact fees associated with initial development; on-going property and potentially sales taxes afterwards
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: none	

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.

Applicable Council Goal or Objective

Consistency with Comprehensive Plan and Development Code standards.

Decision Options

Regarding the zone request:

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

Regarding the map change request:

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) A motion that, based on the project summary and accompanying analysis, the proposed rezoning from R-L (Residential Low Density) zone district to C-L (Commercial Low Intensity) zone district meets Development Code Section 18.30.050(c)(3) a, b, e, f, and g; and, therefore, approve the rezone.

- B) A motion to adopt the map change ordinance and publish with reference to title only.

Attachments

Ordinance

Draft Planning Commission Minutes (October 11, 2016)

Planning Commission Summary (Staff Report) (October 11, 2016)

CITY OF GREELEY, COLORADO

ORDINANCE NO. _____, 2016

CASE NO. Z 7:16

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, FROM R-L (RESIDENTIAL LOW DENSITY) ZONE DISTRICT TO C-L (COMMERCIAL LOW INTENSITY) ZONE DISTRICT FOR APPROXIMATELY 4.64 ACRES OF PROPERTY LOCATED NORTH OF AND ADJACENT TO 20TH STREET, JUST WEST OF 65TH AVENUE

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

Section 1. The following described property located in the City of Greeley is hereby changed from the zoning district referred to as R-L (Residential Low Density) zone district to C-L (Commercial High Intensity) zone district in the City of Greeley, County of Weld, State of Colorado:

University Acres Subdivision, Block 1, Lot 7

Section 2. The boundaries of the pertinent zoning districts as shown on the official zoning map are hereby changed so as to accomplish the above-described zoning changes, and the Mayor and City Clerk are hereby authorized and directed to sign and attest an entry which shall be made on the official zoning map to reflect this change.

Section 3. 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 _____, 2016.

ATTEST:

THE CITY OF GREELEY

City Clerk

Mayor



PLANNING COMMISSION Proceedings

October 11, 2016

**1025 9th Avenue
District 6 Administration Building
School Board Meeting Room
1:15 p.m.**

I. Election of Temporary Chair

Commissioner Weaver moved to appoint Eddie Mirick as Temporary Chair. Commissioner Schulte seconded the motion. The motion carried 4-0. (Chair Hall and Commissioners Rarick and Yeater were absent.)

II. Call to Order

Temporary Chair Mirick called the meeting to order at 1:38 p.m. following adjournment of the Zoning Board of Appeals hearing. Commissioners Schulte, Andersen and Weaver were present. (Chair Hall and Commissioners Rarick and Yeater were absent.)

III. Approval of minutes for meetings held on September 27, 2016

Commissioner Weaver moved to approve minutes for the meeting held on September 27, 2016. Commissioner Schulte seconded the motion. The motion carried 4-0. (Chair Hall and Commissioners Rarick and Yeater were absent.)

IV. A public hearing to consider a Use by Special Review for a property located at 612 23rd Avenue to allow for a 4,138 square foot school expansion in the R-M (Residential Medium) zone district. The site is approximately 1.896 acres.

Project Name: 7th Day Adventist Christian School Expansion
Case No.: USR 8:16
Applicant: Seventh Day Adventist Association
Location: 612 23rd Avenue
Presenter: Marian Duran, Planner I

VI. A public hearing to consider annexation of a parcel of land containing approximately 0.060 acres and known as the Farmer's Spur No. 2 Annexation.

Project Name: Farmer's Spur No. 2 Annexation
Case No.: A 3:16
Applicant: Brent Smith, for Loveland Products, Inc.
Location: 14520 WCR 64
Presenter: Brett Walker, Planner III

VII. A public hearing to consider establishment of zoning to I-M (Industrial Medium Intensity) zone district for parcels known as the Farmer's Spur No. 1 Annexation and Farmer's Spur No. 2 Annexation. The area contains approximately .088 acres.

Project Name: Farmer's Spur Establishment of Zoning
Case No.: Z 5:16
Applicant: Brent Smith, for Loveland Products, Inc.
Location: 14520 WCR 64
Presenter: Brett Walker, Planner III

Brett Walker addressed the Commission and entered the staff report into the record. He noted that the establishment of zoning request is for the property just recommended for annexation. Mr. Walker briefly described the rationale for the request for I-M (Industrial Medium Intensity) zoning.

Commissioner Schulte asked whether there was any conflict with the county since the property was surrounded by Weld County on all sides. Mr. Walker reported that no comments had been received from the county about any negative impacts.

Temporary Chair Mirick opened the public hearing at 2:12 p.m. There being no public comment, the public hearing was closed at 2:12 p.m.

Commissioner Schulte made a motion that, based on the application and the preceding analysis, the Planning Commission finds that the proposed establishment of zoning to the I-M (Industrial Medium Intensity) zone district meets Development Code Section 18.26.070; and, therefore, recommends approval of the establishment of zoning to the City Council. Commissioner Weaver seconded the motion. The motion carried 4-0. (Chair Hall and Commissioners Rarick and Yeater were absent.)

VIII. A public hearing to consider a request for a rezone from R-L (Residential Low Density) to C-L (Commercial Low Intensity) for property located north of and adjacent to 20th Street, west of 65th Avenue. The property contains approximately 4.64 acres.

Project Name: Allnutt Rezone
Case No.: Z 7:16
Applicant: Greeley Mennonite Church
Location: North of and adjacent to 20th Street, west of 65th Avenue (aka Lot 7, Block 1, University Acres)
Presenter: Brett Walker, Planner III

Brett Walker addressed the Commission and entered the staff report into the record. He stated that the request is for 4.64 acres to be zoned from R-L (Residential Low Density) to C-L (Commercial Low Intensity). Mr. Walker presented an aerial photograph and noted that the lot has been vacant for several years. He added that the intent is to construct a funeral home which is not allowed in an R-L zone district.

Mr. Walker provided copies of communication received from two citizens after the packets had been prepared. He also presented photographs of the site. He briefly described the rezone approval criteria and noted that the request met all criteria. He added that residential could be included in a C-L zone district as a use by special review. Staff recommended approval of the rezone.

Commissioner Mirick asked about the allowed parking on the site. Mr. Walker stated that it had not been calculated, but that he could provide that information. Commissioner Mirick also asked about the hours of operation. Mr. Walker stated that the applicant could provide that information.

Commissioner Schulte asked about the single access to the site and whether it would be sufficient in the event the current applicant did not acquire the property. Brad Mueller, Community Development Director, advised that in that event each case would be evaluated on its own merit as a separate land use application. There was discussion about whether there is a turn lane on 65th Avenue once it is completed. Commissioner Andersen asked whether access to 65th Avenue could made a stipulation for approval of the rezone. Mr. Walker stated that it would not be preferable to place a condition on approval and added that it would be evaluated administratively at the appropriate time.

Robert Malloy addressed the Commission on behalf of Allnutt Funeral Home. He stated that the applicant is under contract to purchase the property and that the intention is to build a funeral home. He noted that main access would be from 20th Street with a right in/right out turn. He pointed out that an access easement through the office complex is in place for connection to this property. Mr. Malloy added that a full traffic study was performed during the application process. Temporary Chair Mirick asked whether the traffic study had been provided to staff and Mr. Malloy stated that it had. Mr. Malloy gave a brief presentation of the applicant's rezone request.

Rick Allnutt, 100 E. County Road 30, Fort Collins, Colorado, addressed the Commission and responded to the question about hours of operation. He stated that office hours would be between 8:00 a.m. and 5:00 or 6:00 p.m. each day and added that it is a 24/hour per day business. Mr. Allnutt added that services are typically held between 10:00 a.m. and 3:00 p.m.

Temporary Chair Mirick opened the public hearing at 2:57 p.m. There being no public comment, the public hearing was closed at 2:57 p.m.

Commissioner Weaver made a motion that, based on the application and the preceding analysis, the Planning Commission finds that the proposed rezoning from R-L (Residential Low Density) zone district to C-L (Commercial Low Intensity) zone district meets Development Code Section 18.30.050(c)(3) a, b, f and g, and, therefore recommends approval of the rezone to the City Council. Commissioner Andersen seconded the motion. The motion carried 4-0. (Chair Hall and Commissioners Rarick and Yeater were absent.)

PLANNING COMMISSION SUMMARY

ITEM: A request to Rezone from R-L (Residential Low Density) to C-L (Commercial Low Intensity).

PROJECT: Allnutt Rezone

CASE NO: Z 7:16

LOCATION: Northwest Corner of the intersection of 65th Avenue and 20th Street (Lot 7, Block 1, University Acres Subdivision)

APPLICANT: Robert Molloy, RLA, on behalf of Greeley Mennonite Church

CASE PLANNER: Brett Walker, AICP | Planner III

PLANNING COMMISSION HEARING DATE: October 11, 2016

PLANNING COMMISSION FUNCTION: Review the proposal for compliance with the City of Greeley Development Code and recommend a finding to the City Council to approve, approve with conditions, table the application for future consideration, or deny the request in accordance with Section 18.30.050(c)(3).

EXECUTIVE SUMMARY

The City of Greeley is considering a request from the Greeley Mennonite Church for a rezone from the R-L (Residential Low Density) zone district to the C-L (Commercial Low Intensity) zone district for approximately 4.64 acres of land. The land is north of and adjacent to 20th Street and just west of the intersection of 20th Street with 65th Avenue (See Attachment A – Vicinity Map). The lot has been vacant since it was platted in its current configuration in 2002, and appears to have been vacant since it was incorporated into the City as part of the New West Annexation in 1981. The applicant states in the project narrative that the intended use would be for a funeral home, which is not an allowed use in an R-L district under any standard of review. The C-L district allows for a range of uses intended to serve residents of the Community and generally serves as a transitional zone between nearby residential uses and high-intensity commercial areas.

A. REQUEST

The applicant is seeking approval to rezone Lot 7, Block 1, University Acres Subdivision, from R-L (Residential Low Density) to C-L (Commercial Low Intensity).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

The properties is north of and adjacent to 20th Street and just west of the intersection of 20th Street with 65th Avenue (See Attachment A – Vicinity Map).

Current Zoning: R-L (Residential Low Density)

Proposed Zoning: C-L (Commercial Low Intensity)

Abutting Zoning: North: R-L (Residential Low Density)
South: PUD (Planned Unit Development)
East: C-L (Commercial Low Intensity)
West: R-L (Residential Low Density)

Site Conditions: The property is vacant and it appears that there has never been a principle structure on the site. A two-track trail is present along the western edge of the lot and appears to be used as some sort of shortcut to the Westridge Village Subdivision adjacent to the north. There is an approved access to 20th Street at the end of this track on the southwest corner of the site. The site was graded and briefly home to some construction-related dirt and storage as the Westridge Village Subdivision was under construction. Native grasses and weeds predominate on the site.

Lot Size: 4.64 Acres

Abutting Land Uses: North: Residential
South: 20th Street / Residential
East: Offices
West: Residential

D. BACKGROUND

The site was included in the Near West Annexation in 1981. A portion of the site was platted as part of Outlot A, Cardinal Acres, in 1991. A Use by Special Review (USR) was approved for a church use in 1995; however, the project was not built. The USR is no longer valid. The current configuration of this site was established in 2002 when the property was platted as Lot 1, Block 7, University Acres Subdivision. Aside from a temporary storage use for construction related debris and equipment in 2005, the site has not developed. In 2006, the previous owners applied for a rezone from R-L to C-L

and R-H, with a Development Concept Master Plan (See Attachment G – Failed DCMP). Public comment during the process reflected concerns with increased traffic, child safety, lowered property values, height, and the connection of this site to 19th Avenue adjacent to the north. The DCMP submitted with that application proposed 16 units of multifamily along 19th Street (proposed to be rezoned to R-H) as well 3 commercial buildings (proposed to be rezoned to C-L). Furthermore, an access onto 19th Street was proposed that would enable traffic from the proposed business to enter and exist onto 19th Street via the bulb. On March 28th, 2006, the Planning Commission recommended approval by a vote of 6-0. On June 27th, 2006, City Council denied the application by a vote of 7-0. The primary reason for denial was that the application was found by Council to not meet the rezone criteria as listed in 18.30.050(c)(3)(a, b, f, and g). The criteria remain unchanged within the Development Code and are the same used in the evaluation of this application.

The concept submitted with this rezone application consists of one 7,000 square foot building for funeral service use proposed to be constructed and in operation by 2018; and one 5,000 square foot building for funeral service operations further in the future. See Attachment B – Project Narrative, and Attachment D - Conceptual Site Plan). Should this rezoning be approved, the applicant would be required to submit an application for Site Plan Review before any building permits could be issued. At that time, the proposal would be fully evaluated per Site Design and Architectural Standards. It is anticipated that access to 19th Street or 65th Avenue Court would not be allowed.

E. APPROVAL CRITERIA

The Planning Commission shall consider the staff report, along with the zoning suitability plan and related submittal items, and testimony and comments made by the applicant and the public. The Commission shall make recommendations to the City Council regarding the application in the form of a finding based on the review criteria in 18.30.050(c)(3), (4), or (5) as applicable. The review criteria found in Section 18.30.050(c)(3)(a-h) of the Greeley Development Code shall be used when considering a rezoning request.

- 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 area has changed as more intensive uses have developed along 65th Avenue. The entire block face from 18th Street to 20th Street has been zoned C-L, providing a buffer between the residential use to the west and a major collector to the east. Best practices in urban design would be to have commercial block faces develop along busy roads that act as a buffer for higher density residential interior to the block. As 20th Street is classified as a higher minor arterial, it should be expected that

the highest and best use of the land would be neighborhood scale commercial. Should the funeral home use not manifest after the C-L zone is approved, the new zone district would likely attract interest from developers seeking commercial uses as allowed in the district. Uses allowed in the C-L District are more limited than those in the C-H, illustrating that the intention of the district is to encourage the above-mentioned neighborhood scale. (See Attachment E – Land Use Table)

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 R-L designation has been in place on this single lot and block for over 35 years and has not manifested in any re-subdivision and/or residential development. The lot adjacent to the east was rezoned to C-L in 2006, which also indicates a trend toward a more commercial component at this intersection of a minor arterial with a major collector. While not identified as a commercial node on the Land Use Guidance Map, the property appears to be a suitable spot for low intensity commercial activity to develop. (See Attachment F – Land Use Guidance Map)

This request complies with this criterion.

- c. Are there clerical or technical errors to correct?**

Staff Comment: No.

This criterion is not applicable to this request.

- d. Are there detrimental environmental conditions, such as flood plains, presence of irrigation ditches, 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. A ditch runs along 20th Street and has been placed underground and within an easement (See Attachment G – Site Analysis Map). It is not expected to impact development and would be re-evaluated at the time of Site Plan Review. There is also a 15’ pipeline easement along the eastern edge of 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: No.

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, street and pedestrian systems and parks and recreation facilities)?**

Staff Comment: Lot 7, Block 1, University Acres Subdivision was platted adjacent to a bulb-out. There was clearly some intent to provide access to this lot from 19th Street and/or 65th Avenue Court at that time, nearly 15 years ago. Subsequent re-subdivisions and residential development in the area have at the least created the perception that connectivity to 20th Street via Lot 7 could be undesirable as it could potentially increase the traffic through this neighborhood. Staff concurs that nearly every commercial use proposed for this lot should not be allowed to have access to 19th Avenue. Even low intensity commercial uses would contribute to traffic if allowed to access 19th Street to the north.

Should this rezone request be approved, any new development would still be required to submit for some level of development review. At that time, access to these ROWs adjacent to the north would be evaluated. The development adjacent on the east has an “exclusive” access easement that could potentially enable this lot to have access to 65th but it is unknown at this time. There currently exists a single approved access onto 20th Street that would only allow for a right in/right out maneuver for traffic into and out of the site.

Water and sewer are present along the eastern edge of the lot. The area is already served by Fire and Police. Pedestrian connectivity would be evaluated at the time of Site Plan review. Landscape and buffering requirements in the Development Code would mitigate any visual impacts.

This request complies with this criterion.

- g. Is there clear and convincing evidence the proposed rezoning will be consistent with the policies and goals of the City's Comprehensive Plan and comply with applicable zoning overlay requirements?**

The following Comprehensive Plan Policies apply to this request:

Comprehensive Plan Policy LU3A1

Provide diverse uses that contribute to the city’s total employment base and provide services needed by community residents and businesses

Staff Comment: The R-L district severely restricts uses that generate employment. The C-L district would allow for small scale business or office uses that would likely provide employment opportunities. In general, a community needs facilities to prepare and honor those who have passed on.

Comprehensive Plan Policy LU3A3(c)

In order to accommodate desired development which is compatible with adjacent neighborhoods, the City’s Development Code shall establish, review and maintain a

range of commercial zone classifications which allow...development that is commensurate with and in relationship to the surrounding area

Staff Comment: The Site Design and Architectural Standards in the Development Code enable low intensity commercial uses to blend with other low intensity commercial and residential in a harmonious fashion. In this case, as stated above, vehicular access to the north would not be allowed but a pedestrian connection would be encouraged. Should the funeral home use not manifest, perhaps a café or other desirable use would emerge (See Attachment D – Land Use Table)

Comprehensive Plan Policy LU3A4(a)(i)

Adhere to the following policies when evaluating commercial zoning applications:

(a) Office/professional services

(i) Development should be clustered with shared access to adjacent roadways;

Staff Comment: As described above, there is shared access to 65th Avenue through the office development adjacent to the east (*Rec No. 2973884*).

This request complies with this criterion.

h. What is the potential impact of the proposed rezoning upon an approved zoning suitability plan for the property?

Staff Comment: There is no previously approved zoning suitability plan for the property.

This criterion is not applicable to this request.

F. ADMINISTRATIVE REVIEW TEAM COMMENTS:

The proposal was reviewed by the Administrative Review Team and all comments have been addressed.

G. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The property was a portion of Outlot A of Cardinal Acres Subdivision, along with previously unplatted land. Cardinal Acres Subdivision was recorded in 1991. Subsequently the property was platted as Lot 7, Block 1, University Acres Subdivision, which was recorded in 2002.

2. HAZARDS

There are no known hazards on the site.

3. WILDLIFE

The site is not in any areas of ecological significance.

4. FLOODPLAIN

The property is not located in any floodplains.

5. DRAINAGE AND EROSION

The site has been graded in the past and is relatively flat and drainage patterns are expected to continue to follow the existing lay of the land, which slopes downward from south to north (20th Street to 19th Street). However, drainage patterns would be examined in much greater detail through the administrative Site Plan Review process and the subsequent permitting processes. The Site Analysis map illustrates the need for a detention area when the site is developed (See Attachment I – Zoning Suitability Map)

6. TRANSPORTATION

A traffic study was submitted and reviewed by staff. Traffic generation was considered based on a funeral home use, as well as a general office use which could potentially locate in a C-L district. Based on the expected traffic generation from these uses and considering recent peak hour traffic counts, staff was most concerned with a situation where a large funeral ends at the same time as nearby schools let out. Even in this worst case scenario, the level of service (LOS) analysis provided in the traffic study has shown that both site accesses (one to 20th Street and one to 65th Avenue), as well as the 65th Avenue/20th Street intersection, would operate at an acceptable LOS.

A core assumption of the study was that there would be no access onto 19th Street to the north. Rather, access to the site would be from the existing unused right-in/right-out access to 20th Street and the existing shared full-movement access to 65th Avenue. Staff has determined that the study is acceptable for the rezoning process and expected administrative review of the funeral home use. However, should another use be proposed, or if the proposed facilities and intensity of the use are expanded, another traffic study would be required. It is

also likely that any commercial development would be prohibited from access to 19th Street. This includes multi-family developments.

7. SERVICES

Adequate Public Facilities are in place for the site. Water and Sewer are adjacent to the site. The area is already served by the police department and fire department.

H. NEIGHBORHOOD NOTIFICATION:

Letters regarding the proposed annexations were mailed to property owners within 500 feet of the site on September 22nd, 2016, pursuant to Development Code requirements. One sign was posted adjacent to the site on 19th Street; a second sign was posted along 20th Street adjacent to the site. No communication in response to notification has been received to date.

I. PLANNING COMMISSION RECOMMENDED MOTION:

A motion that, based on the project summary and analysis, the Planning Commission finds the proposed rezoning from R-L (Residential Low Density) zone district to C-L (Commercial High Intensity) zone district meets Development Code Section 18.30.050(c)(3) a, b, f, and g and therefore recommends approval of the rezone to the City Council.

J. ATTACHMENTS:

Attachment A-	Vicinity Map
Attachment B-	Project Narrative
Attachment C-	Site Analysis Map
Attachment D-	Conceptual Site Plan
Attachment E-	Land Use Table
Attachment F-	Land Use Guidance Map
Attachment G-	2006 DCMP Application
Attachment H-	Access Easement Exhibit
Attachment I-	Zoning Suitability Map

University Acres Rezone Narrative

Rezone Request for Lot 7 Block 1 of the University Acres Subdivision

We are proposing to change the existing zoning of an undeveloped 4.64 acre lot located in the southwest area of Greeley from a R-L (Residential Low Density) to C-L (Commercial Low Density). This is considered the first step in the development process for this property. Our intent is to construct and operate a new funeral home within this property. This lot is bounded by 20th Street to the south and West 19th Street to the north along with a portion of 65th Avenue Court to the north, a single family home on a 4.5 acre lot to the west and office buildings to the east. The area has changed over the last 15 years and it is in the public's interest to rezone the subject property to encourage development. There are not detrimental environmental impacts that would impact future development on this site. The potential impact including city services noise and traffic on is very minimal to surrounding neighborhoods based on proposed use. The proposed rezoning is necessary to provide land for a community-related use which was not anticipated at the time of adoption of the City's Comprehensive Plan.

The current R-L zoning for this property allows for Low density housing. This zoning has been in place for over 15 years without any resulting development and as stated in the comprehensive plan this property can be subject to rezoning. The existing zoning does not provide "efficient and balance mix of residential and related land use" rather it provides for a possible "concentration for a single type of housing that may create a disproportionate number of neighborhood impacts". Our request will correct this deficiency.

"Traditional zoning calls for separation of very different land uses through a series of graduated levels of land use intensity". This is what we are proposing with C-L facing existing R-L zoning to the north and existing R-L across 20th Street to the south. The property to the east that fronts 65th Ave is also zoned C-L and provides access to this property. The property to the west is currently zoned R-L with a existing single family home on approximately 4.5 acres This graduated level of intensity will also "Protect established neighborhoods from encroachment by incompatible land uses". "Ultimately, a harmonious balance of land uses should be sought which supports appropriate business interests and sustains desirable neighborhoods, and provides attractive and interesting corridors into and throughout the community" as stated in the Comprehensive Plan Document. The existing zoning does not provide any of these opportunities. 20th Street has become a major corridor with plans of further widening to the west

“Since the adoption of the Development Code, there has been interest in newer approaches to development, particularly those that encourage and promote the integration of a variety of land uses. These approaches can also help achieve a better balance between the location and number of jobs in the community, with the location of the existing residential areas.” Our approach will be to introduce a low use commercial project which will not be interruptive of the existing residential areas. Currently there large number of residential PUDs and R-L zoning in the area an rezoning this parcel to C-L falls right in line with the “integration of a variety of land uses”.

The proposed rezone provides complementary neighborhood uses and promotes transit oriented design along 20th Street has become a major transportation corridor and will help to foster the success in this corridor in sustaining transit use and provides mobility and access to employment and shopping. These proposed land uses are balanced, coordinated, and complimentary in achieving the overall community goals. As stated above we provide a low intensity use will provide residents with access to employment and professional services.

The intent in the design for the This property is to provide a 7,000 square foot funeral home to be located in the south east portion of the property and a future reception hall near the center of the property. The owner will also be proposing a large garden area located at the north end of the property along with the required storm water detention area. This will provide a large buffer area between the existing residents and the low intensity use of the site. Access will be provided on 20th Street and between the existing office buildings on 65th Avenue. There will not be access to the existing residential streets.

The character of the rezone application falls directly in line with the intent of the 2060 comprehensive plan document. Our approach to the development of this property follows within the direction of the comprehensive plan in that we are providing a balance between varying land uses. The commercial development is attractive, compatible with its setting, efficiently located and designed to be aesthetically and functionally related to a defined service and complementary to surrounding uses. The Funeral Home will incorporate a high quality design, with attention to neighborhood character. The design will incorporate a landscape design that will exceed neighborhood standards. The overall zoning change will provide an appropriate mix of land uses to serve all residents with effective access to a complete range of housing, recreation, employment, and business goods and services.

UNIVERSITY ACRES SUBDIVISION LOT 7, BLOCK 1 SITE ANALYSIS MAP

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 66 WEST
6TH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

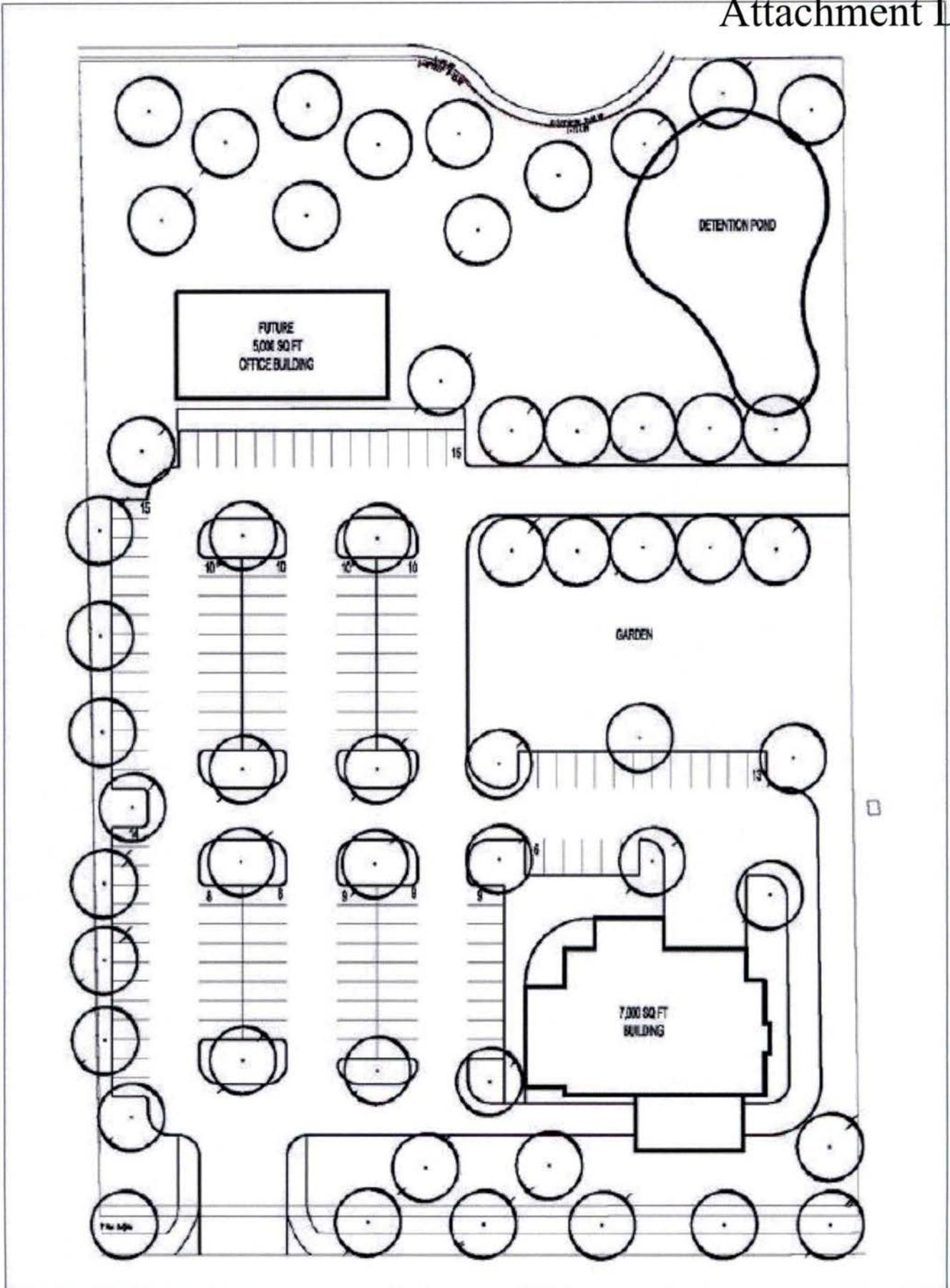


DEVELOPER: ALLIANT FUNERAL SERVICE, INC.
702 13TH STREET
GREELEY, COLORADO 80631

SURVEYOR: THOMAS LAND SURVEYING, LLC
2619 WEST 11TH ST. ROAD, SUITE 24
GREELEY, COLORADO 80634
875.204.8884

1486.020
WEINEMAN ALLIANT REZONE SITE ANALYSIS MAP

Attachment C



CONCEPT A

1" = 60'

Attachment E

TABLE OF PRINCIPAL LAND USES	C-L	C-H
Residential		
single-family dwellings - not permitted in PUDs as sole land use	S	S
two-family dwellings	S	S
multi-family dwellings	S	S
town house dwellings	S	S
boarding & rooming houses, dormitories, fraternities, sororities, group quarters, SROs	S	S
farming	P	P
group homes - with 8 or less residents	S	S
mixed-use (must include resid.)	D	D
secondary dwelling	D	D
Institutional		
cemeteries, columbariums	--	P
child care, day-care centers, preschools	D	D
churches	S	P
emergency shelters, missions	S	P
hospitals	S	P
intermediate & long-term care, ass. living units, < 8	D	D
intermediate & long-term care, ass. living units, > 8	P	P
rehab centers	P	--
libraries, museums, public or quasi-public	P	P
police, fire stations ambulance dispatch & storage	P	P
schools	S	S
schools - adult (business, trade)	S	P
universities, colleges	S	S
Commercial		
animal uses -		
- kennels	--	D
- pet stores	--	D
- pet grooming	D	D
- veterinary clinic (no outdoor runs)	D	D
- veterinary clinic (outdoor runs)	--	S
art, dance, photo studios, galleries	P	P
auto uses		
- auto rental (max 10 cars or vans)	--	P
- auto repair, sales	--	D
over 1 acre in size, whether on individual sites or several such uses combined	--	S
- car & truck wash	--	D
over 3 bays	--	S
- towing services	--	P
banks, savings and loans, financial institutions, ATMs, drive-up windows -"D" required for drive-up	D	P/D
bars, taverns, lounges	--	P
bingo halls & parlors	--	P
brewpubs	--	P
builders, contractors supply, offices & yards		
- max. 25% of GFA for indoor assembly	--	P
- max. 25% of site for outdoor storage	--	S
cleaning & janitorial services	--	P

Allowed Uses and Different Standards of Review are shaded in the CL Column

-- Not Allowed
P Permitted Use
D Design Review
S Use by Special Review (BOA)

convenience stores with gas sales	--	D
dry cleaning (no cleaning on-site)	P	P
emission testing centers	--	P
entertainment establishments	D	D
exterminating shops	--	P
food and beverage processing facility		D
gas stations	--	D
- sites over 1 acre in size	--	S
gas stations with repair, lube & tire shops - including underground fuel storage	--	D
- sites over 1 acre in size	--	S
golf uses		
- golf courses, country clubs, driving ranges w/out lighting	P	P
- golf courses, driving ranges with lighting	--	P
- miniature golf	--	P
Laundromats	--	P
lodging:		
- bed and breakfast	D	D
- hotels, motels	--	P
medical & dental offices & clinics, massage therapists, medical supply, sales & rental	P	P
mixed-use (must include resid.)	D	D
mortuaries, funeral homes	P	P
movie theaters, indoor theaters - see theaters		
nurseries, greenhouses, garden shops	--	P
offices	P	P
parking lots & structures	S	P
pawn shops	--	P
personal service shops (beauty, barber, tanning & nail salons, shoe repair)	P	P
printing, copying shops, mail centers	P	P
radio & TV stations	--	P
recreation uses		
- community rec. bldgs.	S	P
- indoor, outdoor extensive (skating rinks, bowling alleys, riding clubs, A:Acourts, etc.)	--	P
- membership clubs, health clubs, martial arts	--	P
-outdoor intensive (go- cart tracks, bumper cars, etc.)	--	P
- open space	P	P
- park (pocket)	P	P
- park (neigh)	P	P
- park (comm/reg)	P	P
rental service (equipment, small tools, supplies, appliances, home furnishings)	--	P
repair shops	--	P
restaurants -		
- cafes & other establishments (including outdoor seating areas)	P	P
- drive-in or drive-thru facilities (including outdoor seating areas)	--	D
- drive-up window	--	D
retail sales		

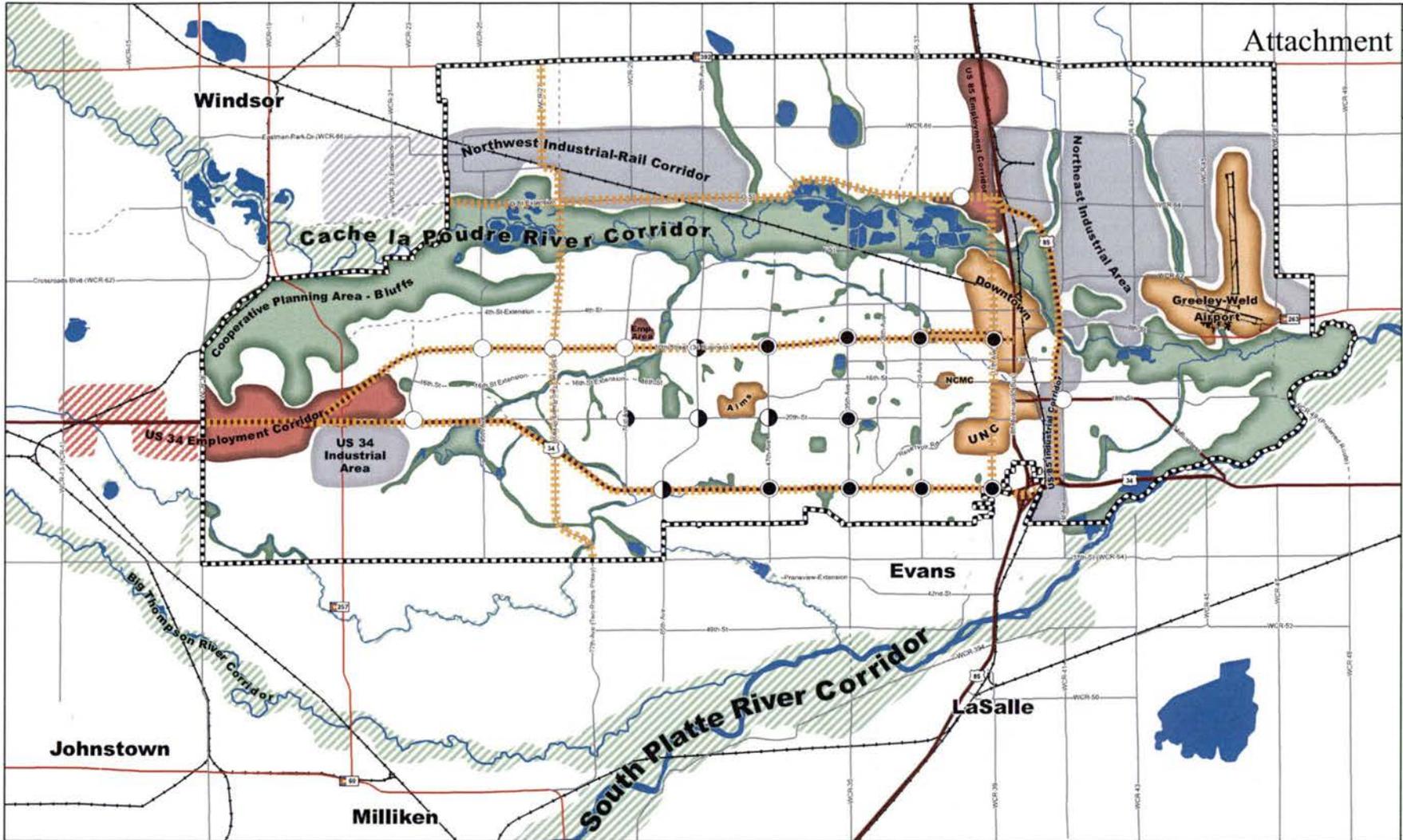
Allowed Uses and Different Standards of Review are shaded in the CL Column

-
- Not Allowed
 - P Permitted Use
 - D Design Review
 - S Use by Special Review (BOA)

- under 3,000 sq. ft. GFA (one or combination of stores)	P	P
- 3,000 - 20,000 sq. ft. GFA (1 or combination of stores)	--	P
- large retail (over 20,000 sq. ft.)	--	D
- large retail (over 100,000 sq. ft. GFA)	--	S
RV and travel trailer parks	--	S
theaters		
- drive-in	--	S
- indoor, movie	--	P
- outdoor auditoriums, sports arenas, stadiums	--	S
theme or amusement parks, zoos, aquariums	--	S
towing services - see auto uses		
train, shuttle, bus depots	--	P
upholstery shops	--	P
warehousing -	--	--
- self serve storage units	--	D
- sites over 5 acres in size	--	S
Industrial	C-L	C-H
newspaper & publishing plants, binderies	--	P
oil & gas operations	S	S
recycling centers -		
- small collection	S	D
- large collection & processing facil.	--	D
refuse transfer stations - see waste mgmt.		
research & testing labs	--	P
telecomm. uses		
- satellite earth station antennas over 3 feet in diameter	D	D
- utility, comm. towers and cabinets less than building height permitted by zone	D	D
- utility, comm. towers and cabinets over building height permitted by zone	S	S
utility serv. facilities -		
- less than 300 sq. ft., no office or storage	P	P
- more than 300 sq. ft., no office or storage	S	S
utility, tele. towers & cabinets - see telecomm. uses		
utility lines - over 33 KVA, overhead	S	S
wireless telecomm. **		
- co-location (on existing tower) **	P	P
- stealth design **	D	D
- roof-top mounted	D	D
- freestanding (nonstealth) **	S	S
	C-L	C-H
<i>**As long as tower height is not increased</i>		

Allowed Uses and Different Standards of Review are shaded in the CL Column

-- Not Allowed
P Permitted Use
D Design Review
S Use by Special Review (BOA)



Land Use Guidance Map

LEGEND

- Outside LREGA** (Red hatched box)
- Within LREGA** (Green hatched box)
- Employment Uses**
Business Parks, Major Employers (Red solid box)
- Industrial Uses**
Industrial Parks, Major Employers (Purple solid box)
- Natural Uses**
Parklands, Open Space (Green solid box)

LAND USE GUIDANCE AREAS*

*Land use areas generated from an analysis of Topography Data, Transportation Features (Rail, Highway, Airport Access), Areas of Ecological Significance, Commercial Gravel Deposits, Floodway & Floodplain Information, Hydrography (Canals, Ditches, Draws etc), Regional Features, visibility, and existing Regional Uses.

- Commercial Nodes**
Developed (Black circle), Developing (Half black circle), Underdeveloped (White circle)
- Special Uses**
UNC, Aims, NCMC, Downtown (Orange hatched box)
- Multimodal Corridors**
Planned transit corridors (Yellow dashed line)

LONG RANGE EXPECTED GROWTH AREA (LREGA)

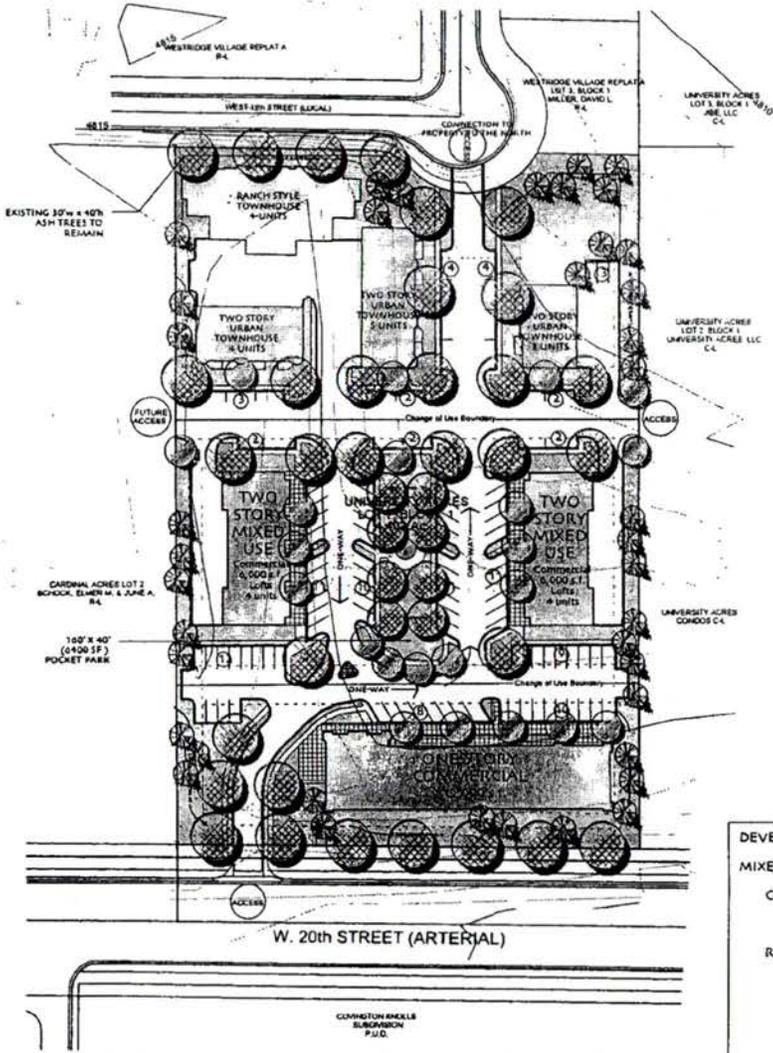
Area within which the community expects to grow within the next 20+ years. Subject to Cooperative Planning Areas and IGA's.
Updated via annual Capital Improvement Project (CIP) Assessments.

TRANSPORTATION

- U.S. Highway (Red wavy line)
- State Highway (Orange wavy line)
- Major Road (Blue wavy line)
- Railroad (Black line with cross-ticks)

Water Features

All planimetric data was digitized from aerial photographs dated May/2005. Updates are continual and data representations will change over time. This product is not necessarily accurate. No engineering or surveying standards shall apply (except National Mapping Accuracy Standards (NMAA)). The information contained within this document is not intended to be used for the preparation of construction documents.
Information outlined on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.



RANCH STYLE TOWNHOUSE
 ONE STORY TOWNHOUSE
 Allowed Uses: All uses allowed in RH Zoning per City of Greeley Development Code and Zoning.



TWO STORY URBAN TOWNHOUSE
 TWO STORY URBAN TOWNHOUSE
 Allowed Uses: All uses allowed in RH Zoning per City of Greeley Development Code and Zoning.



TWO STORY MIXED USE BUILDING
 TWO STORY MIXED USE BUILDING
 Allowed Uses: All uses allowed in RH Zoning and CL Zoning per City of Greeley Development Code and Zoning. First floor to be Commercial Uses and Second Floor to be Residential.

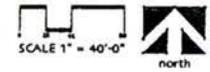


ONE STORY COMMERCIAL BUILDING
 ONE STORY COMMERCIAL BUILDING
 Allowed Uses: All uses allowed in CL Zoning per City of Greeley Development Code and Zoning.

DEVELOPMENT SUMMARY		
MIXED USE	QUANTITY	PARKING
COMMERCIAL		
Single Use Building	12,000 s.f.	40 (1/300)
Mixed Use Building	12,000 s.f.	40 (1/300)
	24,000 s.f.	80 req'd
RESIDENTIAL		
Single Use Buildings	16 units	28 (1.75/unit)
Mixed Use Buildings	8 units	14 (1.75/unit)
	24 units	42 req'd
TOTAL REQ'D 122		PROVIDED 138
		SURFACE - 106
		GARAGE - 32

LOT 7 BLK 1 UNIVERSITY ACRES
4.402 ACRES

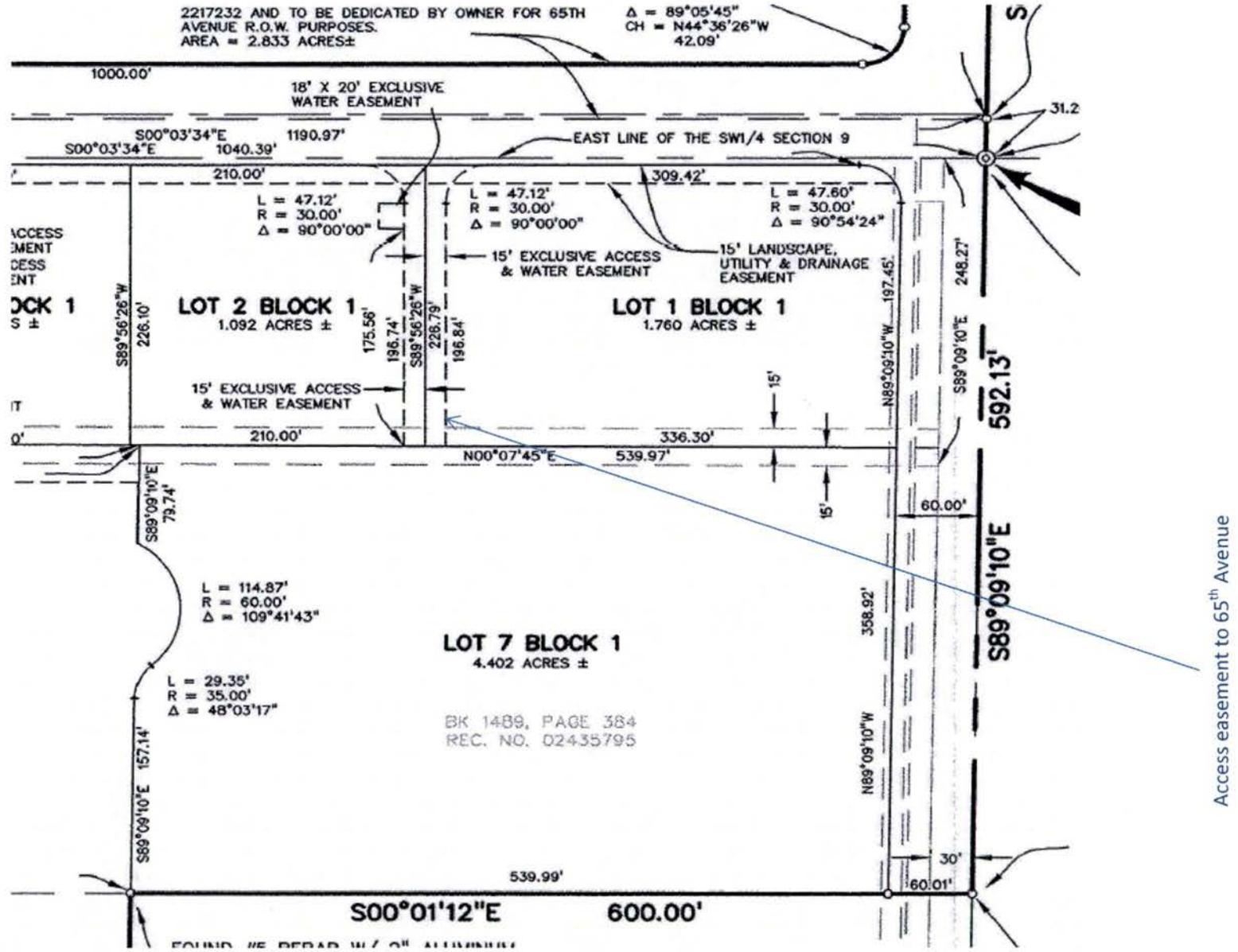
DEVELOPMENT CONCEPT
MASTER PLAN
 MAY 4, 2006



Attachment G
ATTACHMENT 2

15

Attachment H



UNIVERSITY ACRES SUBDIVISION LOT 7, BLOCK 1 ZONING SUITABILITY MAP

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 66 WEST
6TH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



DEVELOPER: ALLIANT FUNERAL SERVICE, INC.
702 17TH STREET
GREELEY, COLORADO 80631
SURVEYOR: THOMAS LAND SURVEYING, LLC
3619 WEST 117TH STREET, SUITE 24
GREELEY, COLORADO 80634
P/S 204-8884

1886.020
WERNERMAN ALLIANT REZONE SUITABILITY MAP

Attachment I

Council Agenda Summary

November 1, 2016

Agenda Item Number 24

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 Worksession Schedule regarding any upcoming meetings or events.

Attachments

Council Meetings/Other Events November/December 2016 Calendar
Council Meeting/Worksession Schedule

October 2016 - December 2016

November 2016							December 2016						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5					1	2	3
6	7	8	9	10	11	12	4	5	6	7	8	9	10
13	14	15	16	17	18	19	11	12	13	14	15	16	17
20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30				25	26	27	28	29	30	31

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Oct 30	31	Nov 1 6:30pm City Council Meeting (1025 9th Ave)	2 1:00pm Synergy Rig Tour & Educational Day (Meet at Drilling Rig (map) 4:30pm Groundbreaking of the New Learning Center	3 7:00am Poudre River Trail (Finn) 3:30pm IG Adv. Board (Gates) 6:00pm MPO (Norton;	4	5
6	7	8 5:00pm City Council Worksession (1025 9th Ave)	9	10	11	12
13	14	15 7:30am Visit Greeley (Finn) 11:30am Profiles 2016: Making Your Wish 6:30pm City Council Meeting (1025 9th Ave)	16 2:00pm Water & Sewer Board (Norton) (School District Six Facility) 3:30pm Water Budget Open House (Island Grove)	17 7:30am DDA (Elder/Casseday) 3:30pm Airport Authority (Elder/Finn)	18	19
20	21 7:00am Council/Manager Breakfast Meeting (Training Room, City Hall)	22 5:00pm City Council Worksession (1025 9th Ave)	23	24	25	26 5:30pm Greeley Lights the Nights Holiday Parade (More Info to Come Later) - Council Master Calendar
27	28 11:30am Greeley Chamber of Commerce (Gates) 6:30pm Youth Commission (Sleight)	29	30 7:00am Upstate Colorado Economic Development (Norton/Finn)	Dec 1 7:00am Poudre River Trail (Finn) 3:30pm IG Adv. Board (Gates) 6:00pm MPO (Norton;	2	3
4	5	6 9:00am COGCC Local Government Designee Program Training 6:30pm City Council Meeting (1025 9th Ave)	7	8 9:00am COGCC / LGD training (Colorado Oil Gas Conservation Commission, Local Government Designee)	9	10

City Council Meeting Schedule

<u>Date</u>	<u>Description</u>	<u>Staff Contact</u>	
November 8, 2016 Worksession	Long-Term Capital Planning	Victoria Runkle	0.50
	Business License Revisions-Work Program Item No. 11	Victoria Runkle	0.50
	8th Street Corridor Plan	Brad Mueller	0.50
November 15, 2016 Regular Meeting	16 Days of Activism Proclamation	Betsy Holder	Recognitions
	National Adoption Day Proclamation	Betsy Holder	Recognitions
	Police Reaccreditation Presentation	Jerry Garner	Recognitions
	Resolution - VOCA Grant	Jerry Garner	Consent
	Resolution-JUA/IGA for WCSO6	Andy McRoberts	Consent
	Resolution-IGA for a Bus Lift	Joel Hemesath	Consent
	Resolution-Establishment and Certification of the Mill Levy	Victoria Runkle	Consent
	Resolution - Amendment to City Center Contract	Joel Hemesath	Consent
	Ordinance-Intro-8th Street Corridor Plan Adoption	Brad Mueller	Consent
	Ordinance-Intro-Atmos Franchise Renewal	Doug Marek	Consent
	Ordinance -Final- Bestway	Joel Hemesath	Regular
Board and Commission Appointments	Betsy Holder	Regular	
November 22, 2016 Worksession	Public Safety Call Screening and Alternative Response	Dale Lyman Jerry Garner	0.50
	Monthly Financial Report	Victoria Runkle	0.50
December 6, 2016 Regular Meeting	Human Rights Day Proclamation	Betsy Holder	Recognitions
	Resolution-Establishment and Certification of the DDA Tax Levy	Victoria Runkle	Consent
	Resolution-Approving 2017 DDA Budget	Victoria Runkle	Consent
	Resolution-Re-Appointment of Assistant Judges	Betsy Holder	Consent
	Ordinance-Intro of Final Supplemental Appropriation Ordinance	Victoria Runkle	Consent
	Ordinance-Intro-Business License Revisions	Victoria Runkle	Consent
	Ordinance-Final-8th Street Corridor Plan Adoption	Brad Mueller	Regular
December 13, 2016 Worksession	Ordinance-Final-Atmos Franchise Renewal	Doug Marek	Regular
	Police Body-Worn Cameras	Jerry Garner	0.50
	Ambulance Transport Discussion	Dale Lyman	0.50
	Special Systems & Hazardous Inspection Program	Dale Lyman	0.50
December 20, 2016 Regular Meeting	ROW Maintenance Practices	Andy McRoberts	0.50
	Ordinance-Final-Final Supplemental Appropriation Ordinance	Victoria Runkle	Regular
	Ordinance-Final-Business License Revisions	Victoria Runkle	Regular
December 27, 2016 Worksession	Board and Commission Appointments	Betsy Holder	Regular
	Monthly Financial Report	Victoria Runkle	0.50
January 3, 2017 Regular Meeting			
January 10, 2017 Worksession			
January 17, 2017 Regular Meeting			
January 24, 2017 Worksession	Board and Commission Appointments	Betsy Holder	Regular
February 7, 2017 Regular Meeting	Monthly Financial Report	Victoria Runkle	0.50
February 14, 2017 Worksession			
February 21, 2017 Regular Meeting			
To be scheduled:	Sign Code review/changes CDOT Grant Acceptance for Sheep Draw Trail Update on Comcast Customer Service-February 2017		

Council Agenda Summary

November 1, 2016

Agenda Item Number 25

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 at 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.

Council Agenda Summary

November 1, 2016

Agenda Item Number 26

Title

Adjournment

Council's Recommended Action

If there is no further business, the presiding officer declares the meeting adjourned.