

Greeley City Council Agenda

Regular Meeting
Tuesday, June 20, 2023 at 6:00 PM

City Council Chambers at City Center South, 1001 11th Avenue, Greeley, CO 80631 &
via Zoom at: <https://greeleygov.zoom.us/j/88429125363>

NOTICE:

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

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

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

Watch Meetings:



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



Meetings are televised live on GTV8 on cable television.



Meetings are livestreamed on the City's website, Greeleygov.com as well as YouTube at [Youtube.com/CityofGreeley](https://www.youtube.com/CityofGreeley)

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

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

Comment in real time:

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



In person attendees can address the Council in the Chambers.



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

Submit written comments:



Email comments about any item on the agenda before Noon on the day of the meeting to cityclerk@greeleygov.com



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



Mayor

John Gates

Councilmembers

Tommy Butler - Ward I

Deb DeBoutez - Ward II

Johnny Olson - Ward III

Dale Hall - Ward IV

Brett Payton - At-Large

Ed Clark - At-Large



City Council Meeting Agenda

June 20, 2023 at 6:00 PM

**City Council Chambers at City Center South, 1001 11th Avenue, Greeley, CO 80631 &
via Zoom at: <https://greeleygov.zoom.us/j/88429125363>**

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

Consent Agenda

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

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

9. Approval of the City Council Proceedings of June 6, 2023
10. Motion to Approve Agreement for the Voluntary Allocation of Sales Tax between the Downtown Development Authority and the City of Greeley
11. Introduction and first reading of an Ordinance to annex Seeley Lake Annexation Number 1, a parcel totaling 4,376 square feet or 0.10 acres
12. Introduction and first reading of an Ordinance to annex Seeley Lake Annexation Number 2, a parcel totaling 17,916 square feet or 0.41 acres

13. Introduction and first reading of an Ordinance to annex Seeley Lake Annexation Number 3, a parcel totaling 4.95 acres, more or less
14. Introduction and first reading of an Ordinance to annex Seeley Lake Annexation Number 4, a parcel totaling 87.53 acres, more or less
15. Introduction and first reading of an Ordinance to annex Seeley Lake Annexation Number 5, a parcel totaling 72.66 acres, more or less
16. Introduction and first reading of an Ordinance establishing the zoning of five (5) properties totaling 160.62 acres currently zoned Agricultural and R-1 to Holding-Agriculture (H-A)
17. Introduction and first reading of an Ordinance making supplemental assessments against the lots and lands in Local Improvement District No. 463 to cover the costs of the maintenance of landscaping around the perimeter of Range View Estates (35th Avenue and 20th Street) in the City of Greeley, Colorado
18. Introduction & First Reading of an Ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2023
19. Introduction and first reading of an Ordinance Relating to Acquiring Real Property by Purchase or Exercise of Eminent Domain (C Street - 59th Avenue to 66th Avenue)

End of Consent Agenda

20. Pulled Consent Agenda Items
21. Public hearing and second reading of an Ordinance ratifying and adopting the Collective Bargaining Agreement between the Greeley Fire Fighters Union, International Association of Fire Fighters Local 888 and the City of Greeley, which agreement by its terms is for a period commencing January 1, 2024 through December 31, 2026
22. Appointments to Boards & Commissions
23. Scheduling of Meetings, Other Events
24. Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances
25. Executive Session for the purpose of discussing economic incentives for a business development opportunity
26. Adjournment



Council Agenda Summary

Title

Recognitions and Proclamations

Summary

Mayor Gates will present the following proclamations:

Parks & Recreation Month
The Greeley Stampede

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

Attachments

Parks & Recreation Month Proclamation
Greeley Stampede Proclamation
What's Great about Greeley Report



Park and Recreation Month 2023

WHEREAS, parks and recreation is an integral part of communities through this country including the City of Greeley; and

WHEREAS, parks and recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's; and

WHEREAS, parks and recreation encourages physical activities by providing space for popular sports, hiking trails, swimming pools and many other activities designed to promote active lifestyles; and

WHEREAS, park and recreation programming and education activities, such as out- of-school time programming, youth sports and environmental education, are critical to childhood development; and

WHEREAS, parks and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation is fundamental to the environmental well-being of our community; and

WHEREAS, parks and recreation is essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

WHEREAS, our parks and natural areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the City of Greeley recognizes the benefits derived from parks and recreation resources.

NOW, THEREFORE, I, John Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, do hereby proclaim July 2023 as Park and Recreation Month.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, Colorado, this 20th day of June 2023.

John Gates
Mayor



GREELEY STAMPEDE DAYS JUNE 22 – JULY 4, 2023

WHEREAS, the Greeley Stampede is rich in tradition and heritage dating back to the late 1800s. The first official event in 1922 was called the Greeley Spud Rodeo to honor the local potato farmers. The community celebration has grown into an internationally acclaimed festival attracting over 250,000 people annually to our community; and

WHEREAS, the Greeley Stampede strengthens our community by making a positive financial impact through donations, park improvements and tourism; and

WHEREAS, the City of Greeley is a sponsor of the Greeley Stampede and provides a great deal of support to the Greeley Stampede, including staff, equipment and facilities; and

WHEREAS, we extend our thanks to the individuals, businesses, sponsors and hundreds of volunteers who have made the Stampede Greeley's largest community event.

NOW THEREFORE, I, John Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, on behalf of the City Council and all our residents, do hereby proclaim that June 22 through July 4, 2023 shall be known as Greeley Stampede Days.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, this 20th day of June, 2023.

John Gates
Mayor



City Council Meeting
June 20, 2023

A Story Best Lived In.

An aerial photograph of a city, likely Denver, with a large white banner overlaid in the center. The banner contains the text of the Athenian Oath. The background shows a vast cityscape with various buildings, green spaces, and a range of mountains in the distance under a clear sky.

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

- Athenian Oath

Greeley Highlighted on WorldAtlas '11 Most Charming Cities in Colorado' List

- Article mentions views of the Rocky Mountains, UNC, Colorado Model Railroad Museum, the Moxi Theater, breweries, and Mexican-style eateries.



UNC Professor Richard Bownas Ph.D. Receives Prestigious U.S. Fulbright Award

- Travel to Nepal in 2024
- Conduct an oral history project on the impacts of democracy on village and rural communities.



Northridge High School STEM Recognized by the National Academy Foundation

- Northridge earned the Katherine Blasik Distinguished level for delivering high-quality educational experiences.



Greeley Earns 2022 Starburst Award from the Colorado Lottery

- Recognizes the East Greeley Initiative
- Includes the new Campo Esperanza natural area and improvements at Balsam Park
- Construction is complete
- Establishment of native plants is ongoing



A Story Best Lived In.

Greeley West Parliamentary Procedure Team Named State Champions at FFA Convention

- Greeley West FFA recognized as a Gold National Chapter
- Melanie Foudna created artwork for the winning chapter sign reflecting Greeley





A Story Best Lived In.



Council Agenda Summary

Title

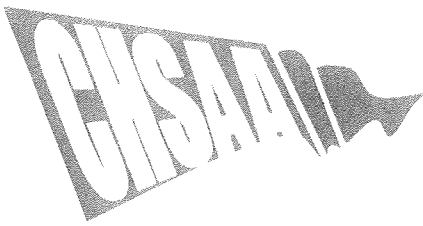
Citizen Input

Summary

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

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

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



COLORADO HIGH SCHOOL
ACTIVITIES ASSOCIATION

14855 E. 2nd Avenue
Aurora, CO 80011
303-344-5050

To www.chsaanow.com

June 6, 2023

Dear Mayor Gates,

I am reaching out to express my sincere gratitude to the Greeley Parks and Recreation department, specifically the crew at Butch Butler baseball field. We held our 3A state baseball championships at this site May 26-28, and June 2-4. With the spring being the 4th wettest in Colorado history, it was a challenge to complete the games in a timely and safe manner.

The rain caused us to rearrange times and add an extra day. Through all the challenges, Darrell Aragon and John Reyna were amazing in how they returned the field to playable conditions. As the commissioner who oversees baseball, it is assuring that we have people in place that can be counted on no matter how difficult a position they are put in. I cannot commend their work enough and the pride they take in making Butch Butler field a gem of a baseball field!

We received many compliments not only on the work previously mentioned, but that of our site hosts, Greg Pierson and John Haefeli, as well as the hospitality our out-of-town visitors felt while in Greeley.

Sincerely,

A handwritten signature in black ink, which appears to read "John Sullivan". The signature is written in a cursive, flowing style.

John Sullivan
CHSAA Assistant Commissioner

Lara A. Duran
917 5th Avenue
Greeley, CO 80631

RATS

Lifespan of an UNFED wild or feral rat: ~2 years

Lifespan of a FED wild or feral rat: ~7 years

Reproduction of two rats in one year: 1250 rats (~7 per litter) (~fertile week 12)

RACOONS

Lifespan of UNFED wild or feral racoon: ~2 years

Lifespan FED wild or feral racoon: ~20 years

Reproduction of two racoons in one year: 5 (~5 per litter) (~fertile 1 year)

Reproduction of two feral racoons / 10 years = 50 racoons

CATS

Lifespan of UNFED wild or feral cat: ~2 years

Lifespan of a FED wild or feral cat: 10 years

Reproduction of two feral cats in one year: 24 cats (~6 per litter) (~fertile 5 months)

Reproduction of two feral cats / 10 years = 1,398,101 cats

WORMS TRANSMISSIBLE - HUMAN - CAT- DOG

roundworm

hookworm

whipworms

toxoplasmosis

CONSEQUENCES OF FEEDING FERAL AND WILD ANIMALS OUTSIDE

Target wild/feral animals congregate in mass to feeding station

Targeted wild/feral animals enter neighboring properties

Targeted wild/feral animals defecate in neighboring properties

Targeted wild/feral animals pose significant health risk to humans, especially kids, and pets

Attracts other pests: rats, mice, snakes, insects, coyotes, racoons, cats, coyotes, dogs

Increases life span of targeted wild/feral animals

Increases life span of other non-target wild feral animals

Neighboring property owners incur additional medical and veterinary costs to prevent and cure transmissible diseases from wild/feral animals that are fed and enter neighboring properties

Neighboring property owners incur additional financial costs to prevent wild/feral animals from entering those properties

I am requesting that City Council adopt the following city ordinances, effective immediately:

1. Limit the number of animals kept or owned per parcel within city limits to no more than three (3).
2. Prohibit residents of the city from feeding wild and feral animals belonging to the Class Mammalia.
3. Prohibit residents within city limits from feeding animals belonging to the Class Mammalia outdoors.
4. Require any resident within city limits that own or keep animals belonging to the Class Mammalia to provide annual vaccinations and deworming, and be required to provide documented proof of such care.

To Whom it may concern: Greeley Police Dept./ City of Greeley

The people of Hillside Neighborhood are concern, we know that you all are working to improve our Farr Park with new things to make it better. So are you all doing it for the neighbors that live in that area or is it for the homeless folks that taking advantage of it. These folks are sleeping, doing drugs, and even having sex plus leaving their stuff and even doing their bodily functions there because no one allows them to use their facilities. Some of the neighbors are afraid to walk or take their children and to go and have lunch because any more; because of all those folks. Some of us have called the police, but they never come and if they do they just look but do nothing. We wish there was a place for them where they won't bother anyone with their habits. The homeless shelter won't take them because they usually have drugs in their system. We love our neighborhood, and we need to take care of the problem, but it's impossible. That is the reason why we are writing this letter maybe someone will listen to our neighbors. We know that it not your problem either, but how come we do not see that problem on 47th Ave. or 71st either, we live in the Hillside area and the homeless folks are here at all hours of the day and night, one of our neighbor had his car broken into and another one had his car damage with a screw driver, it will cost a pretty penny to have it fixed. We need some answers around here; we need to enjoy the park when done maybe this summer.

THE FARR NEIGHBORHOOD AND THE HILLSIDE PEOPLE AS WELL.

PLEASE SIGN IF YOU AGREE WITH THIS LETTER FOR THE CITY OF GREELEY POLICE OR THE PARKS ABOUT THE HOMELESS FOLKS IN THE AREA.

Turn over

PLEASE SIGN IF YOU AGREE ON THIS LETTER TO GREELEY POLICE
OR THE CITY OF GREELEY COMPLAIN DEPT. ABOUT THE
HOMELESS FOLKS IN THE AREA.

Carl's Jr (JA)

Kyra Granberger Kyra Burk

Bella Masta

Victorias Salon

Viridiana Argot

Victor ~~Argot~~

Edwards (Thai one)

Christa Bankston (Front Range Behavior)

Ravi Shrestha (Gordon's Discount Liquor)

Pat

~~Isaac Williams Inc.~~ (WB) Isaac Williams Inc.

~~Isaac Williams Inc.~~ (G) Isaac Williams Inc.

~~Isaac Williams Inc.~~ Dargat BB& Grill

~~Isaac Williams Inc.~~ Dargat BB& Grill

Paul Truitt

~~Armed Security~~ - Armed Security

UPB - Credit Union of Colorado, Supervisor

Ten Shivers

To Whom it may concern: Greeley Police Dept./ City of Greeley

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HOMELESS FOLKS IN THE AREA.**

Alex Alday - 

Brad Luster - 

Carthelaria Rodriguez

Donald J Gannon

Isabel Villalobos

Adilene Gonzales

Melissa Nelson

Tsunami Kaur.

Cindy Wenzel

Danell Jo Reed

Jim Butts

Ty

Lois Baker

Sarah Trumbo

St 7th

Tommy Zima

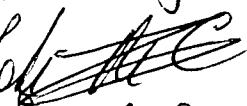
mj (V)



Michelle Valencia


1216 27th Street

Josue Alegria

Lori 

Karl Jackson



To Whom it may concern: Greeley Police Dept./ City of Greeley

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Turn over

**PLEASE SIGN IF YOU AGREE ON THIS LETTER TO GREELEY POLICE
OR THE CITY OF GREELEY COMPLAIN DEPT. ABOUT THE
HOMELESS FOLKS IN THE AREA.**

[Signature]
[Signature]
HREF VALLEY

[Signature] front of Park
[Signature]

[Signature]
ODORA cell A
Stephani Willis

[Signature]
[Signature]

[Signature] Odora Mexican
Jose Miguel Avalos Eats

Brendy L. Salick
Harbin Gonzalez

[Signature]

[Signature] Rosa Moreno
Reid Allen
[Signature]
[Signature]

[Signature]

5. Require any resident within city limits that keep, own or feed animals belonging to the Class Mammalia to construct, provide and implement restraints that ensure such animals remain within the physical bounds of the parcel in question at all times under all conditions.
6. Residents within city limits that choose to keep, own or feed animals belonging to the Class Mammalia are liable for health and safety damages to other humans and their pets (kept, owned or fed) as well as costs incurred to prevent such animals from entering into another residents parcel.



Council Agenda Summary

Title

Reports from Mayor and Councilmembers

Summary

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



Council Agenda Summary

Title

Initiatives from Mayor and Councilmembers

Summary

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

Initiatives will generally fall into three categories:

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

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

Attachments

Status Report of Council Initiatives and Related Information

Greeley City Council							
Status Report of Council Initiatives							
Initiative No.	Council Member Initiating	Council Request	Council Meeting or Work Session Date Requested	Status or Disposition (After completion, item is shown one time as completed and then removed.)	Next Steps & Schedule	Anticipated Deliverable & Date (Report, Council Presentation, etc.)	Assigned to:
15-2021	Olson	Formation of a committee for implementation of a funding strategy for the 35th and 47th interchanges.	December 7, 2021 Council Meeting	Councilmember Olson will be following up with Manager Lee and Director Trombino on next steps Staff preparing a revised funding application for the next cycle of USDOT Grant Funding expected to be available in May 2023.	Pending outcome of federal grant application submitted	Next grant application expected May 2023	Paul Trombino
09-2022	Butler	Review traffic and safety surrounding 15 acre open area between 71st Avenue and 8th Street	June 7, 2022 Council Meeting	Requested that Public Works review the traffic and to improve safety in this congested area. In late 2022, Public Works Staff installed additional signage to improve safety and line of sight issues caused by parked cars. Furthermore, GPD with the help of Public Works have identified key times to enforce both speeding and stop sign compliance. City staff along with School District 6 and Westridge Academy held a public meeting with the neighborhood on January 26th, 2023. During this meeting we heard feedback regarding traffic safety and development concerns. This feedback is being used to develop solutions to address identified traffic safety concerns. These potential solutions will be brought back to the neighborhood to garner feedback prior to moving forward with the installation of identified improvements.	Additional signage installed for traffic and parking. Staff worked with School District, builder and GPD to ensure road is passable for school buses. GPD will focus enforcement times to ensure compliance with posted speed limit. Staff developing neighborhood safety improvement options and working with School District on transportation issues to improve coordination and support related to safety and infrastructure around school sites.	Anticipate providing council an update on the next neighborhood meeting and safety improvements by late summer 2023	Paul Trombino
10-2022	Butler	Review costs and strategies to live stream Planning Commission and Water Board meetings for public and Councilmembers	June 7, 2022 Council Meeting	Asked staff to investigate the cost of live streaming Planning Commission and Water and Sewer Board meetings and return to Council with findings The PC and W&S Board meetings have been enabled with full hybrid technologies. This did require technology investments and, more importantly, additional staffing and training investments to create seamlessly facilitated meetings. PC and W&S can now operate in a fully hybrid environment with attendees and participants in-person and remotely. These meetings can now be conducted via the Zoom platform and broadcast LIVE on YouTube. Both groups and their staff liaisons are fine-tuning the facilitation of fully hybrid meetings. While the fully hybrid environment is being ironed out, at a minimum, these meetings have been and are being recorded and posted on YouTube under the respect playlists: Planning Commission and Water and Sewer Board Meetings. It's also noteworthy that the Historic Preservation Committee is also testing the hybrid configuration. <i>*April 10, 2023</i>	Additional technology costs ~ \$15,000. Parts are backordered, eta approx. mid-January. Anticipate additional operation costs to include 1 add'l staff at each B&C meeting to accommodate hybrid meeting. Assessing costs related to staffing, overtime expenses or other flexible staff options. Some testing has occurred for broadcasting of meetings. Additional equipment testing will be done once equipment is received. Staff will identify long-term operational impacts at that time.	Anticipated report to Council 1st Qtr 2023	Kelli Johnson
12-2022	Butler	Varying Boards & Commissions meeting times	September 6, 2022 Council Meeting	Asked staff to research the ability for alternative meeting times for Boards & Commissions to increase community engagement and recruitment	CCO survey to Boards due back 12/16. Gathering feedback and will work with CMO on how to deliver to Council. Request to share data of B&C survey with ELT prior to a Work Session. Could be coupled with 10-2022 at a single WS evening.	Report to Exec. Team and Council/1st Qtr 2023	City Clerk's Office

15-2022	Hall	Concerns regarding aftermath of natural disasters	October 4, 2022 Council Meeting	Requested update from Greeley's emergency management team to lessen the aftermath effects from a natural disaster, i.e. water and sewer, electricity, phone services, etc.	OEM update to Council	Work Session report 1/10/2023	Brian Kuznik
16-2022	Clark	Concerns over the increase in incidents and safety in the tunnel under Hwy 34 in the Hillside/Farr Park neighborhood	November 1, 2022 Council Meeting	Requested staff study implementing a closure of the tunnel entrance between the hours of 10:00 PM and 7:00 AM over safety concerns Post the neighborhood meeting and confirmation the neighborhood's desire to keep the underpass. Public Works Staff finalized a new design for the existing underpass. The final new underpass design concept was submitted for grant funding through the Colorado Department of Transportation – Transportation Alternatives Program	Neighborhood meeting scheduled for 1/25/23 5:30 - 7:00 pm at Jackson Elementary. PW finalizing new design for existing underpass. Submitted for grant funding through CDOT - Transportation Alternatives program	We plan to share the new design concept in a neighborhood meeting to be scheduled in late April/early May 2023.	Paul Trombino/Becky Safarik
17-2022	DeBoutez	Expressed concern about neighborhood issues, i.e. speeding and noise violations.	November 15, 2022 Council Meeting	Requested GPD and PW research technologies available for traffic calming, speed/red light cameras and decibel measuring devices to improve safety, wellbeing and quality of life in Greeley. GPD and PW staff have completed their research regarding the betterment of neighborhood safety, well-being and quality of life using technology. Staff developed a comprehensive list of technology and other tools available and will bring those forward at an upcoming work session. April 13, 2022	CMO recommendation - Do we invest in additional technology tools and structure to combat neighborhood issues? PW/GPD provide report on technologies available, cost of such technology, and how different technologies are used in other communities and the results of implementing such technology. GPD completed research and provided to CMO. Waiting for direction on if this will be provided in CM report to Council or at WS. (3/21/23)	Work Session report/CMO recommendation on neighborhood issues and technological options Per Councilor DeBoutez's request, a work session regarding the technologies/options will be scheduled.	Adam Turk/Paul Trombino
17-2022 (2)	DeBoutez	Expressed concern about growing number of Air BNB's in neighborhoods and additional nuisances from those rentals	February 21, 2023 Council Meeting	Requested staff research effects of Air BNB rentals on neighborhood nuisance problems. Add this research to current PW/GPD report on adding technology tools to combat neighborhood issues. Data and finding related to Air BNBs have been summarized by staff. April 13, 2022		A written report related to the AirBNB's will be provided in an upcoming weekly email to council.	Adam Turk/Paul Trombino
01-2023	Butler	Costs and feasibility study of translation services for agendas and meetings	January 3, 2023 Council Meeting	Request staff research the costs and feasibility of translating the agenda, agenda packet and live streamed meetings in other languages? Is Spanish the predominant language for translation or are other languages also appropriate? CCO is almost finished gathering the costs connected to having an in-person translator at council meetings, along with options for agenda translation services. C&E has supplied the information needed about the percentage of Spanish speaker in the community. Next Steps: Provide a written summary and recommendation to council by end of March. *April 12, 2023	CCO to work with C&E to gather statistical information for report.	CCO to provide a written report or Work Session Report on July 25	City Clerk's Office/Communication & Engagement
02-2023	Hall	Letter received from Governor Polis regarding proposed land use legislation	January 24, 2023 Council Work Session	Request Staycie Coons work with CAO to draft letter of response to Governor Polis on proposed legislation regarding housing matters in Colorado	CAO to work with Staycie Coons in CMO to draft letter	CMO report to Council	CMO/CAO

03-2023	Butler	Limits on individual campaign contributions	February 7, 2023 Council Meeting	Research and gather information from other municipalities to determine if they have implemented campaign contribution limits and provide update of what the process would be to set limits for individual campaign contributions CAO and CCO will have a written report ready in May.	CCO/CAO to come back to Council at a work session regarding the process	CCO/CAO report to Council in May	CCO/CAO
04-2023	Hall	Bridge over creek along the Sheep Draw Trail in Pumpkin Ridge area	March 7, 2023 Council Meeting	Would like a written report to Council regarding the history of the project and possibility of putting a wooden foot bridge across the trail and the timeline going forward City staff will be setting up a neighborhood meeting with the Pumpkin Ridge Neighborhood regarding the proposed connection to the Sheep Draw Trail. We are planning the meeting for June 29, 2023.	PW scheduled next neighborhood meeting for June 29, 2023 at the Greeley Fun Plex from 5:30 to 7 pm. PW has completed a preliminary proposed trail connection for the PumpkinRidge neighborhood. Pumpkin Ridge HOA is in support of the proposed low-rise trail connection and we anticipate the trail will be constructed later this year.	PW report provided to Council on March 24, 2023. Neighborhood meeting planned on June 29, 2023.	PW
05-2023	Butler	History and status of food tax rebate program	March 7, 2023 Council Meeting	Requested staff provide information at a work session on the history of the Food Tax Rebate Program and the current status of the program	Finance	CMO/Finance report to Council	Finance
06-2023	Clark/DeBoutez	Asked staff to research zoning codes for artificial grass in housing developments	March 21, 2023 Council Meeting	Asked staff to research the zoning regulations and standards for putting artificial grass in residents' front yards and research the landscape code and provide updates on the alternatives for water conservation	Community Development/Water Conservation	CMO/Report to Council Added to 6/13/23 Council WS	CD/Water
07-2023	Butler	Asked staff to research a change to the code notification requirements for mobile home parks when changes in the code affect residents within a 500 feet radius of the park	May 2, 2023 Council Meeting	Request staff to research a change to the code requiring notification to affected owners of personal property (structures) in mobile home parks within 500 feet of new zoning changes	Community Development/Water Conservation	Report to Council	CD/Water
08-2023	DeBoutez	Asked City Attorney's Office to research the City's public nuisance ordinance	May 9, 2023 Council Work Session	Request staff to research ways to strengthen the City's public nuisance ordinances to address criminal behavior, including police assistance and code enforcement measures	City Attorney	Update in mid-June with research and draft ordinance at Council work session	CAO



Council Agenda Summary

Title:

Consideration of a motion to approve the City Council Proceedings of June 6, 2023

Summary:

A meeting of the City Council was held in the City Council's Chambers on June 6, 2023. The draft proceedings of the meeting have been prepared and are being presented for the Council's review and approval.

Decision Options:

- 1) To approve the proceedings of the Council meeting as presented; and/or
- 2) Amend the Council meeting 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 (or amended).

Attachments:

Draft Council meeting proceedings of June 6, 2023

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
June 6, 2023

1. Call to Order

Mayor Pro Tem Payton called the meeting to order at 6:00 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. Pledge of Allegiance

Mayor Pro Tem led the Pledge of Allegiance.

3. Roll Call

Heidi Leatherwood, City Clerk called the roll.

Present:

Councilmember Tommy Butler
Councilmember Deb DeBoutez
Councilmember Dale Hall
Mayor Pro Tem Brett Payton
Councilmember Johnny Olson

Absent:

Mayor John Gates-Excused
Councilmember Ed Clark -Excused

4. Approval of the Agenda

City Manager Lee had no changes to the agenda.

5. Recognitions and Proclamations

Mayor Pro Tem Payton read the Juneteenth Proclamation. UNC Cultural Center Manager, Marcus Garvey and Director, Francisco Logan were present to accept at 6:02 p.m.

Councilmember Butler read the Pride Month Proclamation and Ila Leavy and Valerie Whitney from PFLAG were present to accept at 6:04 p.m.

Councilmember DeBoutez presented *What's Great about Greeley?*

6. Citizen Input

1. Steve Teets spoke about 25th Anniversary Celebration for Life Care and noted that public restrooms in local businesses are trending to be available only to paying customers.
2. David Meek spoke about Father's Day and thanked veterans for their service.

7. Reports from Mayor and Councilmembers

Councilmember Olson reported that North Front Range Metropolitan Planning Organization met this last week and are scheduling transit meetings with the Colorado Department of Transportation.

Councilmember DeBoutez attended at the Greeley Blues Jam at Island Grove and thanked staff for transitioning the event indoors due to the rainy weather.

Councilmember Butler reported that he attended the legislative wrap up session at University of Northern Colorado.

8. Initiatives from Mayor and Councilmembers

None.

Consent Agenda

9. **Approval of the City Council Work Session Proceedings of May 9, 2023, and May 23, 2023, and approval of the City Council Proceedings of May 16, 2023**
10. **Consideration of a Resolution finding substantial compliance with State Annexation laws for the properties collectively known as Seeley Lake annexation**
11. **Consideration of a Resolution to adopt the 2023 Water & Sewer Department Integrated Water Resource Plan**
12. **Consideration of a Resolution authorizing the City to enter into an intergovernmental agreement with the Colorado Department of Transportation for the Maintenance and Management of signs, markings, and traffic signals within the City of Greeley**
13. **Introduction and first reading of an Ordinance ratifying and adopting the Collective Bargaining Agreement between the Greeley Fire Fighters Union, International Association of Fire Fighters Local 888 and the City of Greeley, which agreement by its terms is for a period commencing January 1, 2024, through December 31, 2026**
14. **Consideration of a motion for an Appointment to the Greeley/Weld Housing Authority**
15. **Consideration of a Resolution appointing Tammy Hitchens to position of Interim Finance Director and Interim Ex-Officio City Treasurer**

Councilmember Butler moved to approve the Consent Agenda Items 9 through 15. Councilmember Olson seconded the motion. The motion passed 5-0 at 6:26 p.m. with Councilmember Clark and Mayor Gates absent.

End of Consent Agenda

16. Pulled Consent Agenda Items

17. Public hearing and second reading of an Ordinance amending Title 6, Chapter 2 of the Greeley municipal code relating to Vendor Responsible for Tax

Director of Finance, John Karner introduced the item at 6:27 p.m.

This item was presented at a work session on May 9, 2023.

Under the current municipal code all tax returns and payments must be submitted to the Director of Finance. By amending Title 6, Chapter 2, Section 6-281, the City will allow a designee to collect tax returns for out-of-state market facilitators and businesses that have created economic nexus. This change allows the city to use the new sales and use tax system (SUTS) from the Colorado Department of Revenue to collect tax returns.

The City will also enter into an intergovernmental agreement with the State of Colorado for the purposes of permitting access to the SUTS System and its related tax information search capabilities.

There were no questions from Council.

The public hearing opened at 6:29 p.m.

With no speakers, the public hearing closed at 6:29 p.m.

Councilmember Olson moved to adopt the ordinance and publish by title only. Councilmember DeBoutez seconded the motion. The motion passed 5-0 at 6:30 p.m. with Councilmember Clark and Mayor Gates absent.

18. Consideration of a Resolution to approve entering into an agreement with the State of Colorado Department of Revenue, and use of Sales and Use Tax System (SUTS)

Director of Finance, John Karner, gave a presentation on the SUTS during Item 17.

There were no questions from Council.

Councilmember Butler moved to adopt the resolution. Councilmember Hall seconded the motion. The motion passed 5-0 at 6:31 p.m. with Councilmember Clark and Mayor Gates absent.

19. 2022 Annual Financial Report Briefing

Director of Finance, John Karner, gave an update on the 2022 financial report at 6:31 p.m.

The City of Greeley is currently in a strong financial position due to robust economic activity coming out of the COVID-19 Pandemic and from significant one-time resources in 2022. While the City continues to see sales tax revenue growth in 2023, growth at a reduced rate from the past two years. Higher inflation is also putting additional pressure on consumer spending and the city is having to adjust several capital projects due to significant increases in cost being driven by inflation. Finance staff are focused on

managing one-time revenues wisely and continue to build capabilities to utilize a longer-term approach to forecasting and financial planning.

Councilmember Olson asked about developer fees and when new fees would be in effect. In response to the question, Mr. Karner noted that the new fee took place in March 2023. Councilmember Olson emphasized that he desires to see more single-family homes built in Greeley.

Councilmember DeBoutez asked if the 2022 Audit is on track. In response to the question, Mr. Karner assured Council that the Finance Department is on track with the help of additional resources and will meet the deadline of September 30, 2023.

No action.

20. 2024 Budget Development Process

Treasurer and Interim Budget and Compliance Manager, Robert Miller, gave an update on the 2024 Budget Development Process at 6:41 p.m.

The Fiscal 2024 City Manager's Recommended Budget Process has been built around intentional use of a future-focused lens and the completion of three-year departmental horizons. Staff has forecasted departmental budget needs, and developed plans to budget for programs, services and needs that advance City Council priorities over a three horizon.

Municipal Court Administrator, Krista Bagnall presented on anticipated 2024 budget increase requests for Municipal Court which will be submitted for consideration through the City Manager's Recommended Budget development process. The anticipated budget increase requests – which total \$221,737 - include (1) a new full-time employee - Deputy Court Administrator, (2) court interpreter fee increases, and (3) a new x-ray machine.

City Attorney, Doug Marek presented on anticipated 2024 budget increase requests for the City Attorney's Office which will be submitted for consideration through the City Manager's Recommended Budget development process. The anticipated budget increase requests – which total \$1.14 million - include (a) five new full-time employees, (b) two part-time positions, (c) specialized outside legal counsel, (d) education, (e) training and staff development, (f) recruitment, (g) applicant assessment, (h) professional coaching and (i) team-building.

Councilmember Olson asked how many legal staff members are needed to support the City efficiently. In response, Mr. Marek added that he currently has a staff of twelve attorneys, seven paraprofessionals, and two part-time law clerks. City of Greeley provides its own tort litigation, which is unlike other municipalities within Colorado, and the City also has three dedicated water resource attorneys. Councilmember Olson requested a breakdown of the budget request and how Greeley's City Attorney's Office staffing and budgeting compares to other cities.

Councilmember Butler asked if the three water attorneys included in the current count of staff. In response, Mr. Marek replied that they are included in the total office count of 18, however, there are currently a couple vacancies.

Councilmember Hall asked if money projected for handling our own court cases was a known amount or only an estimate. In response to the question, Mr. Marek replied that this is a ballpark figure for what they will need. Mr. Marek replied believed the City Attorney's office will be more effective with additional staff.

Councilmember DeBoutez spoke about the sales tax revenue and staff's thoughts on setting the budget now. In response to the question, Mr. Miller replied that the Finance Department watches the trends to adjust accordingly. Mr. Lee added that the City historically has been conservative in spending.

Councilmember Olson asked for performance measures and regular reports on how the City is spending money and being successful.

No Action.

22. Scheduling of Meetings, Other Events

None.

22. Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Councilmember Olson moved to approve the motion. Councilmember DeBoutez seconded the motion. The motion passed 5-0 at 6:14 p.m. with Councilmember Clark and Mayor Gates absent.

23. Adjournment

Mayor Pro Tem Payton adjourned the meeting at 7:14 p.m.

Approved:

Brett Payton, Mayor Pro Tem

Attest:

Heidi Leatherwood, City Clerk



Council Agenda Summary

June 20, 2023

Key Staff Contact: Donald Threewitt, Chief Planner

Title:

Motion to Approve Agreement for the Voluntary Allocation of Sales Tax between the Downtown Development Authority and the City of Greeley

Summary:

The Greeley Downtown Development Authority (DDA) was established in 1998, followed by the approval of a "Plan of Development" in 2002 that established 2003 as the property tax increment base assessment year. The property tax increment allows downtown authorities to collect tax increment revenue from new construction, change of taxable status or change in land use entitlements in excess of the base year for thirty years. To maintain momentum and support the goals of the recently updated and adopted Downtown 2032 Strategic Plan, the Council approved the extension of the DDA tax increment district for another twenty years on April 18, 2023.

At the same time the original property tax TIF was approved, a companion DDA Sales Tax TIF was also approved by City Council. However, due to a fluctuating sales tax climate the Sales Tax TIF was never initiated. Since 2002, the City has annually granted funds to the DDA to help support its operation, peaking with a contribution of \$80,650 in 2006. In 2008, in order to secure a more predictable and sustainable funding stream to support its operation and to manage the TIF fund downtown, voters approved a 5-mill levy self-assessment. This has been instrumental support of the operation of the DDA, as the property tax TIF can only support public and capital improvement in the district. Since then, annual City funds have dropped steadily and, by agreement, have been dedicated to support of the manager of events and Friday Fest activities, following approval of the Downtown Common Consumption Area in 2012. Rather than annually request funds from the City for downtown event support, the DDA proposes moving from a city grant-based approach to a performance-based approach with an updated Agreement for Voluntary Allocation of Sales Tax.

With this action, the annual City Community Services Funding Agreement would be dissolved and replaced with a commitment to share back 100% of the sales tax generated within the DDA starting with a base year, with an annual minimum guarantee of \$50,000 and a ceiling of \$250,000. Such commitment would be wholly voluntary and not intended to be subject to those requirements of §31-25-807(3), C.R.S., and is subject to adequate annual appropriation.

Attached is an Agreement for the Voluntary Allocation of Sales Tax, which would authorize this proposal, and exhibits which summarize financial performance of the district and city contributions, as well as a description of how the sales tax funds would be used to stimulate continued sales tax growth with new programming, events, marketing, and support for more diverse and vibrant storefront uses.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	\$192,750
What is the annual impact?	\$250,000
What is the source of revenue within the fund?	Downtown collections Sales Tax
Is there grant funding for this item?	No
If yes, does this grant require a match?	NA
Is this grant onetime or ongoing?	NA
Additional Comments:	Voluntary and subject to annual appropriation

Legal Issues:

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

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

Other issues and Considerations:

None

Strategic Focus Area:



Business Growth



Community Vitality



Quality of Life

Decision Options:

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

Council's Recommended Action:

A motion to approve the Agreement.

Attachments:

1. Voluntary Sales Tax Sharing Agreement

AGREEMENT FOR VOLUNTARY ALLOCATION OF SALES TAX

This Agreement dated as of the ____ day of _____, 2023, is made by and among the City of Greeley, a municipal corporation, (“City”) and the Greeley Downtown Development Authority (“DDA”), a body corporate and politic of the State of Colorado, for the purpose of voluntarily allocating certain sales tax revenue to the DDA. The City and the DDA are sometimes collectively called the “Parties.”

WHEREAS, the DDA was created on September 15, 1998, for the purposes and with powers authorized in §31-25-801, C.R.S.; and

WHEREAS, the City is a municipal corporation which levies a City-wide sales tax on the purchase of goods and services pursuant to Title 6, Chapter 1 of the Greeley Municipal Code; and

WHEREAS, the City has the power through its budgetary process to determine distribution of uncommitted sales tax revenue including, among other things, distribution of revenue to special districts and statutorily created authorities; and

WHEREAS, the City desires to designate a portion of its sales tax revenue to the DDA pursuant to terms and conditions of this Agreement; and

NOW, THEREFORE, the Parties hereto, in and for valuable consideration, do hereby acknowledge and agree as follows:

1. Voluntary Allocation of Sales Tax Revenue: The City agrees to allocate and pay the DDA sales tax revenue remitted by the businesses located within the boundaries of the DDA District, as set by City Council and as modified from time to time, in accordance with the computation stated in this Agreement.

2. Term: The term of this Agreement shall be an annual term beginning January 1, 2024 and ending December 31, 2024. This Agreement shall automatically renew for subsequent annual terms subject to the Termination and/or Non-Appropriation clause of this Agreement.

3. Calculation of Sales Tax Payable to DDA: Subject to the limitations stated in paragraph 1, the amount of sales tax revenue which shall be payable to the DDA, is calculated as follows:

- a. Sales tax revenue will be calculated in the aggregate on an annual basis. The aggregate annual sales tax revenue to be received by the DDA in 2024 and all subsequent years will be the net difference compared to the aggregate annual sales tax revenue from the prior year.
- b. Subject to the Payment Limitation in paragraph 4, the City will pay the DDA in lump sum no later than March 31st of each calendar year.
- c. To the extent there is any conflict regarding sales tax revenue that might be committed to an ESTIP-eligible agreement entered into by the City pursuant to Article VII, Chapter 12 of the Greeley Municipal Code, the portion of sales tax generated by the applicable property included in this calculation of sales tax payable to DDA will exclude any enhanced sales tax as that term is defined in Section 6-291 of the Code.

4. Payment Limitation: Notwithstanding any provision to the contrary, the Parties expressly agree that this voluntary allocation of sales tax revenue to the DDA by the City shall not be less than fifty thousand dollars (\$50,000) and shall not exceed two hundred, fifty thousand dollars (\$250,000) in any calendar year regardless of whether the amount calculated in paragraph 3 is in deficit or excess of this payment limitation.

4. Voluntary Appropriation: The Parties expressly agree that the potential and actual payments made by the City to the DDA are wholly voluntary and not intended to be subject to those requirements of §31-25-807(3), C.R.S. The Parties hereby expressly reserve the right to allocate, refund any bonds of loans or advances to or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the municipality for financing or refinancing, in whole or in part, for any future development projects within the boundaries of the DDA District in accordance with §31-25-807(3), C.R.S. The Parties agree that the DDA may use the sales tax revenues allocated to it, without limitation, as determined by its board of directors.

5. Termination. The Parties agree that the City may terminate this Agreement prior to the end of any calendar year by giving notice to the DDA thirty (30) days prior to the expiration of the current term of this Agreement.

6. Non-Appropriation. This Agreement is subject to appropriation. Notwithstanding any other term to the contrary, this Agreement is subject to adequate appropriation in any given fiscal year by the City. Should adequate funds not be appropriated in any fiscal year to maintain payments due under the terms and conditions of this Agreement, the Parties agree that this Agreement shall immediately terminate at the end of the fiscal year in which the funds have been previously appropriated.

7. Notices. Notices to the Parties shall be sent in writing to the following addresses:

a. If sent to the City:

John Karner
Finance Director
City of Greeley, Colorado
1000 10th Street
Greeley, Colorado 80631

b. If sent to the DDA:

Bianca Fisher
Executive Director
Greeley Downtown Development Authority
802 9th Street, Ste. 100
Greeley, Colorado 80631

8. Severability: If any provision of this Agreement is determined by a court having jurisdiction to be unenforceable to any extent, the rest of that provision and of this Agreement will remain enforceable to the fullest extent permitted by law.

9. Effect of Waivers. No waiver by the City or DDA of any provision hereof shall be deemed a waiver of any other provision or of any subsequent breach by DDA or the City of the same or any provision.

10. Entire Agreement. This Agreement and any addendum are to be attached hereto, set forth all the covenants, promises, agreements and conditions between the City and the DDA, and supersedes any other agreements pertaining to the subject matter hereof.

11. Modifications and Amendments: This Agreement shall not be modified, revoked, or amended except by written agreement signed by all Parties.

12. Non-Assignment. Neither Party shall assign any of their rights, nor delegate any of their duties imposed upon them under the provisions of this Agreement, without having first obtained the written permission of the other Party.

IN WITNESS WHEREOF, the Parties hereby agree to the same and execute this Agreement by their duly authorized representatives as follows:

CITY OF GREELEY, COLORADO

City Clerk

Mayor

APPROVED AS TO SUBSTANCE:

City Manager

APPROVED AS TO LEGAL FORM:

City Attorney

APPROVED AS TO AVAILABILITY OF FUNDS:

Director of Finance

**GREELEY DOWNTOWN DEVELOPMENT
AUTHORITY**

Executive Director



Council Agenda Summary

June 20, 2023

Key Staff Contact: Doug May, Planner III, Donald Threewitt, Chief Planner

Title:

Introduction and first reading of an Ordinance to annex Seeley Lake Annexation Number 1, a parcel totaling 4,376 square feet or 0.10 acres

Summary:

This is the first of five sequential annexations, collectively known as the Seeley Lake annexations. CB Keirnes Land Company LLC has submitted petitions to the City of Greeley for annexation of five (5) properties totaling 160.62 acres located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, generally located north of AA Street and west of Seeley Lake. Staff finds the Petitions for Annexation are in substantial compliance with the requirements of C.R.S. § 31-12-107. Additionally, staff reviewed the Petitions for compliance with annexation requirements contained in C.R.S. §§ 31-12-104 and 31-12-105 and find that the Petitions meet the legal requirements of those sections.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	N/A

Legal Issues:

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

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

Other issues and Considerations:

None.

Strategic Focus Area:



Community Vitality

Decision Options:

- 1) Introduce the ordinance as presented; or

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

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for August 1, 2023.

Attachments:

1. ORD 22, 2023 - Seeley Annexation 1
2. Attachment A Annexation 1 Legal Description
3. Attachment B Seeley Lake Annexation Map No. 1 ANX2022-0001
4. Attachment C Vicinity Map
5. Attachment D Project Narrative
6. Attachment E Seeley Lake Petition For Annexation
7. Attachment F Seeley Lakes Resolution finding substantial compliance

CITY OF GREELEY, COLORADO

ORDINANCE NO. 22, 2023

CASE NO. ANX2022-0001

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS THE SEELEY LAKE ANNEXATION, GENERALLY LOCATED NORTH OF AA STREET AND WEST OF SEELEY LAKE.

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 landowners 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 annexations and are hereby annexed to the City of Greeley. These territories referred to are described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Said described parcels of land contains 0.10 Acres, more or less, and is subject to any easements or rights-of-way as granted by instruments of record, or as now existing on said described parcel of land.

Section 3. Pursuant to §C.R.S. 31 -12 -113 of the Colorado Revised Statutes, 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 section §13- 12- 113(2)(a) of the Colorado Revised Statutes.

Section 4. This ordinance shall be effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS _____ DAY OF AUGUST 2023.

ATTEST:

THE CITY OF GREELEY, COLORADO

By:_____
City Clerk

By:_____
Mayor

SEELEY LAKE ANNEXATION No. 1

A Parcel of land located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

BEGINNING at the South Quarter Corner of said Section 23 being also a point on the Corporate Boundary Line of the City of Greeley;

Thence contiguous to the City of Greeley along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Right of Way Line for Weld County Road 66 / AA Street;

Thence departing said West Line and said Corporate Boundary South 78°08'11" East 149.00 feet to a point on the South Line of the West Half of the East Half of Section 23;

Thence South 78°36'22" West 148.66 feet to the South Right of Way Line said Weld County Road 66 / AA Street being also a point on said Corporate Boundary Line;

Thence contiguous to the City of Greeley along West Line of the East Half of Section 26 North 00°16'34" West 30.00 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 4,376 square feet or 0.10 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516



SEELEY LAKE ANNEXATION No. 1

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±0.10 ACRES
ANX2022-0001

PROPERTY DESCRIPTION:

A Parcel of land located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

BEGINNING at the South Quarter Corner of said Section 23 being also a point on the Corporate Boundary Line of the City of Greeley;
Thence contiguous to the City of Greeley along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Right of Way Line for Weld County Road 66 / AA Street;
Thence departing said West Line and said Corporate Boundary South 78°08'11" East 149.00 feet to a point on the South Line of the West Half of the East Half of Section 23;
Thence South 78°36'22" West 148.66 feet to the South Right of Way Line said Weld County Road 66 / AA Street being also a point on said Corporate Boundary Line;
Thence contiguous to the City of Greeley along West Line of the East Half of Section 26 North 00°16'34" West 30.00 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 4,376 square feet or 0.10 acres, more or less, and is subject to all existing easements and/or rights of way of record.

OWNER'S APPROVAL AND DEDICATION:

We, the undersigned, being sole owners for the land described herein, have caused said land to be laid out and annexed and rezoned under the name of SEELEY LAKE ANNEXATION No. 1 ANX2022-0001 and do hereby dedicate to the public forever all streets, alleys and utility easements as dedicated hereon. In compliance with the City of Greeley land use code and by contractual agreement, the landowners shall bear all expenses involved in improvements.

Owner: Keimes Land Company LLC

Name and Title

NOTARY PUBLIC:

STATE OF COLORADO)
COUNTY OF _____) \$

The forgoing instrument was acknowledged before me this _____ day
of _____, 2023, by _____
as _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

PLANNING COMMISSION RECOMMENDATION:

Recommended / not recommended by the City of Greeley Planning Commission, this
_____ day of _____, 2023.

PURPOSE STATEMENT:

This is the first in a series of five (5) annexations to incorporate Lots A and B of Recorded Exemption No. 0805-23-1 RE-5061 and Lot D of Recorded Exemption No. 0805-23-4 RECX15-0012 into the City of Greeley's municipal jurisdiction.

ZONING INFORMATION:

Existing Weld County Zone R-1: Low Density Residential Zone

Proposed City of Greeley Zone H-A: Holding Agricultural Zone

LINE LEGEND:

— = Annexation Boundary Line
- - - - - = City of Greeley Corporate Boundary Line
— — — — — = Section Line
— — — — — = Right of Way Line
- - - - - = Property Line

ANNEXATION TABLE:

Total Annexation Boundary Perimeter:	357.67 linear feet
Contiguous Length to existing City of Greeley Boundary:	60.00 linear feet
Total Allowable Perimeter (Contiguous x 6):	360.00 linear feet
Minimum one-sixth (1/6) of total Annexation perimeter:	59.61 linear feet

MAYOR'S CERTIFICATE:

Said Annexation Map has been accepted by the City of Greeley, Weld County, Colorado, and the territory designated hereon is made a part of the City of Greeley and included within the limits and jurisdiction thereof this _____ day of _____, A.D. 2023.

Mayor

ATTEST:

City Clerk

COMMUNITY DEVELOPMENT DIRECTOR:

Community Development Date

ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER:

Construction must be in accordance with applicable City of Greeley construction standards. The City's acceptance shall not relieve the Design Engineer's responsibility for errors, omissions, or design deficiencies for which the City is held harmless.

EDR & Civil Inspections Manager Date

SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed to the City of Greeley, Colorado, is contiguous with the boundaries of the annexing municipality, and that this annexation plan substantially complies with the Colorado Revised Statutes and the City of Greeley, Colorado codes appertaining thereto.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencel
Colo. LS 30462
Date:

NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.

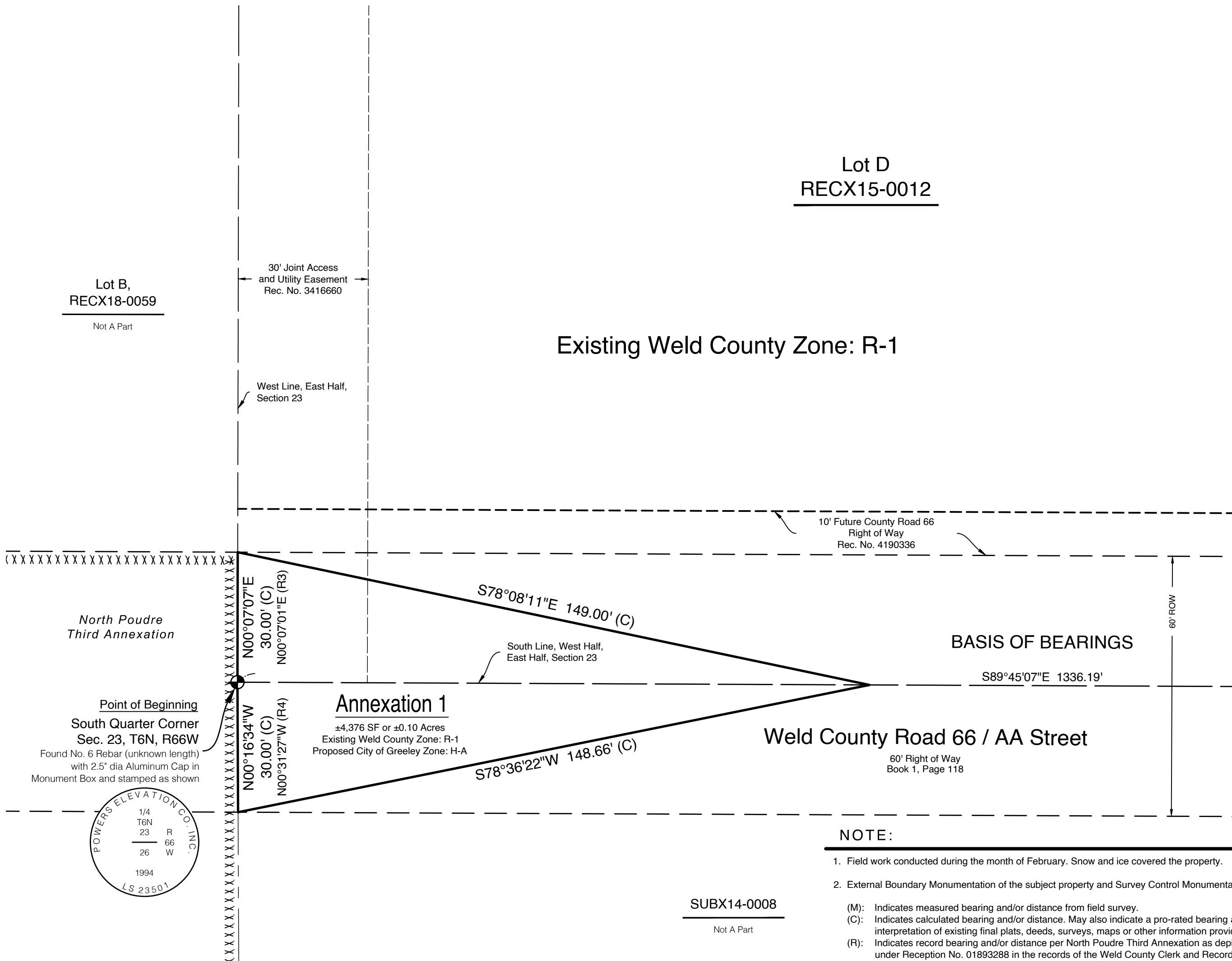


ORIGINAL SCALE: 1" = 20'

HALF SCALE: 1" = 40'

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



NOTE:

- Field work conducted during the month of February. Snow and ice covered the property.
- External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

- (M): Indicates measured bearing and/or distance from field survey.
(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.
(R): Indicates record bearing and/or distance per North Poudre Third Annexation as depicted on the plat recorded June 1, 1982, under Reception No. 01893288 in the records of the Weld County Clerk and Recorder's Office.
(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018, under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010, under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016, under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.
(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

SUBX14-0008

Not A Part

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970) 669-0516

CLIENT:

Charles Keimes
1813 91st Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 1 ANX2022-0001
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2023.02.17
SCALE: 1" = 20'

PROJECT NO.:
P-22-9219

SHEET	OF
1	1

Seeley Lake Annexation No. 1 ANX2022-0001

SEELEY LAKE ANNEXATION No. 1 SITE ANALYSIS

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±0.10 ACRES
ANX2022-0001

LINE LEGEND:

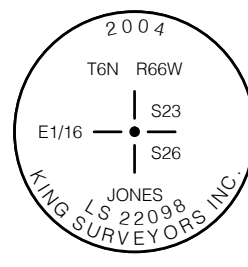
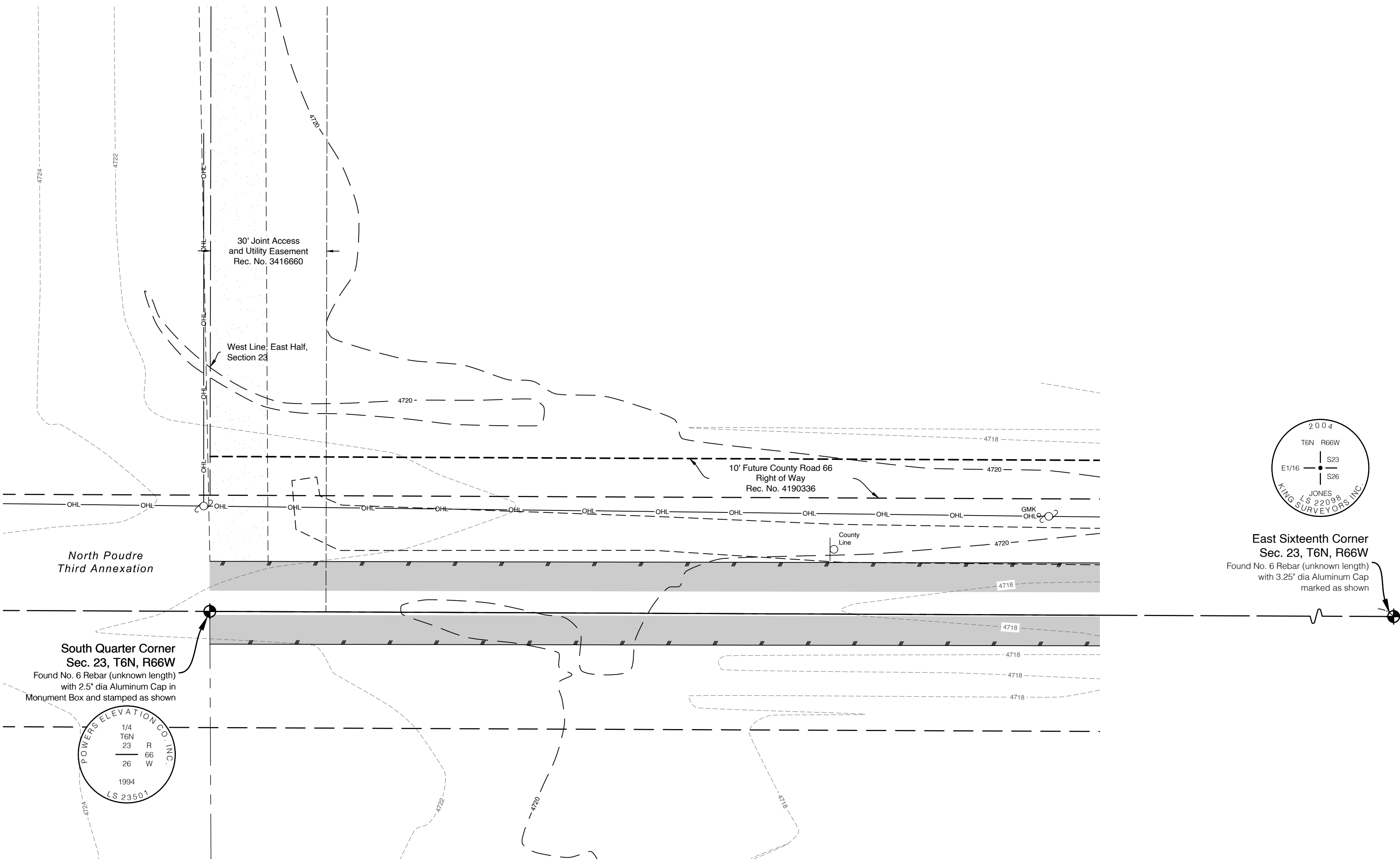
- Boundary Line
- Property Line
- Section Line
- Right of Way Line
- Future Right of Way Line
- Easement Line
- Edge of Dirt Road
- Edge of Asphalt Surface
- Overhead Utility Line
- Gas Line
- Contour Line - Major
- Contour Line - Minor

ABBREVIATION LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
GMK: Gas Warning Sign
ROW: Right of Way
Sec.: T N R W
Section Township Range

SYMBOL LEGEND:

○ = Sign
● = Utility Pole

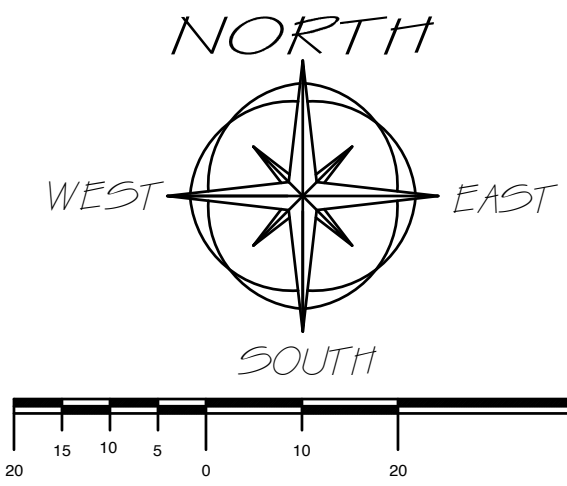


East Sixteenth Corner
Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length)
with 3.25' dia Aluminum Cap
marked as shown

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970) 669-0516

TITLE: SEELEY LAKE ANNEXATION No. 1 ANX2022-0001

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.

City of Greeley, County of Weld, Colorado

CLIENT:

Charles Keirnes

1813 61st Avenue, Suite 200

Greeley, CO 80634

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2022.10.26
SCALE: 1" = 20'

PROJECT NO.: P-22-9219

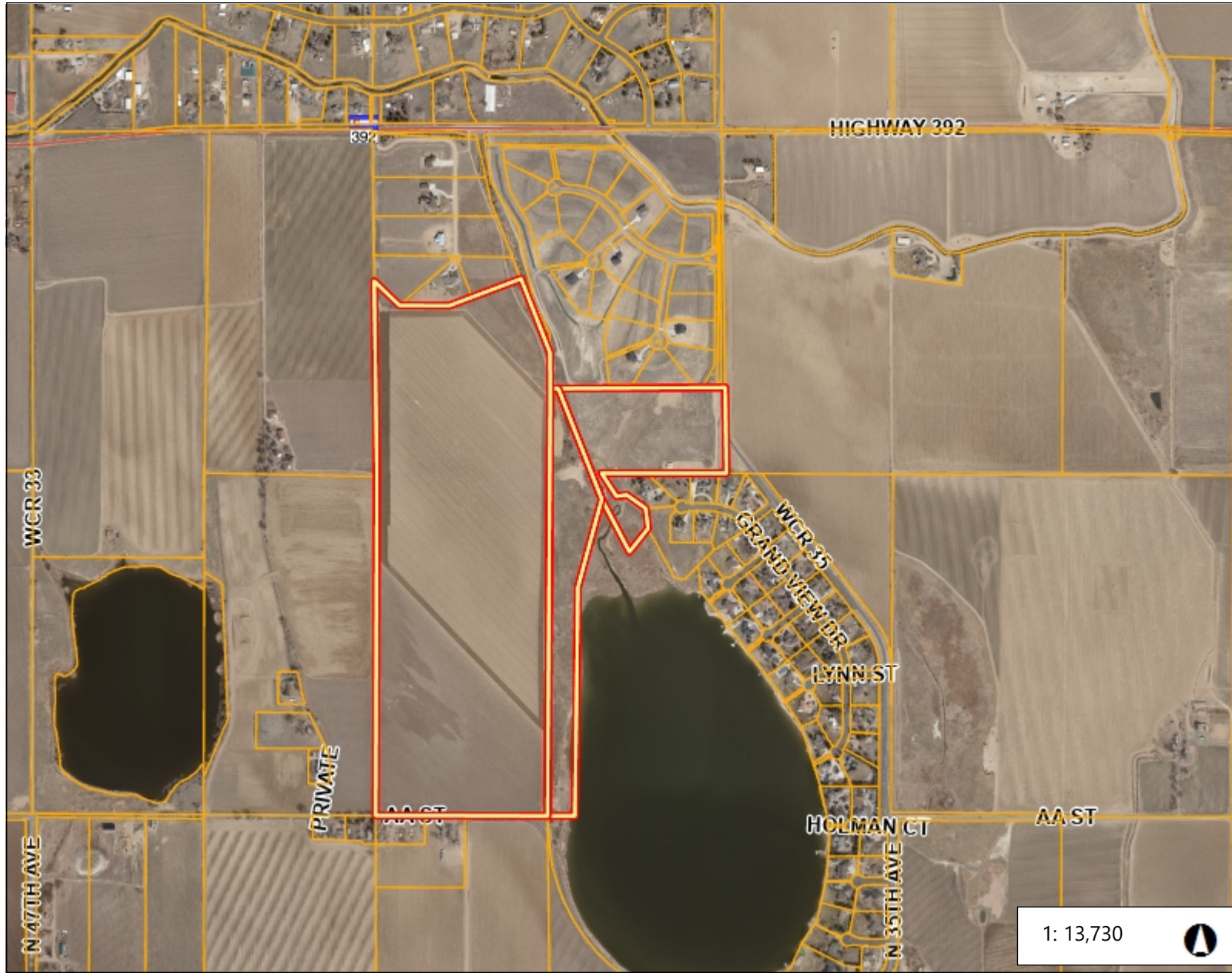
SHEET OF
1 1

REVISIONS:	BY:	DATE:
Address Round 4 Comments and Final Internal Review	LHB	2023.02.16
Address Round 3 Comments	LHB	2022.12.09
Address Round 2 Comments from City of Greeley	LHB	2022.10.25
Address Round 1 Comments from City of Greeley	LHB	2022.08.30
Line Weight Changes per Request	LHB	2022.07.07
Reverse Annexation Due to Project Boundary Changes	LHB	2022.06.30



Legend

- Parcels
- Highway
- Road
- County Boundary



1: 13,730



2,288.3 0 1,144.15 2,288.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Weld County Colorado

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

To: City of Greeley
Planning and Zoning

From: Galloway & Company, Inc
Heather Vidlock, AICP, Development Services Project Manager

Date: June 27, 2022

Re: **Annexation and Zoning Submittal for 160.62 acres adjacent to Seeley Lake**

Project Description:

This is a proposed annexation and zoning of agricultural land and single-family residential. The property is 160.62 acres south of Highway 392 and north of AA Street. The parcels are currently zoned Agricultural and R-1 Zoning in Weld County. The proposed zoning is H-A Holding Agricultural.

The Parcel Nos. for the properties proposed to be annexed are:

- 080523300028
- 080523300029
- 080523400008

The agricultural land is owned by the Keirnes. An annexation petition with the signatures of the property owners is included with the application submittal. The property is adjacent to the City of Greeley boundaries. An Annexation Plat reflecting one-sixth contiguity through a series of annexations is also included with the application. Also included in this application is a Site Analysis Map showing the area of the property, property boundaries, topography at two-foot intervals, existing right-of-way, and existing utilities and easements. An authorization to withdraw from the Eaton Fire Protection District is included with the application. Deeds demonstrating ownership of all the properties within the annexation are included. For the rezoning application, an Existing Conditions Map, Zoning Suitability Map, and Project Boundary Map are included.

This application meets the State Eligibility Criteria for Annexation.

1. One-sixth of the annexation boundary is contiguous with the City of Greeley corporate boundaries using serial annexations.
2. A community of interest exists between the territory being proposed to be annexed and the City of Greeley as demonstrated by this area being included in the map showing the Land Available for Future Growth.
3. The territory sought to be annexed is urban or will be urbanized in the near future.
4. The territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley as represented on the Land Available for Future Growth.

This application meets the City of Greeley Annexation Evaluation Criteria.

1. The proposed annexation is in conformance with the City's Comprehensive Plan. The Imagine Greeley Comprehensive Plan identifies this area in the Long Range Expected Growth Area. The "Existing Zoning of Land Available for Future Growth" map for the City identifies this area as anticipated for future growth as Residential Low Density.
2. The proposed annexation promotes geographical balance of the City's land use pattern because the area south of Highway 392 is identified as low density residential.
3. Adequate services are or will be available to support the development expected to result from the proposed annexation.
4. The proposed annexation provides for a continual and rational boundary because the land is adjacent to development in the City.



5. The proposed annexation is needed to accommodate future land use requirements because the “Existing Zoning of Land Available for Future Growth” map for the City identifies this area as anticipated for future growth as Residential Low Density.

PETITION FOR ANNEXATION

Seeley Lake Annexation

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, "Seeley Lake 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.

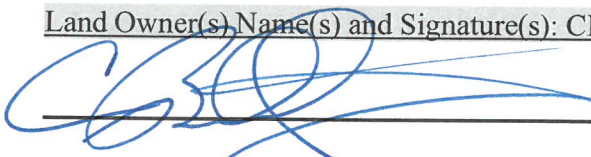
Accompanying this petition are the original and four copies of an annexation plat map containing the following information:

- 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 landowner'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.

Land Owner(s), Name(s) and Signature(s): CB Keirnes Land Company, LLC (Lots A, B & D)



Mailing Address: PO BOX 7, Eaton, CO 80615

Date of Signing:

6/2/22

Assessor's Tax TD # R8945075, R677924, R6779235

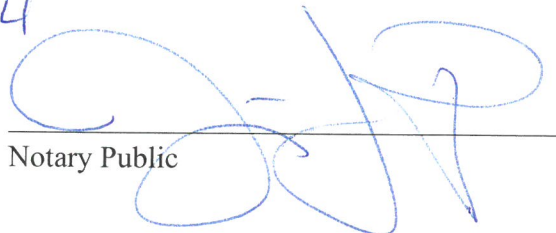
Assessor's Parcel(s) # 080523400008, 080523300029, 080523300028

Subscribed and sworn to before me this 2nd day of June, 2022 by
Charles Keirnes

Witness my hand and official seal.

My commission expires: August 15, 2024

JESSICA LUTZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084026752
MY COMMISSION EXPIRES AUGUST 15, 2024


Notary Public

CITY OF GREELEY, COLORADO

RESOLUTION NO. 16, 2023

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTIES KNOWN AS SEELEY LAKE LOCATED NORTH OF AA STREET AND WEST OF SEELEY LAKE INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 160.62 ACRES.

WHEREAS, CB Keirnes Land Company LLC has submitted annexation petitions to the City of Greeley for annexation of five properties located at the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, Colorado, more particularly described in the attached Exhibits A through E;

WHEREAS, the City of Greeley staff has found the annexation petitions to be in substantial compliance with C.R.S. §§ 31-12-101, *et seq.*; and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexations comply with C.R.S. § 31-12-106, or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

WHEREAS, the City Clerk shall deliver notice and publish the date, time, and place for said hearing;

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

Section 1. The annexation petitions are found to substantially comply with C.R.S. § 31-12-106.

Section 2. The public hearing for consideration of the proposed annexation petitions is hereby set for August 1, 2023, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:30 p.m.

Section 3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).

Section 4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this 6th day of JUNE, 2023.

ATTEST:



**THE CITY OF GREELEY,
COLORADO**

By: _____

City Clerk

By: _____

Mayor Pro Tem

SEELEY LAKE ANNEXATION No. 1

A Parcel of land located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

BEGINNING at the South Quarter Corner of said Section 23 being also a point on the Corporate Boundary Line of the City of Greeley;

Thence contiguous to the City of Greeley along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Right of Way Line for Weld County Road 66 / AA Street;

Thence departing said West Line and said Corporate Boundary South 78°08'11" East 149.00 feet to a point on the South Line of the West Half of the East Half of Section 23;

Thence South 78°36'22" West 148.66 feet to the South Right of Way Line said Weld County Road 66 / AA Street being also a point on said Corporate Boundary Line;

Thence contiguous to the City of Greeley along West Line of the East Half of Section 26 North 00°16'34" West 30.00 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 4,376 square feet or 0.10 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516

SEELEY LAKE ANNEXATION No. 2

A Parcel of land located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Corner of Seeley Lake Annexation No. 1 ANX2022-0001 and the **TRUE POINT OF BEGINNING**;

Thence departing said West Line South 87°26'25" East 743.77 feet to a point on the South Line of the West Half of the East Half of said Section 23;

Thence South 87°56'08" West 743.43 feet to the South Corner of said Seeley Lake Annexation No. 1 ANX2022-0001 being also a point on the Corporate Boundary Line for the City of Greeley;

Thence along the South and North Lines of said Seeley Lake Annexation No. 1 being also along said Corporate Boundary Line for the City of Greeley the following two (2) courses and distances:

1. North 78°36'22" East 148.66 feet to the East Corner thereof;
2. North 78°08'11" West 149.00 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 17,916 square feet or 0.41 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516

SEELEY LAKE ANNEXATION No. 3

A Parcel of land located in the East Half of Section 23 and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Corner of Seeley Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said West Line North 00°07'07" East 10.00 feet;
 Thence departing said West Line South 89°45'07" East 1,336.46 feet to the East Line of Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the plat recorded March 25, 2016, under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office;
 Thence along said East Line of Lot D South 00°29'59" West 40.00 feet to the Southeast Corner of said Lot D;
 Thence along the South Line of Lot D North 89°45'07" West 118.44 feet to a point on the Northeast Right of Way Line for County Road 66 / AA Street as depicted on said Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010, under Reception No. 3740825 in said Records of the Weld County Clerk and Recorder's Office being also a point on a non-tangent curve concave to the Southwest, having a central angle of 54°13'42" and a radius of 318.00 feet, the long chord of which bears South 37°33'00" East 289.87 feet;

Thence departing said South Line of Lot D and along said Northeast Right of Way Line for County Road 66 / AA Street the following ten (10) courses and distances:

1. Southeasterly along the arc of said curve 300.98 feet;
2. Tangent from said curve South 10°26'09" East 244.52 feet to a point on a curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 890.00 feet, the long chord of which bears South 19°16'37" East 273.58 feet;
3. Southeasterly along the arc of said curve 274.67 feet;
4. Non-tangent from said curve South 28°07'07" East 91.07 feet to a point on a curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,115.00 feet, the long chord of which bears South 36°02'26" East 307.35 feet;
5. Southeasterly along the arc of said curve 308.33 feet;
6. Non-tangent from said curve South 43°57'45" East 129.26 feet to a point on a curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 920.00 feet, the long chord of which bears South 54°56'48" East 350.59 feet;
7. Southeasterly along the arc of said curve 352.74 feet;

8. Non-tangent from said curve South 65°55'51" East 174.76 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,170.00 feet, the long chord of which bears South 74°07'32" East 333.54 feet;
9. Easterly along the arc of said curve 334.68 feet;
10. Tangent from said curve South 82°19'13" East 48.81 feet to the northerly prolongation of the West Right of Way Line for County Road 35 as depicted on said Recorded Exemption No. 0805-23-1 RE-5061;

Thence departing the Northeast Right of Way Line for County Road 66 / AA Street along said prolongation of the West Right of Way Line for County Road 35 South 00°35'46" East 60.63 feet to the Southwesterly Right of Way Line for said County Road 66 / AA Street;

Thence departing said prolongation of the West Right of Way Line for County Road 35 along said Southwesterly Right of Way Line and the South Right of Way Line for County Road 66 / AA Street the following Nine (9) courses and distances:

1. North 82°19'13" West 57.54 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,230.00 feet, the long chord of which bears North 74°07'32" West 350.64 feet;
2. Westerly along the arc of said curve 351.84 feet;
3. Tangent from said curve North 65°55'51" West 174.76 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 980.00 feet, the long chord of which bears North 54°56'48" West 373.45 feet;
4. Northwesterly along the arc of said curve 375.75 feet;
5. Tangent from said curve North 43°57'45" West 129.26 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,175.00 feet, the long chord of which bears North 36°02'26" West 323.89 feet;
6. Northwesterly along the arc of said curve 324.93 feet;
7. Tangent from said curve North 28°07'07" West 91.07 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 950.00 feet, the long chord of which bears North 19°16'37" West 292.02 feet;
8. Northwesterly along the arc of said curve 293.19 feet;
9. Tangent from said curve North 10°26'09" West 229.40 feet to a point on the East Line of the Northeast Quarter of Section 26;

Thence continuing along said Southwesterly Right of Way Line and along said East Line of the Northeast Quarter of Section 26 South 00°26'20" East 57.60 feet to a point on the Southerly Right of Way Line for County Road 66 / AA Street as depicted on Recorded Exemption No. 0805-26-01 1AMRECX18-14-0060 as depicted on plat recorded January 30, 2019, under Reception No. 4463459 in the Records of the Weld County Clerk and Recorder's Office;

Thence departing said East Line and continuing along said Southerly Right of Way Line the following five (5) courses and distances:

1. North 10°26'09" West 71.85 feet to a point on a curve concave to the Southwest, having a central angle of 79°18'58" and a radius of 248.00 feet, the long chord of which bears North 50°05'38" West 316.55;
2. Northwesterly along the arc of said curve 343.31 feet;
3. Tangent from said curve North 89°45'07" West 699.69 feet to the West Line of Lot A, 1AMRECX18-14-0060;
4. Thence along said West Line of Lot A North 00°16'40" West 10.00 feet;
5. Thence North 89°45'07" West 382.86 feet to the South Corner of Seeley Lake Annexation No. 2 ANX2022-0002 being also a point on the Corporate Boundary Line of the City of Greeley;

Thence departing the South Right of Way Line for County Road 66 / AA Street contiguous to the City of Greeley and along the South and North Lines of said Seeley Lake Annexation No. 2 ANX2022-0002 the following two (2) courses and distances:

1. North 87°56'08" East 743.43 feet to the East Corner Seeley Lake Annexation No. 2 ANX2022-0002;
2. North 87°26'25" West 743.77 feet to North Corner of said Seeley Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING**.

Said parcel contains 4.95 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516

SEELEY LAKE ANNEXATION No. 4

A Parcel of land located in the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 40.00 feet to the Northwest Corner of Seeley Lake Annexation No. 3 ANX2022-0003 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said West Line of the East Half of Section 23 North 00°07'07" East 2601.74 feet to the Center Quarter Corner of Section 23;

Thence departing said West Line of the East Half of Section 23 and along the North Line of the Southeast Quarter of Section 23 South 89°37'36" East 1473.25 feet;

Thence departing said North Line of the Southeast Quarter of Section 23 South 00°29'56" West 2638.54 feet to a point on the South Line of said Southeast Quarter of Section 23;

Thence along said South Line of the Southeast Quarter of Section 23 North 89°45'07" West 119.52 feet to the East Line of the West Half of the Southeast Quarter of said Section 23 and a point on the Easterly Line of Seeley Lake Annexation No. 3 ANX2022-0003 being also a point on the Corporate Boundary of the City of Greeley;

Thence along the Easterly and the Northerly Lines of Seeley Lake Annexation No. 3 ANX2022-0003 and said Corporate Boundary Line the following two (2) courses and distances:

1. North 00°29'59" East 40.00 feet to the Easterly Prolongation of the North Right of Way Line for Weld County Road 66 / AA Street;
2. North 89°45'07" West 1336.46 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 87.53 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516

SEELEY LAKE ANNEXATION No. 5

A Parcel of land located in the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the North Line of the West Half of said East Half of Section 23 as bearing South 89°39'04" East and with all bearings contained herein relative thereto:

COMMENCING at the North Quarter Corner of said Section 23; thence along the West Line of the East Half of said Section 23 South 00°07'09" East 1200.01 feet to Northwest Corner of that parcel known as Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the plat recorded March 25, 2016 under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office and the **TRUE POINT OF BEGINNING**;

Thence along the North and East Lines of said Parcel D the following five (5) courses and distances:

1. Departing said West Line South 46°59'23" East 273.05 feet;
2. South 89°39'09" East 367.68 feet;
3. North 67°59'54" East 576.73 feet to the Westerly Line of Ogilvey Ditch;
4. Also along said Westerly Line of Ogilvey Ditch South 21°59'49" East 666.26 feet to the East Line of the West Half of the East Half of said Section 23;
5. Also along said East Line of the West Half of the East Half South 00°03'36" West 207.10 feet to the Northwest Corner of Lot B, Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010 under Reception No. 3740825 in said Records;

Thence along the North Line of said Lot B and the North Line Lot A, said Recorded Exemption No. 0805-23-1 RE-5061 South 89°37'58" East 1323.04 feet to the West Right of Way Line of Weld County Road 35;

Thence along said West Right of Way Line South 00°00'06" West 276.30 feet to an angle point thereon;

Thence continuing along said West Right of Way Line South 19°39'50" East 89.15 feet to the East Line of said Lot A;

Thence along said East Line, the South Line and West Line of said Lot A the following eight (8) courses and distances:

1. South 00°00'06" West 303.10 feet;
2. North 89°37'42" West 940.48 feet;
3. South 32°49'26" East 211.29 feet;
4. North 82°45'33" East 79.90 feet;
5. South 54°46'12" East 179.94 feet;
6. South 06°47'13" East 154.95 feet;

7. South 38°22'26" West 230.69 feet;
8. North 28°05'27" West 460.47 feet to a point on the Easterly Line of said Lot B, Recorded Exemption No. 0805-23-1 RE 5061;

Thence along said Easterly Line and the South Line of said Lot B the following three (3) courses and distances:

1. South 14°54'10" West 703.61 feet;
2. South 00°29'56" West 1757.39 feet to said South Line of Lot B being also the South Line of the Southeast Quarter of Section 23;
3. North 89°45'07" West 119.52 feet to the Southeast Corner of Seeley Lake Annexation No. 4 ANX2022-0004 and a point on the Corporate Boundary for the City of Greeley;

Thence along said Corporate Boundary Line and the East Line of said Seeley Lake Annexation No. 4 ANX2022-0004 North 00°29'56" East 2638.54 feet to the Northeast Corner of said Annexation;

Thence continuing along said Corporate Boundary Line and along the North Line of said Seeley Lake Annexation No. 4 ANX2022-0004 North 89°37'36" West 1473.25 feet to a point on the West Line of the Southeast Quarter of Section 23;

Thence along said West Line of the Southeast Quarter North 00°07'09" East 1451.51 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 72.66 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516

SEELEY LAKE ANNEXATION No. 1 SITE ANALYSIS

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±0.10 ACRES
ANX2022-0001

LINE LEGEND:

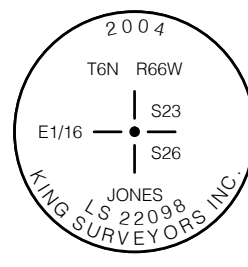
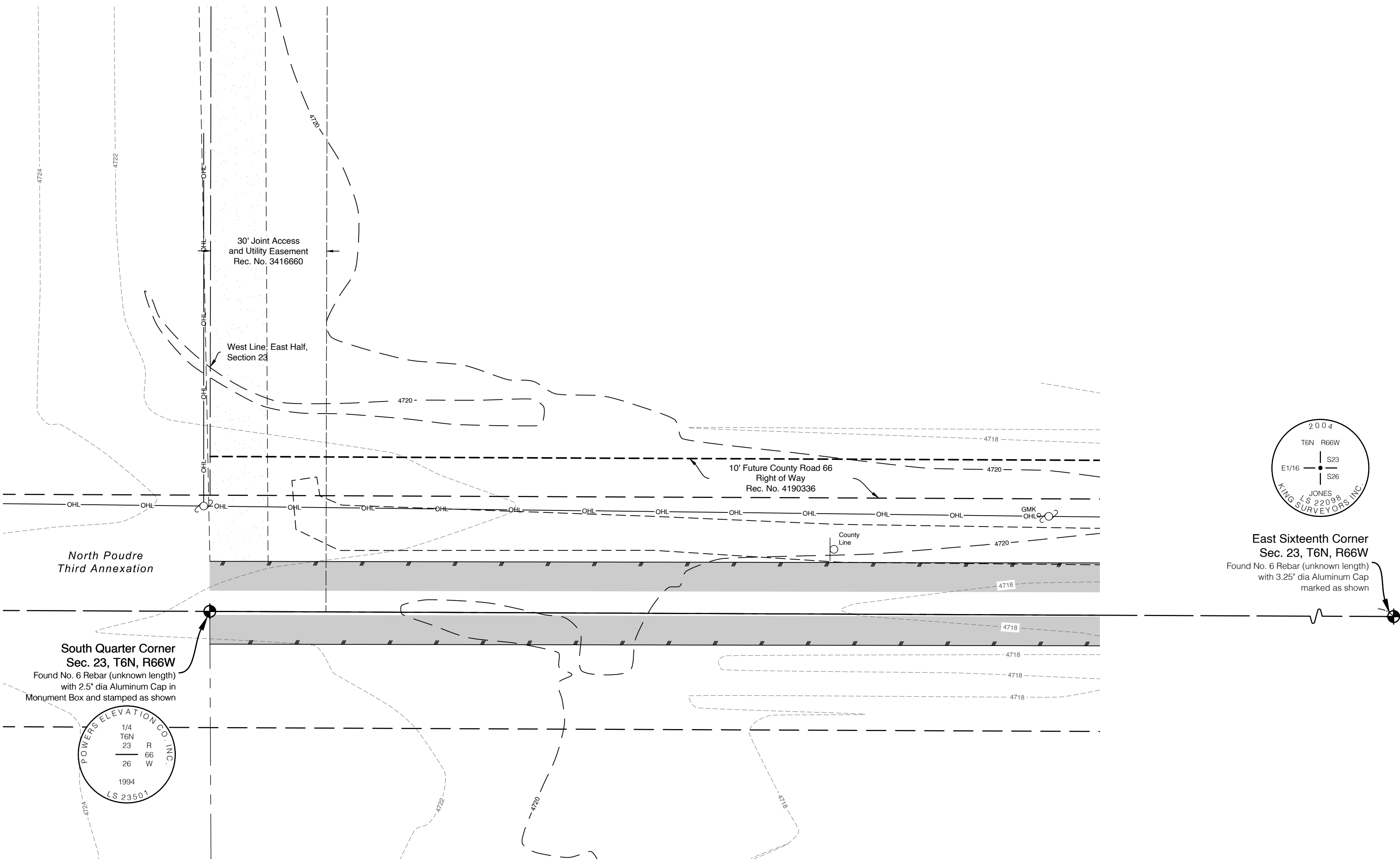
- Boundary Line
- Property Line
- Section Line
- Right of Way Line
- Future Right of Way Line
- Easement Line
- Edge of Dirt Road
- Edge of Asphalt Surface
- Overhead Utility Line
- Gas Line
- Contour Line - Major
- Contour Line - Minor

ABBREVIATION LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
GMK: Gas Warning Sign
ROW: Right of Way
Sec.: T N R W
Section Township Range

SYMBOL LEGEND:

○ = Sign
● = Utility Pole

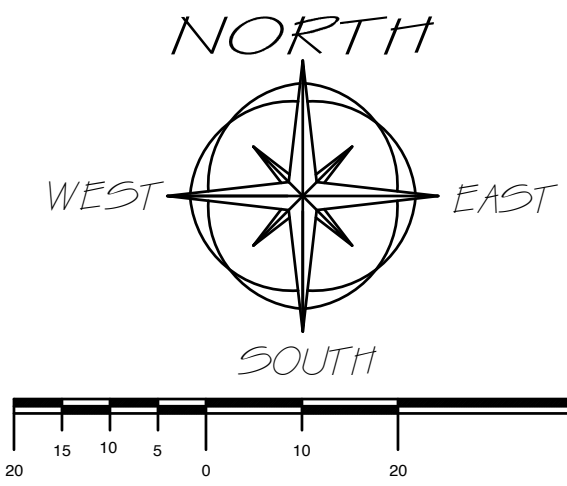


East Sixteenth Corner
Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length)
with 3.25' dia Aluminum Cap
marked as shown

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



ORIGINAL SCALE: 1" = 20'
HALF SCALE: 1" = 40'

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970) 669-0516

TITLE: SEELEY LAKE ANNEXATION No. 1 ANX2022-0001

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2022.10.26
SCALE: 1" = 20'

PROJECT NO.:
P-22-9219

SHEET OF
1 1

REVISIONS:	BY:	DATE:
Address Round 4 Comments and Final Internal Review	LHB	2023.02.16
Address Round 3 Comments	LHB	2022.12.09
Address Round 2 Comments from City of Greeley	LHB	2022.10.25
Address Round 1 Comments from City of Greeley	LHB	2022.08.30
Line Weight Changes per Request	LHB	2022.07.07
Reverse Annexation Due to Project Boundary Changes	LHB	2022.06.30

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±0.41 Acres
ANX2022-0002

A Parcel of land located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Corner of Seeley Lake Annexation No. 1 ANX2022-0001 and the **TRUE POINT OF BEGINNING**;

Thence along the South and North Lines of said Seeley Lake Annexation No. 1 being also along said Corporate Boundary Line for the City of Greeley the following two (2) courses and distances:

- Said parcel contains 17,916 square feet or 0.41 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Recommended / not recommended by the City of Greeley Planning Commission, this
day of _____, 2023.

This is the second in a series of five (5) annexations to incorporate Lots A and B of Recorded Exemption No. 0805-23-1 RE-5061 and Lot D of Recorded Exemption No. 0805-23-4 RECX15-0012 into the City of Greeley's municipal jurisdiction.

[illegible]VICINITY
MAP

SCALE: 1" = 5000'

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor

SF: Square Feet
Rec: Reception
ROW: Right of Way

Sec. __ T__ N R__ W__
Section Township Range

This figure is a detailed plat map titled "Annexation 2" showing the proposed city of Greeley zone H-A holding agricultural zone. The map illustrates the boundaries of Lot B, RECX18-0059; Lot D, RECX15-0012; and Lot A, 1AMRECX18-14-0060. It also shows the existing Weld County Zone R-1 and the proposed City of Greeley Zone H-A. Key features include the Point of Beginning, Point of Commencement, South Quarter Corner Sec. 23, T6N, R66W, and various bearings and distances. The map includes a legend for abbreviations and line types, a purpose statement, zoning information, and a line legend.

PURPOSE STATEMENT:

This is the second in a series of five (5) annexations to incorporate Lots A and B of Recorded Exemption No. 0805-23-1 RE-5061 and Lot D of Recorded Exemption No. 0805-23-4 RECX15-0012 into the City of Greeley's municipal jurisdiction.

ZONING INFORMATION:

Existing Weld County Zone R-1: Low Density Residential Zone

Proposed City of Greeley Zone H-A: Holding Agricultural Zone

LINE LEGEND:

- = Annexation Boundary Line
- - - = City of Greeley Corporate Boundary Line
- = Section Line
- - - = Right of Way Line
- - - = Property Line

ABBREVIATION LEGEND:

- N: North ± Plus or Minus
- E: East No.: Number
- W: West Dia: Diameter
- S: South LS: Land Surveyor
- SF: Square Feet
- Rec: Reception
- ROW: Right of Way
- Sec. ___ T__ N__ R__ W__: Section Township Range

Map Details:

- Lot B, RECX18-0059**: Not A Part
- Lot D, RECX15-0012**: Basis of Bearings
- Lot A, 1AMRECX18-14-0060**: Not A Part
- Point of Beginning**: Located at the intersection of the West Line, East Half, Section 23 and the North Poudre Third Annexation.
- Point of Commencement**: Located at the South Quarter Corner Sec. 23, T6N, R66W.
- Basis of Bearings**: S87°26'25"E 743.77' (C), S87°56'08"W 743.43' (C), S89°45'07"E 1336.19', N78°08'11"W 149.00' (C), N78°36'22"E 148.66' (C).
- Other Features**: Seeley Lake, Weld County Road 66 / AA Street, 10' Future County Road 66 Right of Way Rec. No. 4190336, 60' Right of Way Book 1, Page 118, 66' ROW.

BASIS OF BEARINGS STATEMENT: Bearings are based upon the South Line of the West Half of the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian being monumented at the South Quarter Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked LS 23501 1994 in a Monument Box; at the East Sixteenth Corner with a No. 6 Rebar of unknown length and a 2.25" diameter Aluminum Cap marked KING SURVEYORS INC JONES LS 23058 2004; and having an assumed bearing of South 89°45'07" East 1336.19 feet with all bearings contained herein relative thereto.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Total Annexation Boundary Perimeter:	1,784.86	linear feet
Contiguous Length to existing City of Greeley Boundary:	297.66	linear feet
Total Allowable Perimeter (Contiguous x 6):	1,785.96	linear feet
Minimum one-sixth (1/6) of total Annexation perimeter:	297.48	linear feet

Said Annexation Map has been accepted by the City of Greeley, Weld County, Colorado, and the territory designated hereon is made a part of the City of Greeley and included within the limits and jurisdiction thereof this _____ day of _____, A.D. 2023.

Mayor

ATTEST: _____
City Clerk

Community Development	Date
-----------------------	------

Construction must be in accordance with applicable City of Greeley construction standards. The City's acceptance shall not relieve the Design Engineer's responsibility for errors, omissions, or design deficiencies for which the City is held harmless.

EDR & Civil Inspections Manager Date

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed to the City of Greeley, Colorado, is contiguous with the boundaries of the annexing municipality, and that this annexation plat substantially complies with the Colorado Revised Statutes and the City of Greeley, Colorado codes appertaining thereto.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencel
Colo. LS 30462
Date:

NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.

INC.

DRAFT

COLORADO REGISTERED
SURVEYOR JOHN STEPHENSON
30442
PROFESSIONAL LAND SURVEYOR

A circular logo with the text "2004" at the top, "T6N R66W" at the top, "E1/16" on the left, "S23" on the right, "S26" at the bottom, "IOWA" at the bottom, "KIP" on the left, and "I.C." on the right.

East Sixteenth Corner
Sec. 23, T6N, R66W
d No. 6 Rebar (unknown length)
with 3.25" dia Aluminum Cap
marked as shown

A compass rose is centered on the page, with 'NORTH' at the top, 'SOUTH' at the bottom, 'WEST' on the left, and 'EAST' on the right. Below the compass rose is a horizontal scale bar with markings at 30, 20, 10, 0, 20, and 40.

ORIGINAL SCALE : 1" = 40'
HALF SCALE: 1" = 80'
STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

INTERMILL LAND SURVEYING, INC.

	LHB	2023.02.16
Address Round 4 Comments and Final Internal Review	LHB	2022.12.08
Address Round 3 Comments	LHB	2022.08.30
Address Round 1 Comments from City of Greeley	LHB	2022.07.07
Unweighted Changes per Request	LHB	2022.06.20
Revised Annexation Due to Project Boundary Changes	LHB	

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 2 ANX2022-0002
East Hall Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: <u>LHB</u>	
CHECKED BY: <u>SJS</u>	
APPROVED BY: <u>SJS</u>	
DATE: <u>2023.02.17</u>	
SCALE: <u>1" = 40'</u>	
PROJECT NO.: P-22-9219	
SHEET	OF
1	1

\\hal\prj\p-210-KERNES\dwg\Revision 6\p210-Annexation AN2022-0001 REV 6.dwg

SEELEY LAKE ANNEXATION No. 2 SITE ANALYSIS

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±0.41 Acres
ANX2022-0002

PREPARED BY AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516
Steven John Stencel
Colorado PLS No. 30462



LINE LEGEND:

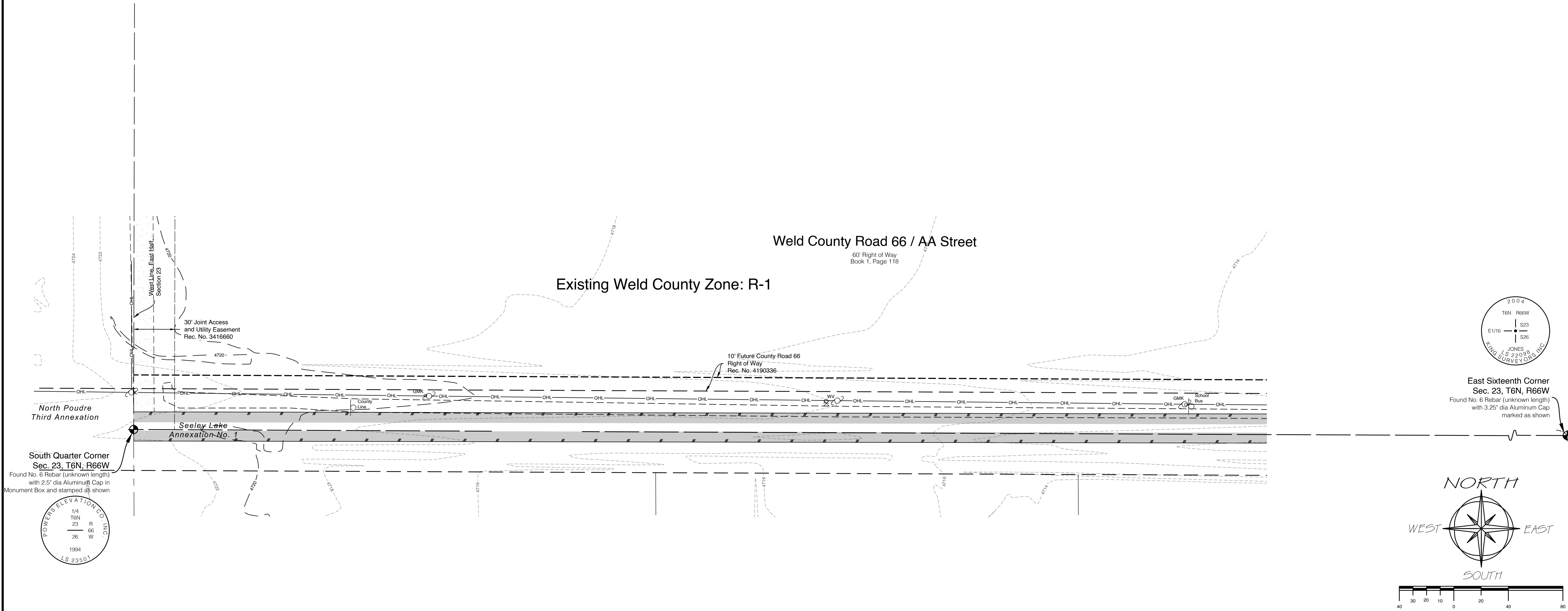
- = Boundary Line
- == = Property Line
- = Section Line
- = Right of Way Line
- = Future Right of Way Line
- = Easement Line
- = Edge of Dirt Road
- = Edge of Asphalt Surface
- = Overhead Utility Line
- = Gas Line
- = Contour Line - Major
- = Contour Line - Minor

ABBREVIATION LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
GMK: Gas Warning Sign
ROW: Right of Way
Sec. T N R W:
Section Township Range

SYMBOL LEGEND:

⊙ = Sign
⊙ = Utility Pole



INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970) 669-0516

CLIENT:
Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 2 ANX2022-0002
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2022.10.26
SCALE: 1" = 40'

PROJECT NO.:
P-22-9219

SHEET OF
1 1

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±4.95 Acres
ANX2022-0003

±4.95 Acres
ANX2022-0003

This is the third in a series of five (5) annexations to incorporate Lots A and B of Recorded Exemption No. 0805-23-1 RE-5061 and Lot D of Recorded Exemption No. 0805-23-4 RECX15-0012 into the City of Greeley's municipal jurisdiction.

Recommended / not recommended by the City of Greeley Planning Commission, this _____ day of _____, 2023.

We, the undersigned, being sole owners for the land described herein, have caused said land to be laid out and annexed and rezoned under the name of SEELEY LAKE ANNEXATION No. 3 ANX2022-0001 and do hereby dedicate to the public forever all streets, alleys and utility easements as dedicated hereon. In compliance with the City of Greeley land use code and by contractual agreement, the landowners shall bear all expenses involved in improvements.

Owner: Keirnes Land Company LLC

STATE OF COLORADO)
)
COUNTY OF _____)

the forgoing instrument was acknowledged before me this _____ day of _____, 2023, by _____ as _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

Community Development	Date
-----------------------	------

Said Annexation Map has been accepted by the City of Greeley, Weld County, Colorado, and the territory designated hereon is made a part of the City of Greeley and included within the limits and jurisdiction thereof this _____ day of _____, A.D. 2023.

Mayor

ATTEST: _____
City Clerk



Total Annexation Boundary Perimeter:	8,905.59	linear feet
Contiguous Length to existing City of Greeley Boundary:	1,487.20	linear feet
Total Allowable Perimeter (Contiguous x 6):	8,923.20	linear feet
Minimum one-sixth (1/6) of total Annexation perimeter:	1,484.27	linear feet

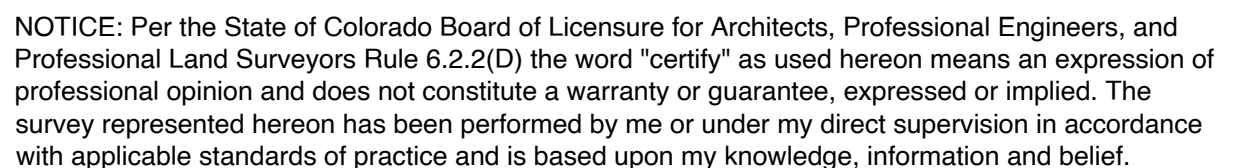
Construction must be in accordance with applicable City of Greeley construction standards. The City's acceptance shall not relieve the Design Engineer's responsibility for errors, omissions, or design deficiencies for which the City is held harmless.

EDR & Civil Inspections Manager Date

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed to the City of Greeley, Colorado, is contiguous with the boundaries of the annexing municipality, and that this annexation plan substantially complies with the Colorado Revised Statutes and the City of Greeley, Colorado codes appertaining thereto.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stence
Colo. LS 30462
Date:



A Parcel of land located in the East Half of Section 23 and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Corner of Seeley Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said West Line North 00°07'07" East 10.00 feet;
Thence departing said West Line South 89°45'07" East 1,336.46 feet to the East Line of Lot D,
Recorded Exemption No. 0805-23-4 REC115-00-012 as depicted on the plat recorded March 25, 2016,
under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office;
Thence along said East Line of Lot D South 00°29'59" West 40.00 feet to the Southeast Corner of said
Lot D;

Thence along the South Line of Lot D North 89°45'07" West 118.44 feet to a point on the Northeast Right of Way Line for County Road 66 / AA Street as depicted on said Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010, under Reception No. 3740825 in said Records of the Weld County Clerk and Recorder's Office being also a point on a non-tangent curve concave to the Southwest, having a central angle of 54°13'42" and a radius of 318.00 feet, the long chord of which bears South 37°33'00" East 289.87 feet;

Thence departing said South Line of Lot D and along said Northeast Right of Way Line for County Road 66 / AA Street the following ten (10) courses and distances:

3. Southeasterly along the arc of said curve 300.98 feet;
 2. Tangent from said curve South 10°26'09" East 244.52 feet to a point on a curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 890.00 feet, the long chord of which bears South 19°16'37" East 273.58 feet;
 3. Southeasterly along the arc of said curve 274.67 feet;
 4. Non-tangent from said curve South 28°07'07" West 91.07 feet to a point on a curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,115.00 feet, the long chord of which bears South 36°02'26" East 307.35 feet;
 5. Southeasterly along the arc of said curve 308.33 feet;
 6. Non-tangent from said curve South 43°57'45" East 129.26 feet to a point on a curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 920.00 feet, the long chord of which bears South 54°56'48" East 350.59 feet;
 7. Southeasterly along the arc of said curve 352.74 feet;
 8. Non-tangent from said curve South 65°55'51" East 174.76 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,170.00 feet, the long chord of which bears South 74°07'32" East 333.54 feet;
 9. Easterly along the arc of said curve 334.68 feet;
 10. Tangent from said curve South 82°19'13" East 48.81 feet to the northerly prolongation of the West Right of Way Line for County Road 35 as depicted on said Recorded Exemption No. 0805-23-1 RE-5061;
- Thence departing the Northeast Right of Way Line for County Road 66 / AA Street along said prolongation of the West Right of Way Line for County Road 35 South 00°35'46" East 60.63 feet to the Southwesterly Right of Way Line for said County Road 66 / AA Street;
- Thence departing said prolongation of the West Right of Way Line for County Road 35 along said Southwesterly Right of Way Line and the South Right of Way Line for County Road 66 / AA Street the following Nine (9) courses and distances:
1. North 82°19'13" West 57.54 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,230.00 feet, the long chord of which bears North 74°07'32" West 350.64 feet;
 2. Westerly along the arc of said curve 351.84 feet;
 3. Tangent from said curve North 65°55'51" West 174.76 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 980.00 feet, the long chord of which bears North 54°56'48" West 373.45 feet;
 4. Northwesterly along the arc of said curve 375.75 feet;
 5. Tangent from said curve North 43°57'45" West 129.26 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,175.00 feet, the long chord of which bears North 36°02'26" West 323.89 feet;
 6. Northwesterly along the arc of said curve 324.93 feet;
 7. Tangent from said curve North 28°07'07" West 91.07 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 950.00 feet, the long chord of which bears North 19°16'37" West 293.02 feet;
 8. Northwesterly along the arc of said curve 293.19 feet;
 9. Tangent from said curve North 10°26'09" West 229.40 feet to a point on the East Line of the Northeast Quarter of Section 26;

Thence continuing along said Southwesterly Right of Way Line and along said East Line of the Northeast Quarter of Section 26 South 00°26'20" East 57.60 feet to a point on the Southerly Right of Way Line for County Road 66 / AA Street as depicted on Recorded Exemption No. 0805-26-01 TAMREX18-14-0060 as depicted on plat recorded January 30, 2019, under Reception No. 4463459 in the Records of the Weld County Clerk and Recorder's Office;

Thence departing said East Line and continuing along said Southerly Right of Way Line the following five (5) courses and distances:

1. North 10°26'09" West 71.85 feet to a point on a curve concave to the Southwest, having a central angle of 7°18'58" and a radius of 248.00 feet, the long chord of which bears North 50°05'38" West 316.55;
2. Northwesterly along the arc of said curve 343.31 feet;
3. Tangent from said curve North 89°45'07" West 699.69 feet to the West Line of Lot A, 14MREX18-14-0960;
4. Thence along said West Line of Lot A North 00°16'40" West 10.00 feet;
5. Thence North 89°45'07" West 382.86 feet to the South Corner of Seelye Lake Annexation No. 2 ANX2022-0002 being also a point on the Corporate Boundary Line of the City of Greeley;
- Thence departing the South Right of Way Line for County Road 66 / AA Street contiguous to the City of Greeley and along the South and North Lines of said Seelye Lake Annexation No. 2 ANX2022-0002 the following two (2) courses and distances:
 1. North 87°56'08" East 743.43 feet to the East Corner Seelye Lake Annexation No. 2 ANX2022-0002;
 2. North 87°26'25" West 743.77 feet to North Corner of said Seelye Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING.**

Said parcel contains 4.95 acres, more or less, and is subject to all existing easements and/or rights of way of record.

BASIS OF BEARINGS STATEMENT: Bearings are based upon the South Line of the West Hall of the East Hall of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian being monumented at the South Quarter Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum cap marked LS 23201 1994 in a Monument Book; at the East Sixteenth Corner with a No. 6 Rebar of unknown length and a 3.25" diameter Aluminum cap marked KING SURVEYORS INC JONES LS 22098 2004; and having an assumed bearing of South 89°45'07" East 1336.19 feet with all bearings contained herein relative thereto.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

TITLE: SEELEY LAKE ANNEXATION No. 3 ANX2022-0003

East Hall Sec. 23, Northeast Qtr. Sec. 26, T8N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

CUSTOMER:

Charles Keines
1813 61st Avenue, Suite 200
Greeley, CO 80634

PROJECT:

INTERMILL LAND SURVEYING, INC.

ADDRESS:

1301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537
BUS. 970-669-0516

Seeley Lake Annexation No. 3 ANX2022-0003

SEELEY LAKE ANNEXATION No. 3

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

±4.95 Acres
ANX2022-0003

LINE LEGEND:

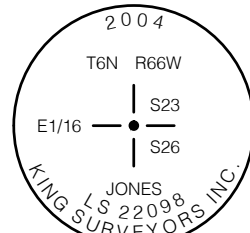
- = Annexation Boundary Line
- - - = City of Greeley Corporate Boundary Line
- = Section Line
- - - = Right of Way Line
- - - = Property Line

ABBREVIATION LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor

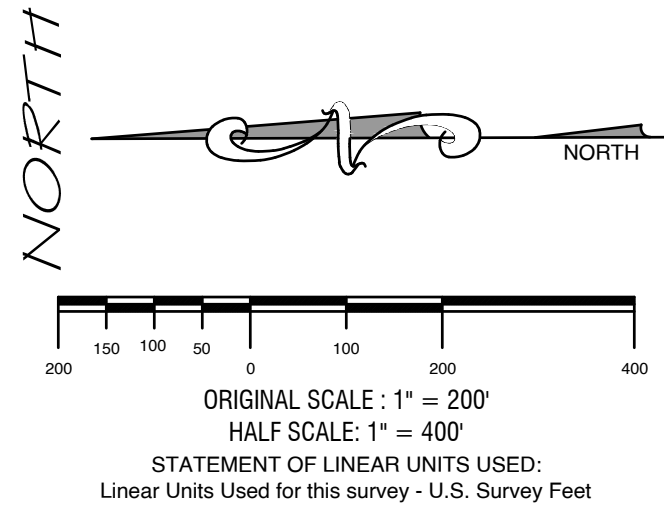
SF: Square Feet
Rec: Reception
ROW: Right of Way

Sec. T N R W
Section Township Range



LINE TABLE			
Line	Direction	Length	Direction
L1	N00°07'07"E (C)	10.00' (C)	
L2	S00°29'59"W (C)	40.00' (C)	
L3	N89°45'07"W (C)	118.44' (C)	N89°45'12"W (R2)
L4	S10°26'09"E (C&R2)	244.52' (C)	
L5	S28°07'07"E (C&R2)	91.07' (C)	
L6	S43°57'45"E (C&R2)	129.26' (C)	
L7	S65°55'51"E (C&R2)	174.76' (C)	
L8	S82°19'13"E (C&R2)	48.81' (C)	
L9	S00°35'46"E (C&R2)	60.63' (C)	
L10	N82°19'13"W (C&R2)	57.54' (C)	
L11	N65°55'51"W (C&R2)	174.76' (C)	
L12	N43°57'45"W (C&R2)	129.26' (C)	
L13	N28°07'07"W (C&R2)	91.07' (C)	
L14	N10°26'09"W (C&R2)	229.40' (C)	
L15	S00°26'20"E (C)	57.60' (C)	S00°41'18"E (R4)
L16	N10°26'09"W (C&R2)	71.85' (C)	
L17	N00°16'40"W (C)	10.00' (C)	N00°31'33"W (R4)
L18	N89°45'07"W (C)	382.86' (C)	N80°00'00"W (R4)
L19	N87°56'08"E (C)	743.43' (C)	
L20	N87°26'25"W (C)	743.77' (C)	

Curve Table (C)					
Curve	Length	Radius	Delta	Direction	Chord
C1	300.98'	318.00'	54°13'42"	S37°33'00"E	289.87'
C2	274.67'	890.00'	17°40'57"	S19°16'37"E	273.58'
C3	308.33'	1115.00'	15°50'39"	S36°02'28"E	307.35'
C4	352.74'	920.00'	21°58'05"	S54°56'48"E	350.59'
C5	334.68'	1170.00'	16°23'22"	S74°07'32"E	333.54'
C6	351.84'	1230.00'	16°23'22"	N74°07'32"W	350.64'
C7	375.75'	980.00'	21°58'05"	N54°56'48"W	373.45'
C8	324.93'	1175.00'	15°50'39"	N36°02'28"W	323.89'
C9	293.19'	950.00'	17°40'57"	N19°16'37"W	292.02'
C10	343.31'	248.00'	79°18'58"	N50°05'38"W	316.55'



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Annexation No. 3 ANX2022-0003

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537

TITLE: SEELEY LAKE ANNEXATION No. 3 ANX2022-0003

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

CLIENT:

Charles Keirnes

1813 61st Avenue, Suite 200
Greeley, CO 80634

DATE:

BY:

REVISIONS:	DATE:	BY:
Address Round 1 Comments	2022.03.28	LHB
Address Round 2 Comments	2022.02.15	LHB
Address Round 3 Comments	2022.10.07	LHB
Address Round 4 Comments - Add WCR 66 / AA Street	2022.10.06	LHB
Address Round 1 Comments from City of Greeley	2022.08.30	LHB
Line Weight Changes per Request	2022.07.07	LHB
Revised Annexation Due to Project Boundary Changes	2022.06.21	LHB

DRAWN BY:

CHECKED BY:

APPROVED BY:

DATE:

SCALE:

PROJECT NO.:

P-22-9219

SHEET

OF

2

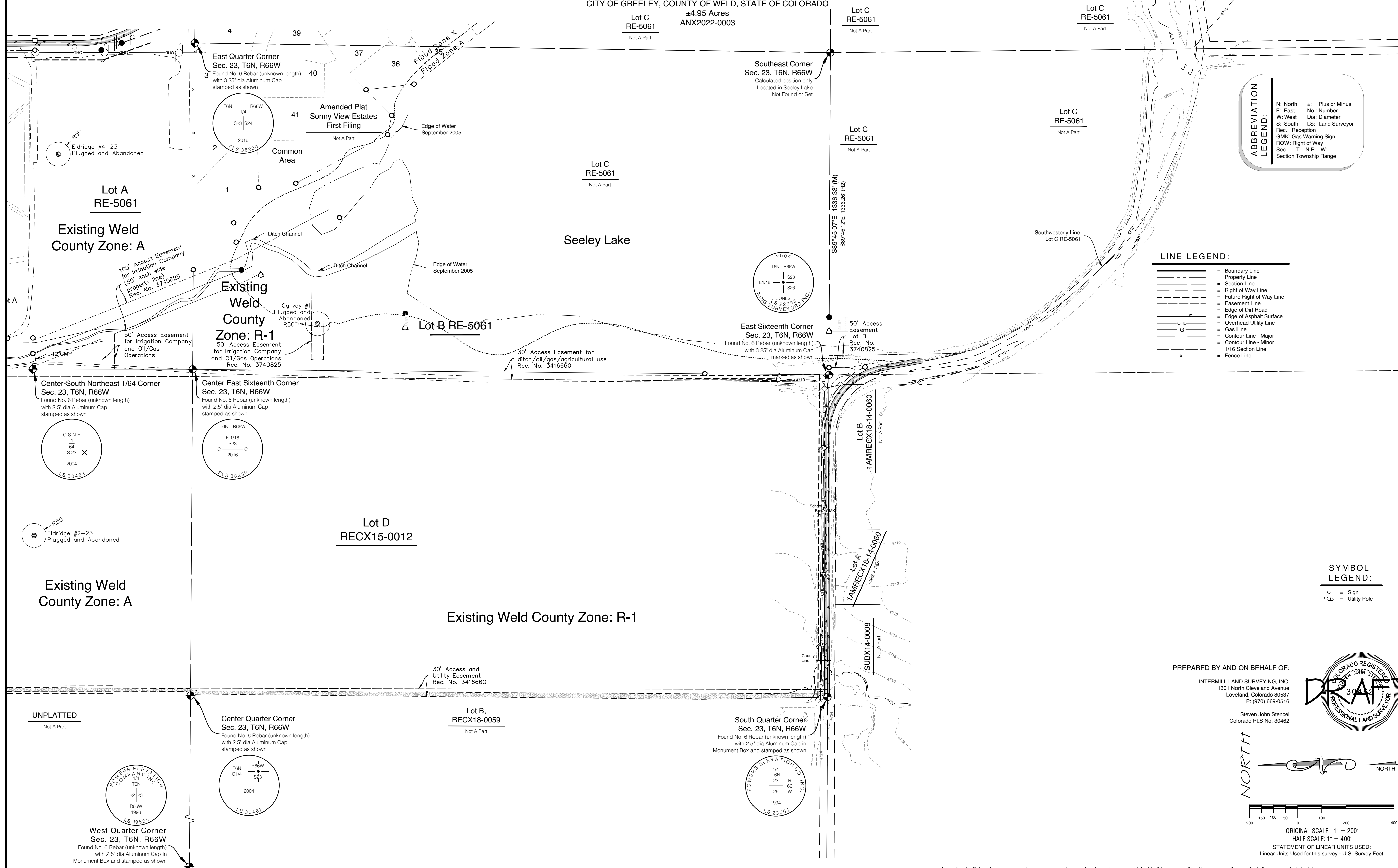
2

Not for Construction - Survey Only - Not for Use in Any Other Project - Not for Use in Any Other Project - Not for Use in Any Other Project

SEELEY LAKE ANNEXATION No. 3 SITE ANALYSIS

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

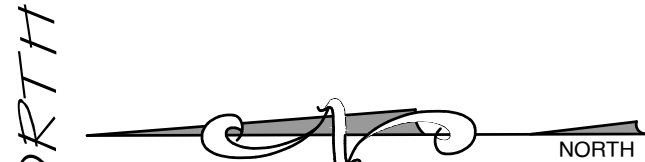
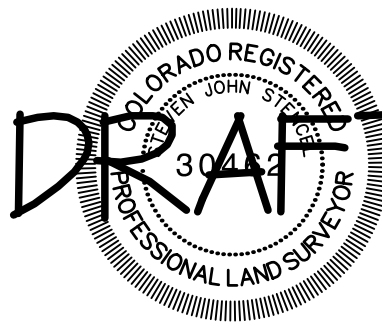
±4.95 Acres
ANX2022-0003



PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



ORIGINAL SCALE: 1" = 200'
HALF SCALE: 1" = 400'
STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DATE:

BY:

REVISIONS:

REVISIONS:	DATE:
Address Round 4 Comments and Final Internal Review	2023.02.15
Address Round 3 Comments	2022.12.15
Address Round 2 Comments - Add WCR 66 / AA Street	2022.10.25
Address Round 1 Comments from City of Greeley	2022.08.30
Unreweight Changes per Request	2022.07.07
Revised Annexation Due to Project Boundary Changes	2022.06.21

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 3 ANX2022-0003
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2022.06.21
SCALE:	1" = 200'
PROJECT NO.:	P-22-9219
SHEET	OF
1	1

Seeley Lake Annexation No. 3 ANX2022-0003



SEELEY LAKE ANNEXATION No. 4

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±87.53 Acres
ANX2022-0004

PROPERTY DESCRIPTION:

A Parcel of land located in the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 40.00 feet to the Northwest Corner of Seeley Lake Annexation No. 3 ANX2022-0003 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said West Line of the East Half of Section 23 North 00°07'07" East 2601.74 feet to the Center Quarter Corner of Section 23;

Thence departing said West Line of the East Half of Section 23 and along the North Line of the Southeast Quarter of Section 23 South 89°37'36" East 1473.25 feet;

Thence departing said North Line of the Southeast Quarter of Section 23 South 00°29'56" West 2638.54 feet to a point on the South Line of said Southeast Quarter of Section 23;

Thence along said South Line of the Southeast Quarter of Section 23 North 89°46'07" West 119.52 feet to the East Line of the West Half of the Southeast Quarter of said Section 23 and a point on the Easterly Line of Seeley Lake Annexation No. 3 ANX2022-0003 being also a point on the Corporate Boundary of the City of Greeley;

Thence along the Easterly and the Northerly Lines of Seeley Lake Annexation No. 3 ANX2022-0003 and said Corporate Boundary Line the following two (2) courses and distances:
1. North 00°29'59" East 40.00 feet to the Easterly Prolongation of the North Right of Way Line for Weld County Road 66 / AA Street;
2. North 89°45'07" West 1336.46 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 87.53 acres, more or less, and is subject to all existing easements and/or rights of way of record.

OWNER'S APPROVAL AND DEDICATION:

We, the undersigned, being sole owners to the land described herein, have caused said land to be laid out and annexed and rezoned under the name of SEELEY LAKE ANNEXATION No. 4 ANX2022-0001 and do hereby dedicate to the public forever all streets, alleys and utility easements as dedicated hereon. In compliance with the City of Greeley land use code and by contractual agreement, the landowners shall bear all expenses involved in improvements.

Owner: Keirnes Land Company LLC

Name and Title

NOTARY PUBLIC:

STATE OF COLORADO)

COUNTY OF) §

The forgoing instrument was acknowledged before me this _____ day of _____, 2023, by _____ as _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

ZONING INFORMATION:

Existing Weld County Zone R-1: Low Density Residential Zone

Proposed City of Greeley Zone H-A: Holding Agricultural Zone

ANNEXATION TABLE:

Total Annexation Boundary Perimeter: 8,209.51 linear feet
Contiguous Length to existing City of Greeley Boundary: 1,376.46 linear feet
Total Allowable Perimeter (Contiguous x 6): 8,258.76 linear feet
Minimum one-sixth (1/6) of total Annexation perimeter: 1,368.25 linear feet

MAYOR'S CERTIFICATE:

Said Annexation Map has been accepted by the City of Greeley, Weld County, Colorado, and the territory designated hereon is made a part of the City of Greeley and included within the limits and jurisdiction thereof this _____ day of _____, A.D. 2023.

ATTEST: _____
City Clerk Mayor

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

Approved this _____ day of _____, A.D. 2023.

Community Development Director

ENGINEERING DEVELOPMENT REVIEW MANAGER APPROVAL:

Approved this _____ day of _____, A.D. 2023.

Engineering Development Review Manager

SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed to the City of Greeley, Colorado, is contiguous with the boundaries of the annexing municipality, and that this annexation plat substantially complies with the Colorado Revised Statutes and the City of Greeley, Colorado codes appertaining thereto.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencel
Colo. LS 30462
Date:



NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.

BASIS OF BEARINGS STATEMENT: Bearings are based upon the North Line of the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian being monumented at the North Quarter Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked 2016 in a Monument Box; at the Northeast Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked LS 38175 2014 in a Monument Box; and having an assumed bearing of South 89°39'04" East 2702.03 feet with all bearings contained herein relative thereto.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

REVISIONS:	BY:	DATE:
Addressed Round 5 Comments	LHB	2023.03.30
Addressed Round 4 Comments and Final Internal Review	LHB	2023.02.15
Addressed Round 3 Comments	LHB	2022.12.05
Addressed Round 2 Comments	LHB	2022.10.05
Line Weight Changes per Request	LHB	2022.08.30
Revised Annexation Due to Project Boundary Changes	LHB	2022.07.07
	LHB	2022.06.21

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

CLIENT: Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 4 ANX2022-0004
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2023.02.17
SCALE:	N/A
PROJECT NO.:	P-22-9219
SHEET	OF
1	2

SEELEY LAKE ANNEXATION No. 4

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Line Table

Line	Direction	Length	Direction
L1	N89°45'07"W (C)	119.52' (C)	N89°45'12"W (R2)
L2	N00°29'59"W (C)	40.00' (C)	N00°00'00"W (R4)

ABBREVIATION LEGEND:

N: North ±: Plus or Minus
S: South #: Number
E: East DIA: Diameter
W: West L.S.: Land Surveyor

R.O.W.: Right of Way
Sec. ____ T ____ N ____ R ____ W ____:
Section Township Range

LINE LEGEND:

- = Annexation Boundary Line
- - - - - = City of Greeley Corporate Boundary Line
- _____ = Section Line
- = Right of Way Line
- = Property Line

Seeley Lake

Annexation 4
±87.53 Acres
Existing Weld County Zone: A
Proposed City of Greeley Zone: H-A

Point of Beginning

North Quarter Corner Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length) with 2.5" dia Aluminum Cap in Monument Box and stamped as shown

Center Quarter Corner Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length) with 2.5" dia Aluminum Cap stamped as shown

East Quarter Corner Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length) with 3.25" dia Aluminum Cap stamped as shown

South Quarter Corner Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length) with 2.5" dia Aluminum Cap in Monument Box and stamped as shown

West Quarter Corner Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length) with 2.5" dia Aluminum Cap in Monument Box and stamped as shown

Center-South Northeast 1/64 Corner Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length) with 2.5" dia Aluminum Cap stamped as shown

Center East Sixteenth Corner Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length) with 2.5" dia Aluminum Cap stamped as shown

East Sixteenth Corner Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length) with 3.25" dia Aluminum Cap marked as shown

North Sixteenth Corner Sec. 23, T6N, R66W
Calculated position only Not Found or Set

24.51' Witness Corner East Sixteenth Corner Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length) with 2.5" dia Aluminum Cap / stamped as shown

Lot A RE-3782
Not A Part

Lot B RE-3606
Not A Part

Lot C RE-5061
Not A Part

Lot D RECX15-0012
Not A Part

Lot E RECX15-0012
Not A Part

Lot F RECX15-0012
Not A Part

Lot G RECX15-0012
Not A Part

Lot H RECX15-0012
Not A Part

Lot I RECX15-0012
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Lot J RECX15-0012
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Lot K RECX15-0012
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Lot L RECX15-0012
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Lot M RECX15-0012
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Lot Y RECX15-0012
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Lot Z RECX15-0012
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Lot AA RECX15-0012
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Lot AB RECX15-0012
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Lot AC RECX15-0012
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Lot BG RECX15-0012
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Lot BH RECX15-0012
Not A Part

Lot BI RECX15-0012
Not A Part

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INTERMILL LAND SURVEYING, INC.		Charles Keirnes	
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970)-669-0516		CLIENT: _____ East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M. City of Greeley, County of Weld, Colorado Greeley, CO 80634	
TITLE: SEELEY LAKE ANNEXATION No. 4 ANX2022-0004		DATE: _____	
DRAWN BY: LHB		BY: _____	
CHECKED BY: SJS		REVISIONS:	
APPROVED BY: SJS		Addressed Round 5 Comments LHB 2023.03.28	
DATE: 2023.02.17		Addressed Round 4 Comments and Final Internal Review LHB 2023.02.16	
SCALE: 1" = 200'		Addressed Round 3 Comments LHB 2022.10.26	
PROJECT NO: P-22-9219		Addressed Round 2 Comments LHB 2022.08.30	
SHEET 2 OF 2		Addressed Round 1 from City of Greeley LHB 2022.08.30	
		Revised Annotation Due to Project Boundary Changes LHB 2022.06.21	

SEELEY LAKE ANNEXATION No. 4 SITE ANALYSIS

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SYMBOL LEGEND:

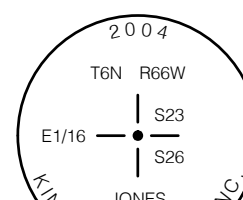
- Box - Electrical
- Corp Stop
- Fire Hydrant
- Sewer Clean Out
- Sign
- Transformer
- Utility Pole
- Valve - Water
- Water Meter Pit

ABBREVIATION LEGEND:

- N: North
- E: East
- W: West
- S: South
- Rec.: Reception
- GMK: Gas Warning Sign
- ROW: Right of Way
- CMP: Corrugated Metal Pipe
- PVC: Polyvinyl Chloride Pipe
- Type: Typical
- PLS: Professional Land Surveyor
- Doc: Document
- BOCC: Board of County Commissioners
- Sec.: Section
- T: Township
- R: Range
- ±: Plus or Minus
- No.: Number
- Dia: Diameter
- LS: Land Surveyor

LINE LEGEND:

- Boundary Line
- Property Line
- Section Line
- Quarter Section Line
- 1/16 Section Line
- Right of Way Line
- Future Right of Way Line
- Easement Line
- Subdivision Lot Line
- Fence Line
- Guardrail Line
- Edge of Dirt Road
- Edge of Asphalt Surface
- Overhead Utility Line
- Gas Line
- Contour Line - Major
- Contour Line - Minor



200' 0"

T6N R66W

S23

S26

PLS 30462

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LAND SURVEYORS, INC.

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LAND SURVEYORS, INC.

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PLS 30462

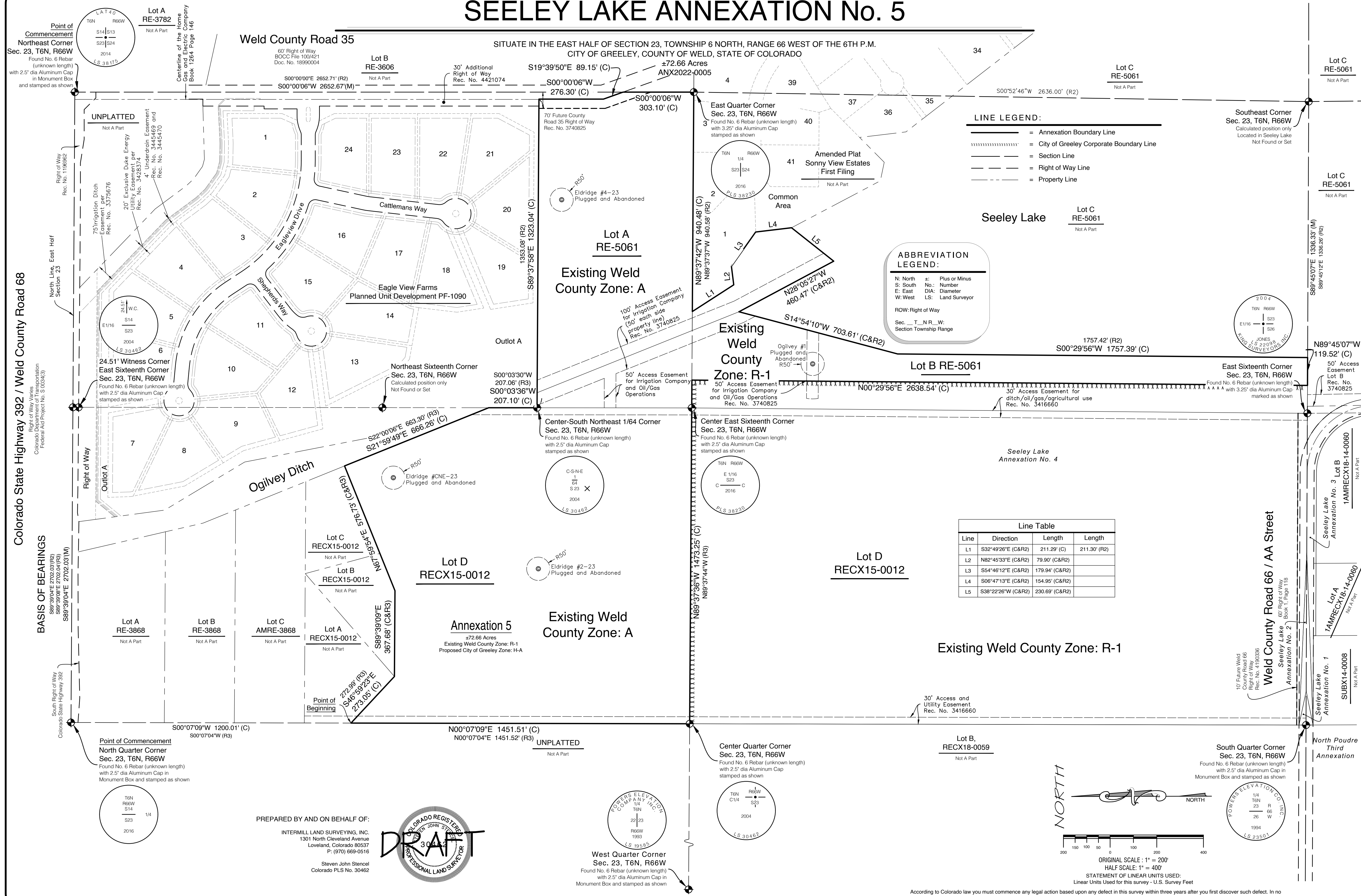
JONES

LS 2018

LAND SURVEYORS, INC.

11/16

SEELEY LAKE ANNEXATION No. 5



DATE:	BY:	REVISIONS:
2023.03.28	LHB	Addressed Board 5 Comments
2023.02.15	LHB	Addressed Board 4 Comments and Final Internal Review
2022.12.07	LHB	Addressed Board 3 Comments
2022.10.05	LHB	Addressed Board 2 Comments
2022.08.30	LHB	Addressed Comments Round 1 from City of Greeley
2022.07.07	LHB	Line Weight Changes per Request
2022.06.21	LHB	Revised Annexation Due to Project Boundary Changes

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537
BUS: (970) 669-0516

CLIENT:
Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 5 ANX2022-0005
East Half of Section 23, Township 6 North, Range 66 West, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	
DATE:	2023.02.17
SCALE:	1" = 200'
PROJECT NO.:	P-22-9219
SHEET	OF
2	2



Council Agenda Summary

June 20, 2023

Key Staff Contact: Doug May, Planner III; Donald Threewitt, Chief Planner

Title:

Introduction and first reading of an Ordinance to annex Seeley Lake Annexation Number 2, a parcel totaling 17,916 square feet or 0.41 acres

Summary:

This is the second of five sequential annexations, collectively known as the Seeley Lake annexations. CB Keirnes Land Company LLC has submitted petitions to the City of Greeley for annexation of five (5) properties totaling 160.62 acres located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, generally located north of AA Street and west of Seeley Lake. Staff finds the Petitions for Annexation are in substantial compliance with the requirements of C.R.S. § 31-12-107. Additionally, staff have reviewed the Petitions for compliance with annexation requirements contained in C.R.S. §§ 31-12-104 and 31-12-105 and finds that the Petitions meet the legal requirements of those sections.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	N/A

Legal Issues:

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

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

Other issues and Considerations:

None.

Strategic Focus Area:



Community Vitality

Decision Options:

- 1) Introduce the ordinance as presented; or

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

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for August 1, 2023.

Attachments:

1. ORD 23, 2023 - Seeley Annexation 2
2. Attachment A Annexation 2 Legal Description
3. Attachment B Seeley Lake Annexation Map No. 2 ANX2022-0002

CITY OF GREELEY, COLORADO

ORDINANCE NO. 23, 2023

CASE NO. ANX2022-0002

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS THE SEELEY LAKE ANNEXATION, GENERALLY LOCATED NORTH OF AA STREET AND WEST OF SEELEY LAKE.

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 landowners 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 annexations and are hereby annexed to the City of Greeley. These territories referred to are described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Said described parcels of land contains 0.41 Acres, more or less, and is subject to any easements or rights-of-way as granted by instruments of record, or as now existing on said described parcel of land.

Section 3. Pursuant to §C.R.S. 31 -12 -113 of the Colorado Revised Statutes, 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 section §13- 12- 113(2)(a) of the Colorado Revised Statutes.

Section 4. This ordinance shall be effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS _____ DAY OF AUGUST, 2023.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

SEELEY LAKE ANNEXATION No. 2

A Parcel of land located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Corner of Seeley Lake Annexation No. 1 ANX2022-0001 and the **TRUE POINT OF BEGINNING**;

Thence departing said West Line South 87°26'25" East 743.77 feet to a point on the South Line of the West Half of the East Half of said Section 23;

Thence South 87°56'08" West 743.43 feet to the South Corner of said Seeley Lake Annexation No. 1 ANX2022-0001 being also a point on the Corporate Boundary Line for the City of Greeley;

Thence along the South and North Lines of said Seeley Lake Annexation No. 1 being also along said Corporate Boundary Line for the City of Greeley the following two (2) courses and distances:

1. North 78°36'22" East 148.66 feet to the East Corner thereof;
2. North 78°08'11" West 149.00 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 17,916 square feet or 0.41 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±0.41 Acres
ANX2022-0002

ANX2022-0002

A Parcel of land located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Corner of Seeley Lake Annexation No. 1 ANX2022-0001 and the **TRUE POINT OF BEGINNING**;

Thence along the South and North Lines of said Seeley Lake Annexation No. 1 being also along said Corporate Boundary Line for the City of Greeley the following two (2) courses and distances:

- Said parcel contains 17,916 square feet or 0.41 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Recommended / not recommended by the City of Greeley Planning Commission, this
day of 2023

This is the second in a series of five (5) annexations to incorporate Lots A and B of Recorded Exemption No. 0805-23-1 RE-5061 and Lot D of Recorded Exemption No. 0805-23-4 REC15-0012 into the City of Greeley's municipal jurisdiction.

[illegible]

A compass rose is centered above a scale bar. The compass rose has eight points, with the cardinal directions labeled: NORTH at the top, SOUTH at the bottom, EAST on the right, and WEST on the left. Below the compass rose is a scale bar with markings at 0, 10, 20, 30, 40, 50, 60, 70, and 80. The scale bar is divided into two sections: the left section from 0 to 40 and the right section from 40 to 80.

Seeley Lake Annexation No. 2 ANX2022-0002

Total Annexation Boundary Perimeter:	1,784.86	linear feet
Contiguous Length to existing City of Greeley Boundary:	297.66	linear feet
Total Allowable Perimeter (Contiguous x 6):	1,785.96	linear feet
Minimum one-sixth (1/6) of total Annexation perimeter:	297.48	linear feet

Said Annexation Map has been accepted by the City of Greeley, Weld County, Colorado, and the territory designated hereon is made a part of the City of Greeley and included within the limits and jurisdiction thereof this _____ day of _____, A.D. 2023.

ATTEST: _____
City Clerk

Community Development	Date
-----------------------	------

Construction must be in accordance with applicable City of Greeley construction standards. The City's acceptance shall not relieve the Design Engineer's responsibility for errors, omissions, or design deficiencies for which the City is held harmless.

EDR & Civil Inspections Manager _____ Date _____

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed to the City of Greeley, Colorado, is contiguous with the boundaries of the annexing municipality, and that this annexation plat substantially complies with the Colorado Revised Statutes and the City of Greeley, Colorado codes appertaining thereto.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencel
Colo. LS 30462
Date:

NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.

INTERMILL LAND SURVEYING, INC.

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 2 ANX2022-0002

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2023.02.17
SCALE: 1" = 40'

PROJECT NO.:
P-22-9219

SHEET	OF
1	1

SEELEY LAKE ANNEXATION No. 2 SITE ANALYSIS

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±0.41 Acres
ANX2022-0002

PREPARED BY AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516
Steven John Stencel
Colorado PLS No. 30462



LINE LEGEND:

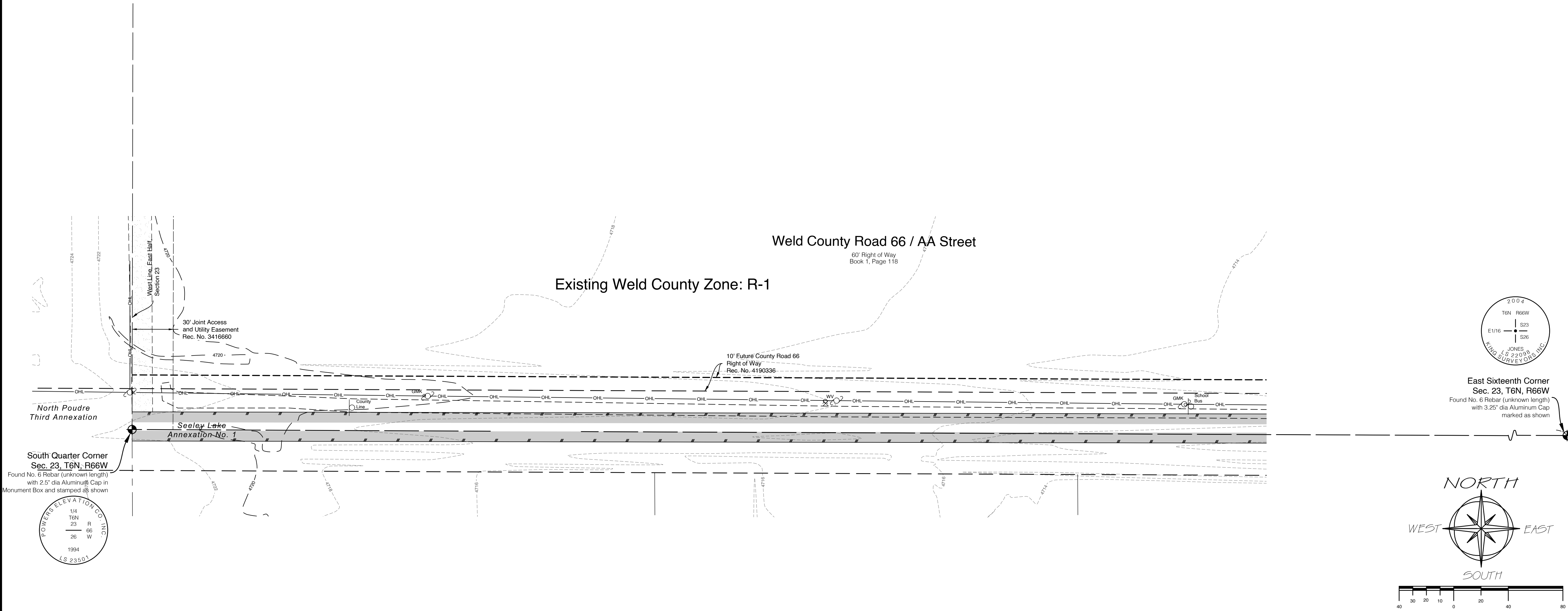
- Boundary Line
- Property Line
- Section Line
- Right of Way Line
- Future Right of Way Line
- Easement Line
- Edge of Dirt Road
- Edge of Asphalt Surface
- Overhead Utility Line
- Gas Line
- Contour Line - Major
- Contour Line - Minor

ABBREVIATION LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
GMK: Gas Warning Sign
ROW: Right of Way
Sec. T N R W:
Section Township Range

SYMBOL LEGEND:

⊕ = Sign
⊙ = Utility Pole



INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

TITLE: SEELEY LAKE ANNEXATION No. 2 ANX2022-0002

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2022.10.26
SCALE: 1" = 40'

PROJECT NO.: P-22-9219

SHEET OF
1 1

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



Council Agenda Summary

June 20, 2023

Key Staff Contact: Doug May, Planner III; Donald Threewitt, Chief Planner

Title:

Introduction and first reading of an Ordinance to annex Seeley Lake Annexation Number 3, a parcel totaling 4.95 acres, more or less

Summary:

This is the third of five sequential annexations, collectively known as the Seeley Lake annexations. CB Keirnes Land Company LLC has submitted petitions to the City of Greeley for annexation of five (5) properties totaling 160.62 acres located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, generally located north of AA Street and west of Seeley Lake. Staff finds the Petitions for Annexation are in substantial compliance with the requirements of C.R.S. § 31-12-107. Additionally, staff have reviewed the Petitions for compliance with annexation requirements contained in C.R.S. §§ 31-12-104 and 31-12-105 and finds that the Petitions meet the legal requirements of those sections.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	N/A

Legal Issues:

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

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

Other issues and Considerations:

None.

Strategic Focus Area:



Community Vitality

Decision Options:

- 1) Introduce the ordinance as presented; or

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

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for August 1, 2023.

Attachments:

1. ORD 24, 2023 - Seeley Annexation 3
2. Attachment A Annexation 3 Legal Description
3. Attachment B Seeley Lake Annexation Map No. 3 ANX2022-0003

CITY OF GREELEY, COLORADO

ORDINANCE NO. 24, 2023

CASE NO. ANX2022-0003

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS THE SEELEY LAKE ANNEXATION, GENERALLY LOCATED NORTH OF AA STREET AND WEST OF SEELEY LAKE.

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 landowners 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 annexations and are hereby annexed to the City of Greeley. These territories referred to are described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Said described parcels of land contains 4.95 Acres, more or less, and is subject to any easements or rights-of-way as granted by instruments of record, or as now existing on said described parcel of land.

Section 3. Pursuant to §C.R.S. 31 -12 -113 of the Colorado Revised Statutes, 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 section §13- 12- 113(2)(a) of the Colorado Revised Statutes.

Section 4. This ordinance shall be effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS _____ DAY OF AUGUST, 2023.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

SEELEY LAKE ANNEXATION No. 3

A Parcel of land located in the East Half of Section 23 and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Corner of Seeley Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said West Line North 00°07'07" East 10.00 feet;
Thence departing said West Line South 89°45'07" East 1,336.46 feet to the East Line of Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the plat recorded March 25, 2016, under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office;

Thence along said East Line of Lot D South 00°29'59" West 40.00 feet to the Southeast Corner of said Lot D;

Thence along the South Line of Lot D North 89°45'07" West 118.44 feet to a point on the Northeast Right of Way Line for County Road 66 / AA Street as depicted on said Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010, under Reception No. 3740825 in said Records of the Weld County Clerk and Recorder's Office being also a point on a non-tangent curve concave to the Southwest, having a central angle of 54°13'42" and a radius of 318.00 feet, the long chord of which bears South 37°33'00" East 289.87 feet;

Thence departing said South Line of Lot D and along said Northeast Right of Way Line for County Road 66 / AA Street the following ten (10) courses and distances:

1. Southeasterly along the arc of said curve 300.98 feet;
2. Tangent from said curve South 10°26'09" East 244.52 feet to a point on a curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 890.00 feet, the long chord of which bears South 19°16'37" East 273.58 feet;
3. Southeasterly along the arc of said curve 274.67 feet;
4. Non-tangent from said curve South 28°07'07" East 91.07 feet to a point on a curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,115.00 feet, the long chord of which bears South 36°02'26" East 307.35 feet;
5. Southeasterly along the arc of said curve 308.33 feet;
6. Non-tangent from said curve South 43°57'45" East 129.26 feet to a point on a curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 920.00 feet, the long chord of which bears South 54°56'48" East 350.59 feet;
7. Southeasterly along the arc of said curve 352.74 feet;

8. Non-tangent from said curve South 65°55'51" East 174.76 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,170.00 feet, the long chord of which bears South 74°07'32" East 333.54 feet;
9. Easterly along the arc of said curve 334.68 feet;
10. Tangent from said curve South 82°19'13" East 48.81 feet to the northerly prolongation of the West Right of Way Line for County Road 35 as depicted on said Recorded Exemption No. 0805-23-1 RE-5061;

Thence departing the Northeast Right of Way Line for County Road 66 / AA Street along said prolongation of the West Right of Way Line for County Road 35 South 00°35'46" East 60.63 feet to the Southwesterly Right of Way Line for said County Road 66 / AA Street;

Thence departing said prolongation of the West Right of Way Line for County Road 35 along said Southwesterly Right of Way Line and the South Right of Way Line for County Road 66 / AA Street the following Nine (9) courses and distances:

1. North 82°19'13" West 57.54 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,230.00 feet, the long chord of which bears North 74°07'32" West 350.64 feet;
2. Westerly along the arc of said curve 351.84 feet;
3. Tangent from said curve North 65°55'51" West 174.76 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 980.00 feet, the long chord of which bears North 54°56'48" West 373.45 feet;
4. Northwesterly along the arc of said curve 375.75 feet;
5. Tangent from said curve North 43°57'45" West 129.26 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,175.00 feet, the long chord of which bears North 36°02'26" West 323.89 feet;
6. Northwesterly along the arc of said curve 324.93 feet;
7. Tangent from said curve North 28°07'07" West 91.07 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 950.00 feet, the long chord of which bears North 19°16'37" West 292.02 feet;
8. Northwesterly along the arc of said curve 293.19 feet;
9. Tangent from said curve North 10°26'09" West 229.40 feet to a point on the East Line of the Northeast Quarter of Section 26;

Thence continuing along said Southwesterly Right of Way Line and along said East Line of the Northeast Quarter of Section 26 South 00°26'20" East 57.60 feet to a point on the Southerly Right of Way Line for County Road 66 / AA Street as depicted on Recorded Exemption No. 0805-26-01 1AMRECX18-14-0060 as depicted on plat recorded January 30, 2019, under Reception No. 4463459 in the Records of the Weld County Clerk and Recorder's Office;

Thence departing said East Line and continuing along said Southerly Right of Way Line the following five (5) courses and distances:

1. North 10°26'09" West 71.85 feet to a point on a curve concave to the Southwest, having a central angle of 79°18'58" and a radius of 248.00 feet, the long chord of which bears North 50°05'38" West 316.55;
2. Northwesterly along the arc of said curve 343.31 feet;
3. Tangent from said curve North 89°45'07" West 699.69 feet to the West Line of Lot A, 1AMRECX18-14-0060;
4. Thence along said West Line of Lot A North 00°16'40" West 10.00 feet;
5. Thence North 89°45'07" West 382.86 feet to the South Corner of Seeley Lake Annexation No. 2 ANX2022-0002 being also a point on the Corporate Boundary Line of the City of Greeley;

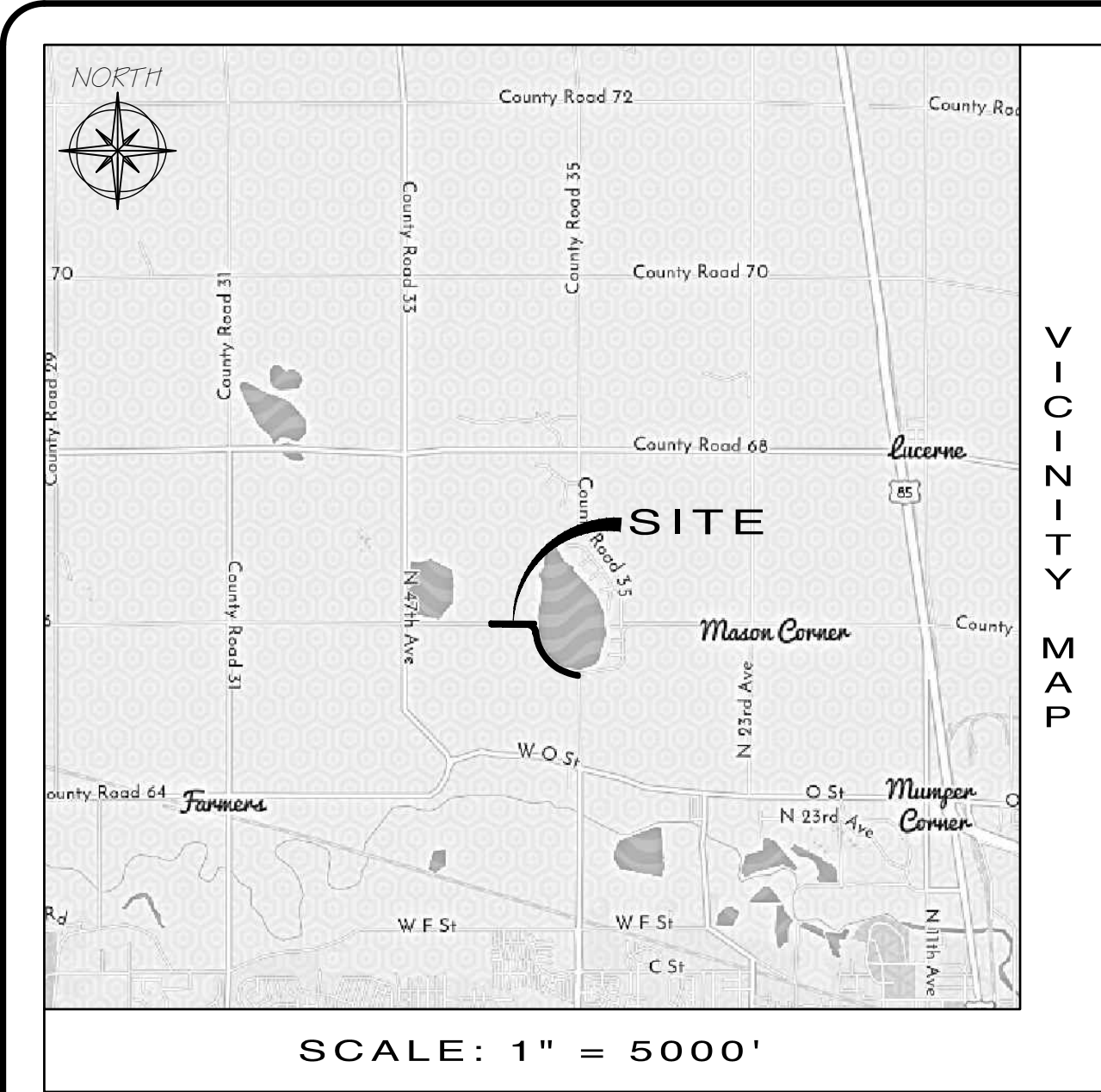
Thence departing the South Right of Way Line for County Road 66 / AA Street contiguous to the City of Greeley and along the South and North Lines of said Seeley Lake Annexation No. 2 ANX2022-0002 the following two (2) courses and distances:

1. North 87°56'08" East 743.43 feet to the East Corner Seeley Lake Annexation No. 2 ANX2022-0002;
2. North 87°26'25" West 743.77 feet to North Corner of said Seeley Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING**.

Said parcel contains 4.95 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516



ANNEXATION TABLE:

Total Annexation Boundary Perimeter:	8,905.59 linear feet
Contiguous Length to existing City of Greeley Boundary:	1,487.20 linear feet
Total Allowable Perimeter (Contiguous x 6):	8,923.20 linear feet
Minimum one-sixth (1/6) of total Annexation perimeter:	1,484.27 linear feet

ENGINEERING DEVELOPMENT
REVIEW AND CIVIL
INSPECTIONS MANAGER:

Construction must be in accordance with applicable City of Greeley construction standards. The City's acceptance shall not relieve the Design Engineer's responsibility for errors, omissions, or design deficiencies for which the City is held harmless.

EDR & Civil Inspections Manager Date

SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed to the City of Greeley, Colorado, is contiguous with the boundaries of the annexing municipality, and that this annexation plat substantially complies with the Colorado Revised Statutes and the City of Greeley, Colorado codes appertaining thereto.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencel
Colo. LS 30462
Date:



NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.

SEELEY LAKE ANNEXATION No. 3

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±4.95 Acres
ANX2022-0003

PURPOSE STATEMENT:

This is the third in a series of five (5) annexations to incorporate Lots A and B of Recorded Exemption No. 0805-23-1 RE-5061 and Lot D of Recorded Exemption No. 0805-23-4 RECX15-0012 into the City of Greeley's municipal jurisdiction.

PLANNING COMMISSION
RECOMMENDATION:

Recommended / not recommended by the City of Greeley Planning Commission, this
_____ day of _____, 2023.

OWNER'S APPROVAL
AND DEDICATION:

We, the undersigned, being sole owners for the land described herein, have caused said land to be laid out and annexed and rezoned under the name of SEELEY LAKE ANNEXATION No. 3 ANX2022-0001 and do hereby dedicate to the public forever all streets, alleys and utility easements as dedicated hereon. In compliance with the City of Greeley land use code and by contractual agreement, the landowners shall bear all expenses involved in improvements.

Owner: Keirnes Land Company LLC

Name and Title

NOTARY PUBLIC:

STATE OF COLORADO)
COUNTY OF _____)

the foregoing instrument was acknowledged before me this _____ day of _____, 2023, by
_____ as _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

COMMUNITY
DEVELOPMENT DIRECTOR:

Community Development Date

MAYOR'S CERTIFICATE:

Said Annexation Map has been accepted by the City of Greeley, Weld County, Colorado, and the territory designated hereon is made a part of the City of Greeley and included within the limits and jurisdiction thereof this _____ day of _____, A.D. 2023.

Mayor

ATTEST: _____
City Clerk

PROPERTY DESCRIPTION:

A Parcel of land located in the East Half of Section 23 and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Corner of Seeley Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said West Line North 00°07'07" East 10.00 feet;
Thence departing said West Line South 89°45'07" East 1,336.46 feet to the East Line of Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the plat recorded March 25, 2016, under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office;
Thence along said East Line of Lot D South 00°29'59" West 40.00 feet to the Southeast Corner of said Lot D;

Thence along the South Line of Lot D North 89°45'07" West 118.44 feet to a point on the Northeast Right of Way Line for County Road 66 / AA Street as depicted on said Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010, under Reception No. 3740825 in said Records of the Weld County Clerk and Recorder's Office being also a point on a non-tangent curve concave to the Southwest, having a central angle of 54°13'42" and a radius of 318.00 feet, the long chord of which bears South 37°33'00" East 289.87 feet;
Thence departing said South Line of Lot D and along said Northeast Right of Way Line for County Road 66 / AA Street the following ten (10) courses and distances:

1. Southeasterly along the arc of said curve 300.98 feet;
2. Tangent from said curve South 10°26'09" East 244.52 feet to a point on a curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 890.00 feet, the long chord of which bears South 19°16'37" East 273.58 feet;
3. Southeasterly along the arc of said curve 274.67 feet;
4. Non-tangent from said curve South 28°07'07" East 91.07 feet to a point on a curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,115.00 feet, the long chord of which bears South 36°02'26" East 307.35 feet;
5. Southeasterly along the arc of said curve 308.33 feet;
6. Non-tangent from said curve South 43°57'45" East 129.26 feet to a point on a curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 920.00 feet, the long chord of which bears South 54°56'48" East 350.59 feet;
7. Southeasterly along the arc of said curve 352.74 feet;
8. Non-tangent from said curve South 65°55'51" East 174.76 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,170.00 feet, the long chord of which bears South 74°07'32" East 333.54 feet;
9. Easterly along the arc of said curve 334.68 feet;
10. Tangent from said curve South 82°19'13" East 48.81 feet to the northerly prolongation of the West Right of Way Line for County Road 35 as depicted on said Recorded Exemption No. 0805-23-1 RE-5061;

Thence departing the Northeast Right of Way Line for County Road 66 / AA Street along said prolongation of the West Right of Way Line for County Road 35 South 00°35'46" East 60.63 feet to the Southwesterly Right of Way Line for said County Road 66 / AA Street;

Thence departing said prolongation of the West Right of Way Line for County Road 35 along said Southwesterly Right of Way Line and the South Right of Way Line for County Road 66 / AA Street the following Nine (9) courses and distances:

1. North 82°19'13" West 57.54 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,230.00 feet, the long chord of which bears North 74°07'32" West 350.64 feet;
2. Westerly along the arc of said curve 351.84 feet;
3. Tangent from said curve North 65°55'51" West 174.76 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 980.00 feet, the long chord of which bears North 54°56'48" West 373.45 feet;
4. Northwesterly along the arc of said curve 375.75 feet;
5. Tangent from said curve North 43°57'45" West 129.26 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,175.00 feet, the long chord of which bears North 36°02'26" West 323.89 feet;
6. Northwesterly along the arc of said curve 324.93 feet;
7. Tangent from said curve North 28°07'07" West 91.07 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 950.00 feet, the long chord of which bears North 19°16'37" West 292.02 feet;
8. Northwesterly along the arc of said curve 293.19 feet;
9. Tangent from said curve North 10°26'09" West 229.40 feet to a point on the East Line of the Northeast Quarter of Section 26;

Thence continuing along said Southwesterly Right of Way Line and along said East Line of the Northeast Quarter of Section 26 South 00°26'20" East 57.60 feet to a point on the Southerly Right of Way Line for County Road 66 / AA Street as depicted on Recorded Exemption No. 0805-26-01 1AMREC18-14-0060 as depicted on plat recorded January 30, 2019, under Reception No. 4463459 in the Records of the Weld County Clerk and Recorder's Office;
Thence departing said East Line and continuing along said Southerly Right of Way Line the following five (5) courses and distances:

1. North 10°26'09" West 71.85 feet to a point on a curve concave to the Southwest, having a central angle of 79°18'58" and a radius of 248.00 feet, the long chord of which bears North 50°05'38" West 316.55;
2. Northwesterly along the arc of said curve 343.31 feet;
3. Tangent from said curve North 89°45'07" West 699.69 feet to the West Line of Lot A, 1AMREC18-14-0060;
4. Thence along said West Line of Lot A North 00°16'40" West 10.00 feet;
5. Thence North 89°45'07" West 382.86 feet to the South Corner of Seeley Lake Annexation No. 2 ANX2022-0002 being also a point on the Corporate Boundary Line of the City of Greeley;

Thence departing the South Right of Way Line for County Road 66 / AA Street contiguous to the City of Greeley and along the South and North Lines of said Seeley Lake Annexation No. 2 ANX2022-0002 the following two (2) courses and distances:

1. North 87°56'09" East 743.43 feet to the East Corner Seeley Lake Annexation No. 2 ANX2022-0002;
2. North 87°26'25" West 743.77 feet to North Corner of said Seeley Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING**.

Said parcel contains 4.95 acres, more or less, and is subject to all existing easements and/or rights of way of record.

BASIS OF BEARINGS STATEMENT: Bearings are based upon the South Line of the West Half of the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian being monumented at the South Quarter Corner with a No. 6 Rebar of unknown length and a 2 1/2" diameter Aluminum Cap marked LS 23501 1994 in a Monument Box; at the East Sixteenth Corner with a No. 6 Rebar of unknown length and a 2 1/2" diameter Aluminum Cap marked KNO SURVEYORS INC. JONES LS 22098 2004; and having an assumed bearing of South 89°45'07" East 1336.19 feet with all bearings contained herein relative thereto.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DATE:	BY:	REVISIONS:
2023.03.28	LHB	Address Round 1 Comments
2023.02.15	LHB	Address Round 2 Comments and Final Internal Review
2022.12.07	LHB	Address Round 3 Comments
2022.10.06	LHB	Address Round 2 Comments - Add WCR 66 / AA Street
2022.08.30	LHB	Address Round 1 Comments from City of Greeley
2022.07.07	LHB	Line Weight Changes per Request
2022.06.21	LHB	Revised Annexation Due to Project Boundary Changes

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

CLIENT:

Charles Keirnes
1813 91st Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 3 ANX2022-0003
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2023.02.17
SCALE:	1" = 200'

PROJECT NO.:
P-22-9219

SHEET	OF
1	2

SEELEY LAKE ANNEXATION No. 3

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

±4.95 Acres
ANX2022-0003

LINE LEGEND:

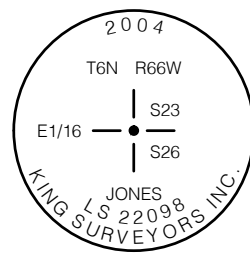
- = Annexation Boundary Line
- - - = City of Greeley Corporate Boundary Line
- = Section Line
- - - = Right of Way Line
- - - = Property Line

ABBREVIATION LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor

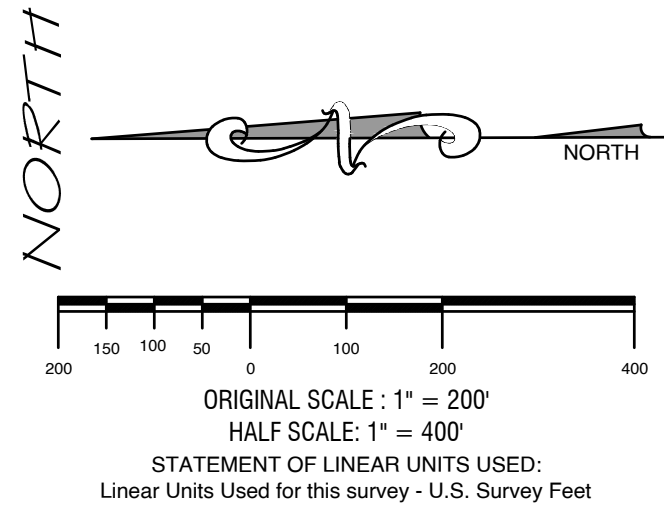
SF: Square Feet
Rec: Reception
ROW: Right of Way

Sec. T N R W
Section Township Range



LINE TABLE			
Line	Direction	Length	Direction
L1	N00°07'07"E (C)	10.00' (C)	
L2	S00°29'59"W (C)	40.00' (C)	
L3	N89°45'07"W (C)	118.44' (C)	N89°45'12"W (R2)
L4	S10°26'09"E (C&R2)	244.52' (C)	
L5	S28°07'07"E (C&R2)	91.07' (C)	
L6	S43°57'45"E (C&R2)	129.26' (C)	
L7	S65°55'51"E (C&R2)	174.76' (C)	
L8	S82°19'13"E (C&R2)	48.81' (C)	
L9	S00°35'46"E (C&R2)	60.63' (C)	
L10	N82°19'13"W (C&R2)	57.54' (C)	
L11	N65°55'51"W (C&R2)	174.76' (C)	
L12	N43°57'45"W (C&R2)	129.26' (C)	
L13	N28°07'07"W (C&R2)	91.07' (C)	
L14	N10°26'09"W (C&R2)	229.40' (C)	
L15	S00°26'20"E (C)	57.60' (C)	S00°41'18"E (R4)
L16	N10°26'09"W (C&R2)	71.85' (C)	
L17	N00°16'40"W (C)	10.00' (C)	N00°31'33"W (R4)
L18	N89°45'07"W (C)	382.86' (C)	N80°00'00"W (R4)
L19	N87°56'08"E (C)	743.43' (C)	
L20	N87°26'25"W (C)	743.77' (C)	

Curve Table (C)					
Curve	Length	Radius	Delta	Direction	Chord
C1	300.98'	318.00'	54°13'42"	S37°33'00"E	289.87'
C2	274.67'	890.00'	17°40'57"	S19°16'37"E	273.58'
C3	308.33'	1115.00'	15°50'39"	S36°02'28"E	307.35'
C4	352.74'	920.00'	21°58'05"	S54°56'48"E	350.59'
C5	334.68'	1170.00'	16°23'22"	S74°07'32"E	333.54'
C6	351.84'	1230.00'	16°23'22"	N74°07'32"W	350.64'
C7	375.75'	980.00'	21°58'05"	N54°56'48"W	373.45'
C8	324.93'	1175.00'	15°50'39"	N36°02'28"W	323.89'
C9	293.19'	950.00'	17°40'57"	N19°16'37"W	292.02'
C10	343.31'	248.00'	79°18'58"	N50°05'38"W	316.55'



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Annexation No. 3 ANX2022-0003

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537

TITLE: SEELEY LAKE ANNEXATION No. 3 ANX2022-0003

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

DATE:

BY:

REVISIONS:

Address Round 1 Comments	Address Round 2 Comments	Address Round 3 Comments	Address Round 4 Comments	Address Round 5 Comments	Address Round 6 Comments	Address Round 7 Comments	Address Round 8 Comments
LHB	LHB	LHB	LHB	LHB	LHB	LHB	LHB
2023.03.30	2023.02.15	2022.12.07	2022.10.26	2022.08.30	2022.07.07	2022.06.21	

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2022.06.21
SCALE: 1" = 200'

PROJECT NO.:
P-22-9219

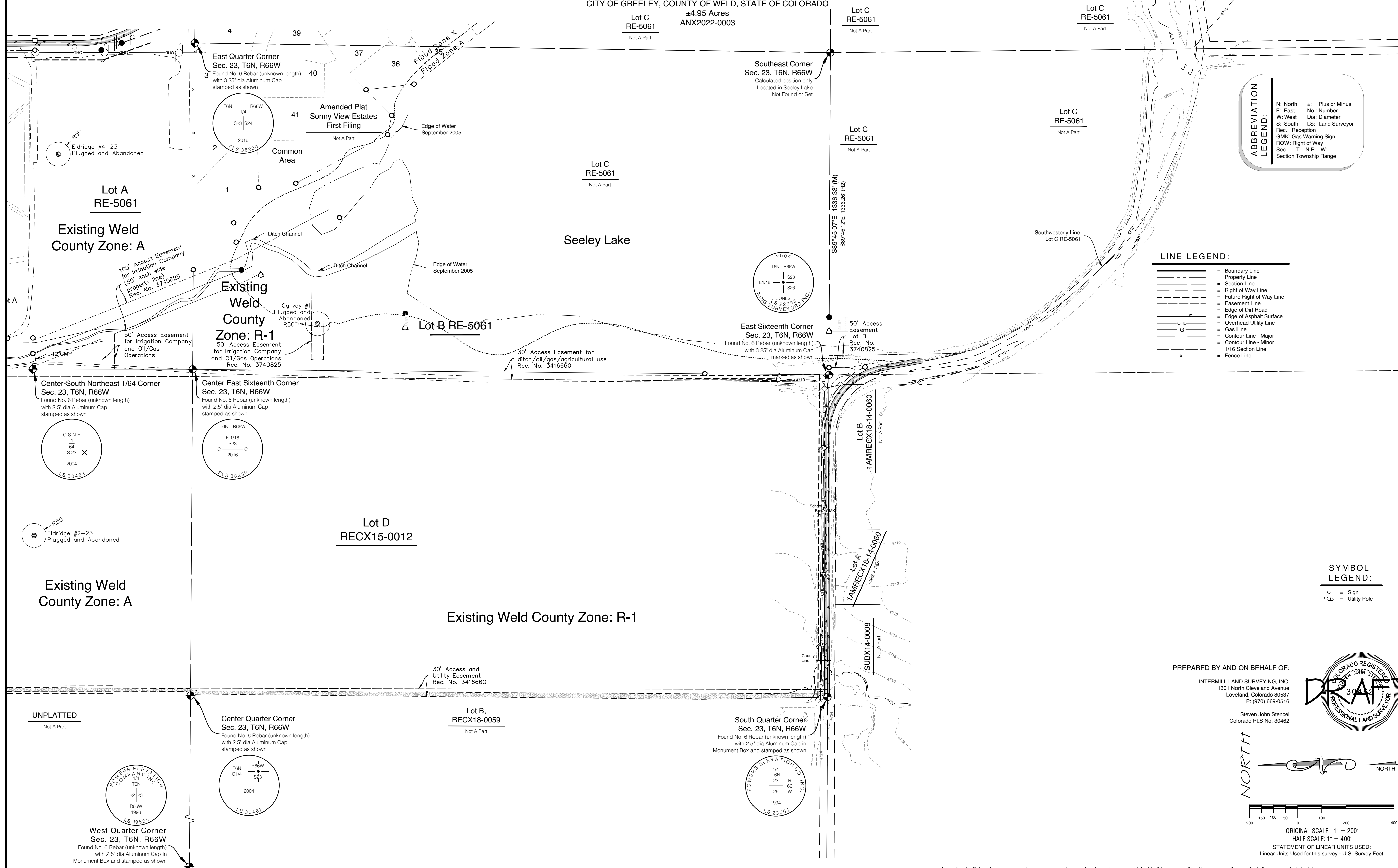
SHEET OF
2 2

Not for Construction - Survey is for informational purposes only. Seeley Lake Annexation No. 3 ANX2022-0003

SEELEY LAKE ANNEXATION No. 3 SITE ANALYSIS

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

±4.95 Acres
ANX2022-0003



**ABBREVIATION
LEGEND:**

N: North
E: East
W: West
S: South
Rec.: Reception
GMK: Gas Warning Sign
ROW: Right of Way
Sec.: Section
T: Township
N: North
R: Range
W: West
P.M.: Principal Meridian

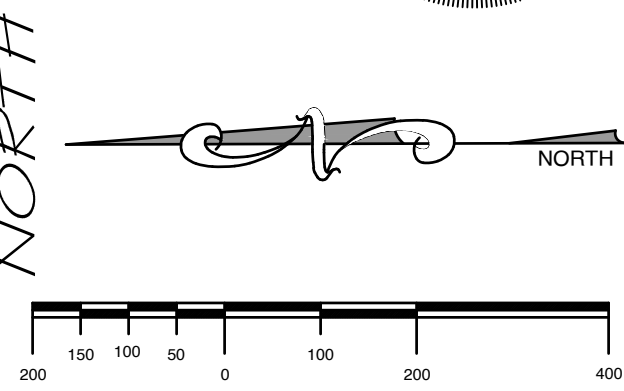
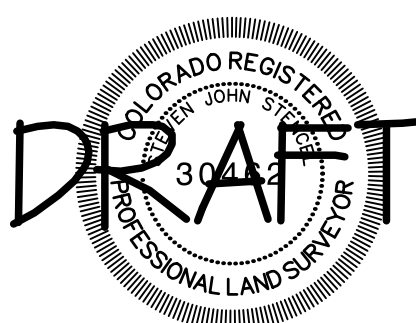
LINE LEGEND:

- Boundary Line
- Property Line
- Section Line
- Right of Way Line
- Future Right of Way Line
- Easement Line
- Edge of Dirt Road
- Edge of Asphalt Surface
- Overhead Utility Line
- Gas Line
- Contour Line - Major
- Contour Line - Minor
- 1/16 Section Line
- Fence Line

**SYMBOL
LEGEND:**

- Sign
- Utility Pole

PREPARED BY AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516
Steven John Stencel
Colorado PLS No. 30462



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

REVISIONS:	DATE:
Address Round 4 Comments and Final Internal Review	2023.02.15
Address Round 3 Comments	2022.12.19
Address Round 2 Comments - Add WCR 66 / AA Street	2022.10.26
Address Round 1 Comments from City of Greeley	2022.08.30
Unreweight Changes per Request	2022.07.07
Revised Annexation Due to Project Boundary Changes	2022.06.21

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537
BUS: (970) 669-0516

CLIENT:

Charles Keines
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 3 ANX2022-0003

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2022.06.21
SCALE:	1" = 200'
PROJECT NO.:	P-22-9219
SHEET	OF
1	1



Council Agenda Summary

June 20, 2023

Key Staff Contact: Doug May, Planner III; Donald Threewitt, Chief Planner

Title:

Introduction and first reading of an Ordinance to annex Seeley Lake Annexation Number 4, a parcel totaling 87.53 acres, more or less

Summary:

This is the fourth of five sequential annexations, collectively known as the Seeley Lake annexations. CB Keirnes Land Company LLC has submitted petitions to the City of Greeley for annexation of five (5) properties totaling 160.62 acres located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, generally located north of AA Street and west of Seeley Lake. Staff finds the Petitions for Annexation are in substantial compliance with the requirements of C.R.S. § 31-12-107. Additionally, staff have reviewed the Petitions for compliance with annexation requirements contained in C.R.S. §§ 31-12-104 and 31-12-105 and finds that the Petitions meet the legal requirements of those sections.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	N/A

Legal Issues:

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

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

Other issues and Considerations:

None

Strategic Focus Area:



Community Vitality

Decision Options:

- 1) Introduce the ordinance as presented; or

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

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for August 1, 2023.

Attachments:

1. ORD 25, 2023 - Seeley Annexation 4
2. Attachment A Annexation 4 Legal Description
3. Attachment B Seeley Lake Annexation Map No. 4 ANX2022-0004

CITY OF GREELEY, COLORADO

ORDINANCE NO. 25, 2023

CASE NO. ANX2022-0004

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS THE SEELEY LAKE ANNEXATION, GENERALLY LOCATED NORTH OF AA STREET AND WEST OF SEELEY LAKE.

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 landowners 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 annexations and are hereby annexed to the City of Greeley. These territories referred to are described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Said described parcels of land contains 87.53 Acres, more or less, and is subject to any easements or rights-of-way as granted by instruments of record, or as now existing on said described parcel of land.

Section 3. Pursuant to §C.R.S. 31 -12 -113 of the Colorado Revised Statutes, 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 section §13- 12- 113(2)(a) of the Colorado Revised Statutes.

Section 4. This ordinance shall be effective five (5) days after its final publication as provided by the Greeley City Charter.

**PASSED AND ADOPTED, SIGNED AND APPROVED, THIS _____ DAY OF
AUGUST, 2023.**

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

SEELEY LAKE ANNEXATION No. 4

A Parcel of land located in the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 40.00 feet to the Northwest Corner of Seeley Lake Annexation No. 3 ANX2022-0003 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said West Line of the East Half of Section 23 North 00°07'07" East 2601.74 feet to the Center Quarter Corner of Section 23;

Thence departing said West Line of the East Half of Section 23 and along the North Line of the Southeast Quarter of Section 23 South 89°37'36" East 1473.25 feet;

Thence departing said North Line of the Southeast Quarter of Section 23 South 00°29'56" West 2638.54 feet to a point on the South Line of said Southeast Quarter of Section 23;

Thence along said South Line of the Southeast Quarter of Section 23 North 89°45'07" West 119.52 feet to the East Line of the West Half of the Southeast Quarter of said Section 23 and a point on the Easterly Line of Seeley Lake Annexation No. 3 ANX2022-0003 being also a point on the Corporate Boundary of the City of Greeley;

Thence along the Easterly and the Northerly Lines of Seeley Lake Annexation No. 3 ANX2022-0003 and said Corporate Boundary Line the following two (2) courses and distances:

1. North 00°29'59" East 40.00 feet to the Easterly Prolongation of the North Right of Way Line for Weld County Road 66 / AA Street;
2. North 89°45'07" West 1336.46 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 87.53 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516



SEELEY LAKE ANNEXATION No. 4

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±87.53 Acres
ANX2022-0004

PROPERTY DESCRIPTION:

A Parcel of land located in the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 40.00 feet to the Northwest Corner of Seeley Lake Annexation No. 3 ANX2022-0003 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said West Line of the East Half of Section 23 North 00°07'07" East 2601.74 feet to the Center Quarter Corner of Section 23;

Thence departing said West Line of the East Half of Section 23 and along the North Line of the Southeast Quarter of Section 23 South 89°37'36" East 1473.25 feet;

Thence departing said North Line of the Southeast Quarter of Section 23 South 00°29'56" West 2638.54 feet to a point on the South Line of said Southeast Quarter of Section 23;

Thence along said South Line of the Southeast Quarter of Section 23 North 89°46'07" West 119.52 feet to the East Line of the West Half of the Southeast Quarter of said Section 23 and a point on the Easterly Line of Seeley Lake Annexation No. 3 ANX2022-0003 being also a point on the Corporate Boundary of the City of Greeley;

Thence along the Easterly and the Northerly Lines of Seeley Lake Annexation No. 3 ANX2022-0003 and said Corporate Boundary Line the following two (2) courses and distances:
1. North 00°29'59" East 40.00 feet to the Easterly Prolongation of the North Right of Way Line for Weld County Road 66 / AA Street;
2. North 89°45'07" West 1336.46 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 87.53 acres, more or less, and is subject to all existing easements and/or rights of way of record.

OWNER'S APPROVAL AND DEDICATION:

We, the undersigned, being sole owners to the land described herein, have caused said land to be laid out and annexed and rezoned under the name of SEELEY LAKE ANNEXATION No. 4 ANX2022-0001 and do hereby dedicate to the public forever all streets, alleys and utility easements as dedicated hereon. In compliance with the City of Greeley land use code and by contractual agreement, the landowners shall bear all expenses involved in improvements.

Owner: Keirnes Land Company LLC

Name and Title

NOTARY PUBLIC:

STATE OF COLORADO)

COUNTY OF) §

The forgoing instrument was acknowledged before me this _____ day of _____, 2023, by _____ as _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

ZONING INFORMATION:

Existing Weld County Zone R-1: Low Density Residential Zone

Proposed City of Greeley Zone H-A: Holding Agricultural Zone

ANNEXATION TABLE:

Total Annexation Boundary Perimeter: 8,209.51 linear feet
Contiguous Length to existing City of Greeley Boundary: 1,376.46 linear feet
Total Allowable Perimeter (Contiguous x 6): 8,258.76 linear feet
Minimum one-sixth (1/6) of total Annexation perimeter: 1,368.25 linear feet

MAYOR'S CERTIFICATE:

Said Annexation Map has been accepted by the City of Greeley, Weld County, Colorado, and the territory designated hereon is made a part of the City of Greeley and included within the limits and jurisdiction thereof this _____ day of _____, A.D. 2023.

ATTEST: _____
City Clerk Mayor

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

Approved this _____ day of _____, A.D. 2023.

Community Development Director

ENGINEERING DEVELOPMENT REVIEW MANAGER APPROVAL:

Approved this _____ day of _____, A.D. 2023.

Engineering Development Review Manager

SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed to the City of Greeley, Colorado, is contiguous with the boundaries of the annexing municipality, and that this annexation plat substantially complies with the Colorado Revised Statutes and the City of Greeley, Colorado codes appertaining thereto.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencel
Colo. LS 30462
Date:



NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.

BASIS OF BEARINGS STATEMENT: Bearings are based upon the North Line of the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian being monumented at the North Quarter Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked 2016 in a Monument Box; at the Northeast Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked LS 38175 2014 in a Monument Box; and having an assumed bearing of South 89°39'04" East 2702.03 feet with all bearings contained herein relative thereto.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

TITLE: SEELEY LAKE ANNEXATION No. 4 ANX2022-0004

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

CLIENT: Charles Keirnes

1813 61st Avenue, Suite 200
Greeley, CO 80634

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2023.02.17
SCALE: N/A

PROJECT NO.: P-22-9219

SHEET 1 OF 2

SEELEY LAKE ANNEXATION No. 4 SITE ANALYSIS

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SYMBOL LEGEND:

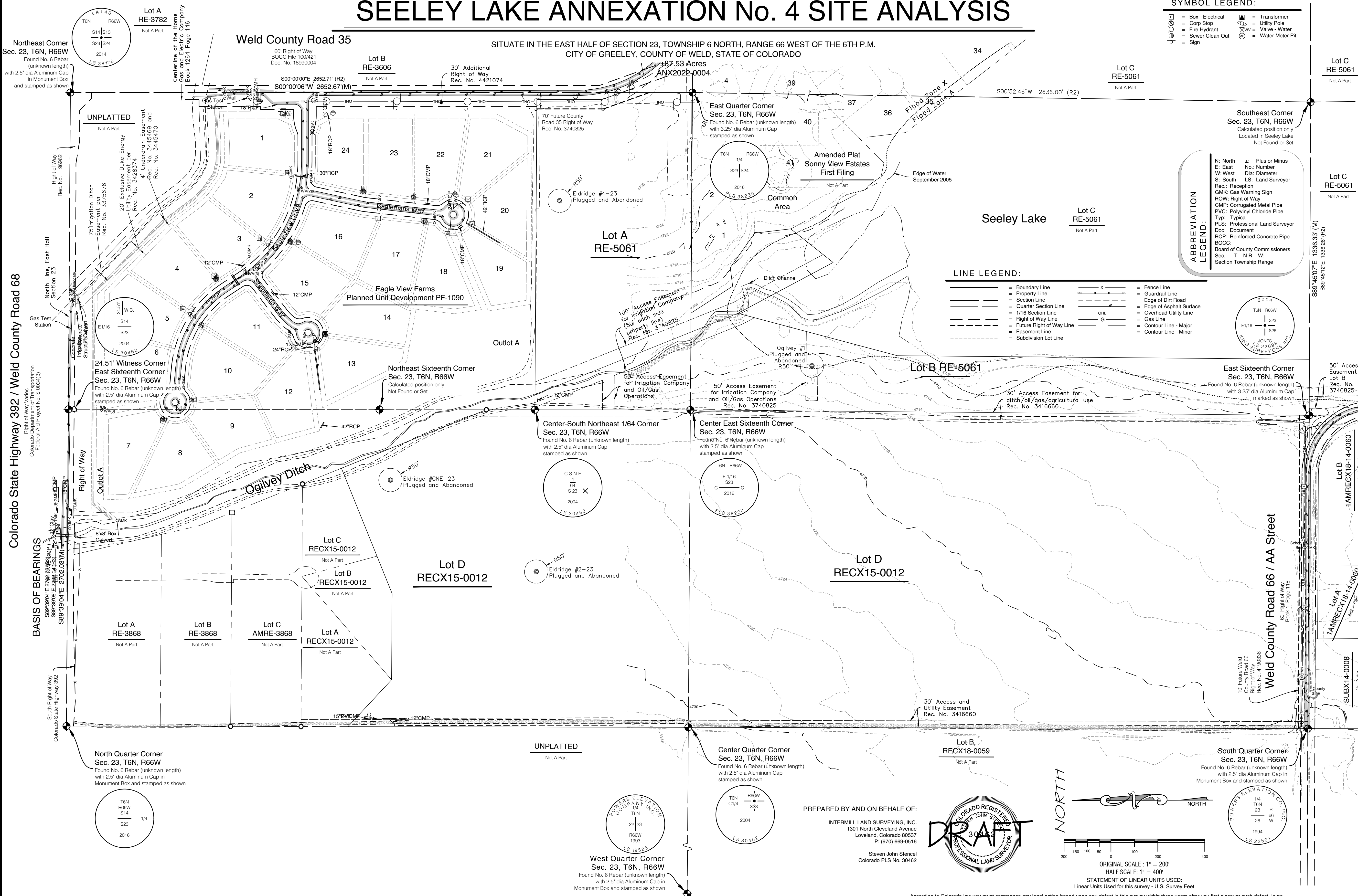
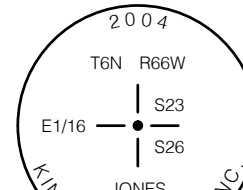
- Box - Electrical
- Corp Stop
- Fire Hydrant
- Sewer Clean Out
- Sign
- Transformer
- Utility Pole
- Valve - Water
- Water Meter Pit

ABBREVIATION LEGEND:

- N: North
- E: East
- W: West
- S: South
- Rec.: Reception
- GMK: Gas Warning Sign
- ROW: Right of Way
- CMP: Corrugated Metal Pipe
- PVC: Polyvinyl Chloride Pipe
- Type: Typical
- PLS: Professional Land Surveyor
- Doc: Document
- BOCC: Board of County Commissioners
- Sec.: Section
- T: Township
- R: Range
- ±: Plus or Minus
- No.: Number
- Dia: Diameter
- LS: Land Surveyor

LINE LEGEND:

- Boundary Line
- Property Line
- Section Line
- Quarter Section Line
- 1/16 Section Line
- Right of Way Line
- Future Right of Way Line
- Easement Line
- Subdivision Lot Line
- Fence Line
- Guardrail Line
- Edge of Dirt Road
- Edge of Asphalt Surface
- Overhead Utility Line
- Gas Line
- Contour Line - Major
- Contour Line - Minor



INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

CLIENT:

TITLE: SEELEY LAKE ANNEXATION No. 4 ANX2022-0004
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2022.10.26
SCALE: 1" = 200'

PROJECT NO.: P-22-9219

SHEET 2 OF 2



Council Agenda Summary

June 20, 2023

Key Staff Contact: Doug May, Planner III; Donald Threewitt, Chief Planner

Title:

Introduction and first reading of an Ordinance to annex Seeley Lake Annexation Number 5, a parcel totaling 72.66 acres, more or less

Summary:

This is the fifth of five sequential annexations, collectively known as the Seeley Lake annexations. CB Keirnes Land Company LLC has submitted petitions to the City of Greeley for annexation of five (5) properties totaling 160.62 acres located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, generally located north of AA Street and west of Seeley Lake. Staff finds the Petitions for Annexation are in substantial compliance with the requirements of C.R.S. § 31-12-107. Additionally, staff have reviewed the Petitions for compliance with annexation requirements contained in C.R.S. §§ 31-12-104 and 31-12-105 and finds that the Petitions meet the legal requirements of those sections.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	N/A

Legal Issues:

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

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

Other issues and Considerations:

None

Strategic Focus Area:



Community Vitality

Decision Options:

- 1) Introduce the ordinance as presented; or

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

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for August 1, 2023.

Attachments:

1. ORD 26, 2023 - Seeley Annexation 5
2. Attachment A Annexation 5 Legal Description
3. Attachment B Seeley Lake Annexation Map No. 5 ANX2022-0005

CITY OF GREELEY, COLORADO

ORDINANCE NO. 26, 2023

CASE NO. ANX2022-0005

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS THE SEELEY LAKE ANNEXATION, GENERALLY LOCATED NORTH OF AA STREET AND WEST OF SEELEY LAKE.

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 landowners 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 annexations and are hereby annexed to the City of Greeley. These territories referred to are described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Said described parcels of land contains 72.66 Acres, more or less, and is subject to any easements or rights-of-way as granted by instruments of record, or as now existing on said described parcel of land.

Section 3. Pursuant to §C.R.S. 31 -12 -113 of the Colorado Revised Statutes, 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 section §13- 12- 113(2)(a) of the Colorado Revised Statutes.

Section 4. This ordinance shall be effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS ____ DAY OF AUGUST, 2023.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

SEELEY LAKE ANNEXATION No. 5

A Parcel of land located in the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the North Line of the West Half of said East Half of Section 23 as bearing South 89°39'04" East and with all bearings contained herein relative thereto:

COMMENCING at the North Quarter Corner of said Section 23; thence along the West Line of the East Half of said Section 23 South 00°07'09" East 1200.01 feet to Northwest Corner of that parcel known as Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the plat recorded March 25, 2016 under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office and the **TRUE POINT OF BEGINNING**;

Thence along the North and East Lines of said Parcel D the following five (5) courses and distances:

1. Departing said West Line South 46°59'23" East 273.05 feet;
2. South 89°39'09" East 367.68 feet;
3. North 67°59'54" East 576.73 feet to the Westerly Line of Ogilvey Ditch;
4. Also along said Westerly Line of Ogilvey Ditch South 21°59'49" East 666.26 feet to the East Line of the West Half of the East Half of said Section 23;
5. Also along said East Line of the West Half of the East Half South 00°03'36" West 207.10 feet to the Northwest Corner of Lot B, Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010 under Reception No. 3740825 in said Records;

Thence along the North Line of said Lot B and the North Line Lot A, said Recorded Exemption No. 0805-23-1 RE-5061 South 89°37'58" East 1323.04 feet to the West Right of Way Line of Weld County Road 35;

Thence along said West Right of Way Line South 00°00'06" West 276.30 feet to an angle point thereon;

Thence continuing along said West Right of Way Line South 19°39'50" East 89.15 feet to the East Line of said Lot A;

Thence along said East Line, the South Line and West Line of said Lot A the following eight (8) courses and distances:

1. South 00°00'06" West 303.10 feet;
2. North 89°37'42" West 940.48 feet;
3. South 32°49'26" East 211.29 feet;
4. North 82°45'33" East 79.90 feet;
5. South 54°46'12" East 179.94 feet;

6. South 06°47'13" East 154.95 feet;
7. South 38°22'26" West 230.69 feet;
8. North 28°05'27" West 460.47 feet to a point on the Easterly Line of said Lot B,
Recorded Exemption No. 0805-23-1 RE 5061;

Thence along said Easterly Line and the South Line of said Lot B the following three (3) courses and distances:

1. South 14°54'10" West 703.61 feet;
2. South 00°29'56" West 1757.39 feet to said South Line of Lot B being also the South Line of the Southeast Quarter of Section 23;
3. North 89°45'07" West 119.52 feet to the Southeast Corner of Seeley Lake Annexation No. 4 ANX2022-0004 and a point on the Corporate Boundary for the City of Greeley;

Thence along said Corporate Boundary Line and the East Line of said Seeley Lake Annexation No. 4 ANX2022-0004 North 00°29'56" East 2638.54 feet to the Northeast Corner of said Annexation;

Thence continuing along said Corporate Boundary Line and along the North Line of said Seeley Lake Annexation No. 4 ANX2022-0004 North 89°37'36" West 1473.25 feet to a point on the West Line of the Southeast Quarter of Section 23;

Thence along said West Line of the Southeast Quarter North 00°07'09" East 1451.51 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 72.66 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516

[illegible]

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537
BUS. (970) 669-0516

DRAWN BY:	<u>LHB</u>
CHECKED BY:	<u>SJS</u>
APPROVED BY:	<u> </u>
DATE:	<u>2023.02.17</u>
SCALE:	<u>1" = 200'</u>
PROJECT NO.: P-22-9219	
SHEET	OF
2	2

\\hal\prj\p-219-KERNE\S\dwg\Revision 6\p219_Annexation AUG22-2021 RLV.sdwg

SEELEY LAKE ANNEXATION No. 5 SITE ANALYSIS

SYMBOL LEGEND:

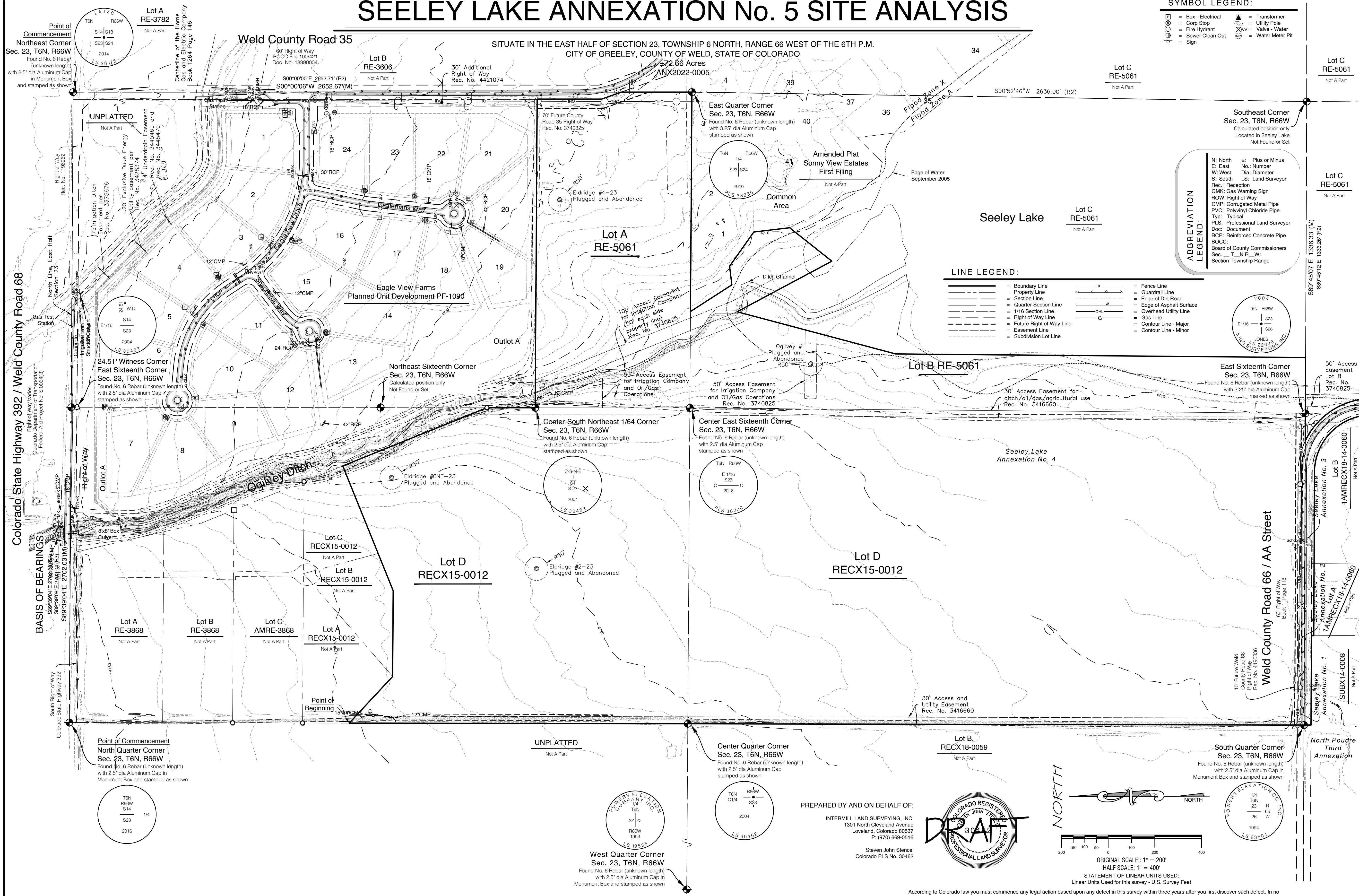
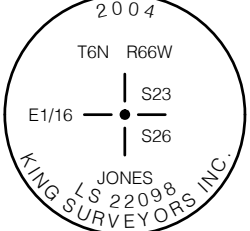
- Box - Electrical
- Corp Stop
- Fire Hydrant
- Sewer Clean Out
- Sign
- Transformer
- Utility Pole
- Valve - Water
- Water Meter Pit

ABBREVIATION LEGEND:

- N: North
- E: East
- W: West
- S: South
- Rec.: Reception
- GKM: Gas Warning Sign
- ROW: Right of Way
- CMP: Corrugated Metal Pipe
- PVC: Polyvinyl Chloride Pipe
- Typ: Typical
- PLS: Professional Land Surveyor
- Doc: Document
- BOCC: Board of County Commissioners
- Sec.: Section
- T: Township
- R: Range

LINE LEGEND:

- Boundary Line
- Property Line
- Section Line
- Quarter Section Line
- 1/16 Section Line
- Right of Way Line
- Future Right of Way Line
- Easement Line
- Subdivision Lot Line
- Fence Line
- Guardrail Line
- Edge of Dirt Road
- Edge of Asphalt Surface
- Overhead Utility Line
- Gas Line
- Contour Line - Major
- Contour Line - Minor



INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 5 ANX2022-0005
East Half of Section 23, Township 6 North, Range 66 West, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2022.10.26
SCALE: 1" = 200'

PROJECT NO.: P-22-9219

SHEET 2 OF 2

Seeley Lake Annexation No. 5 ANX2022-0001



Council Agenda Summary

June 20, 2023

Key Staff Contact: Doug May, Planner III; Donald Threewitt, Chief Planner

Title:

Introduction and first reading of an Ordinance establishing the zoning of five (5) properties totaling 160.62 acres currently zoned Agricultural and R-1 to Holding-Agriculture (H-A)

Summary:

CB Keirnes Land Company LLC has submitted a request to zone five (5) properties totaling 160.62 acres of undeveloped land generally located north of AA Street and west of Seeley Lake to Holding-Agriculture (H-A) zoning district.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	NA

Legal Issues:

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

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

Other issues and Considerations:

None.

Strategic Focus Area:



Community Vitality

Decision Options:

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

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for August 1,

2023

Attachments:

1. ORD 27, 2023 - Establishment of Zoning (Seeley Lake Annexation)
2. Attachment A Project Narrative
3. Attachment B Vicinity Map
4. Attachment C Zoning Map Seeley Lake Rezone ZON2022-0003
5. Attachment D Seeley Annexations 1-5 Legal Descriptions

CITY OF GREELEY, COLORADO

ORDINANCE NO. 27, 2023

CASE NO. ZON2022-0003

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, TO ESTABLISH H-A (HOLDING-AGRICULTURE) FOR CERTAIN PROPERTY LOCATED IN WELD COUNTY, COLORADO, GENERALLY LOCATED NORTH OF AA STREET AND WEST OF SEELEY LAKE.

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

Section 1. The following described property located in the City of Greeley known as the Seeley Annexation is hereby placed into the H-A (Holding-Agriculture) zoning district in the City of Greeley, County of Weld, State of Colorado and is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Said described parcels of land contains 160.62 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 AUGUST, 2023.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

To: City of Greeley
Planning and Zoning

From: Galloway & Company, Inc
Heather Vidlock, AICP, Development Services Project Manager

Date: June 27, 2022

Re: **Annexation and Zoning Submittal for 160.62 acres adjacent to Seeley Lake**

Project Description:

This is a proposed annexation and zoning of agricultural land and single-family residential. The property is 160.62 acres south of Highway 392 and north of AA Street. The parcels are currently zoned Agricultural and R-1 Zoning in Weld County. The proposed zoning is H-A Holding Agricultural.

The Parcel Nos. for the properties proposed to be annexed are:

- 080523300028
- 080523300029
- 080523400008

The agricultural land is owned by the Keirnes. An annexation petition with the signatures of the property owners is included with the application submittal. The property is adjacent to the City of Greeley boundaries. An Annexation Plat reflecting one-sixth contiguity through a series of annexations is also included with the application. Also included in this application is a Site Analysis Map showing the area of the property, property boundaries, topography at two-foot intervals, existing right-of-way, and existing utilities and easements. An authorization to withdraw from the Eaton Fire Protection District is included with the application. Deeds demonstrating ownership of all the properties within the annexation are included. For the rezoning application, an Existing Conditions Map, Zoning Suitability Map, and Project Boundary Map are included.

This application meets the State Eligibility Criteria for Annexation.

1. One-sixth of the annexation boundary is contiguous with the City of Greeley corporate boundaries using serial annexations.
2. A community of interest exists between the territory being proposed to be annexed and the City of Greeley as demonstrated by this area being included in the map showing the Land Available for Future Growth.
3. The territory sought to be annexed is urban or will be urbanized in the near future.
4. The territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley as represented on the Land Available for Future Growth.

This application meets the City of Greeley Annexation Evaluation Criteria.

1. The proposed annexation is in conformance with the City's Comprehensive Plan. The Imagine Greeley Comprehensive Plan identifies this area in the Long Range Expected Growth Area. The "Existing Zoning of Land Available for Future Growth" map for the City identifies this area as anticipated for future growth as Residential Low Density.
2. The proposed annexation promotes geographical balance of the City's land use pattern because the area south of Highway 392 is identified as low density residential.
3. Adequate services are or will be available to support the development expected to result from the proposed annexation.
4. The proposed annexation provides for a continual and rational boundary because the land is adjacent to development in the City.

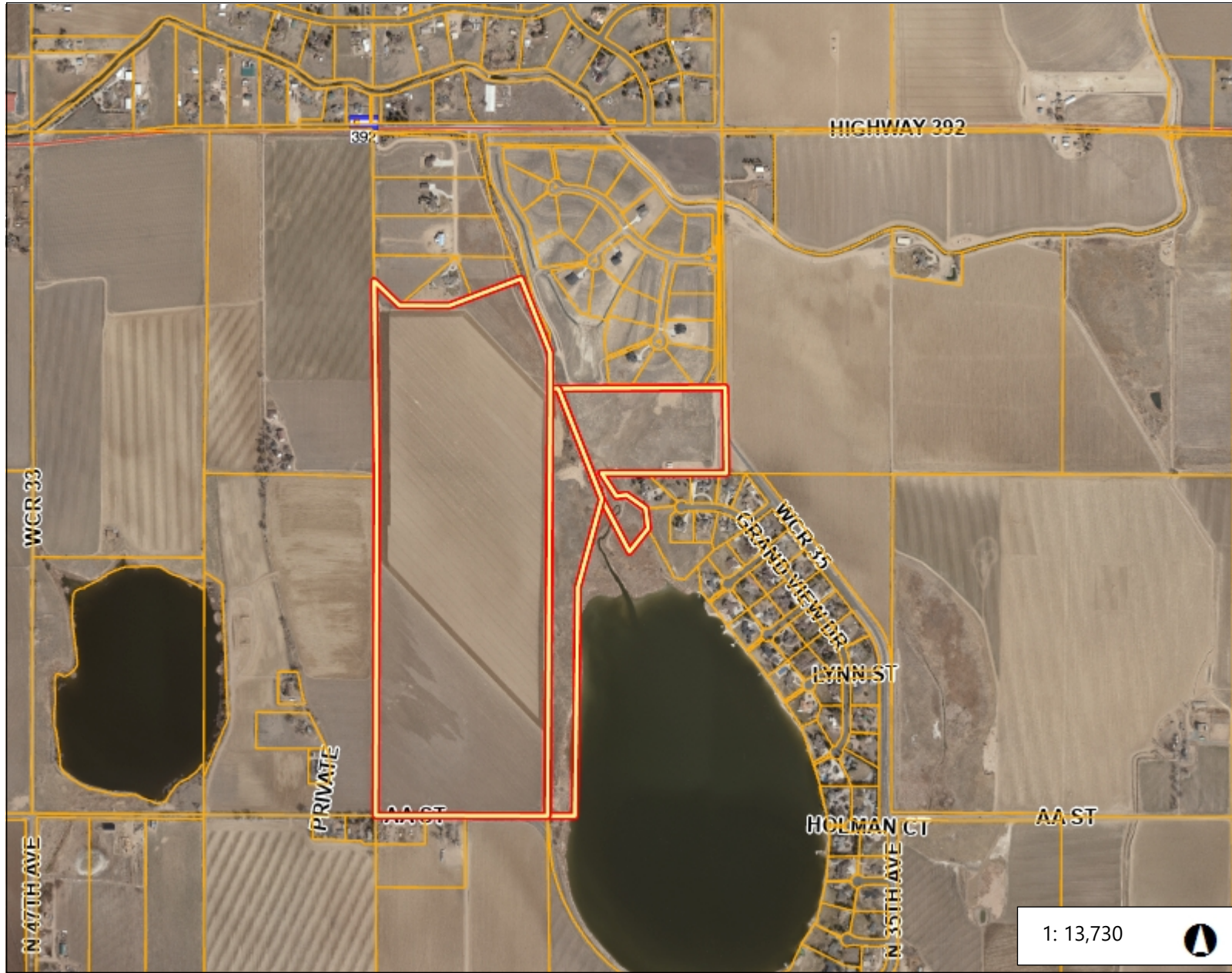


5. The proposed annexation is needed to accommodate future land use requirements because the “Existing Zoning of Land Available for Future Growth” map for the City identifies this area as anticipated for future growth as Residential Low Density.



Legend

- Parcels
- Highway
- Road
- County Boundary



1: 13,730



2,288.3 0 1,144.15 2,288.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Weld County Colorado

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

SEELEY LAKE REZONE ZON2022-0003

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
160.62 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

SEELEY LAKE REZONE H-A DISTRICT DESCRIPTION:

A Parcel of land located in the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the North Line of said East Half of Section 23 as bearing South 89°39'04" East and with all bearings contained herein relative thereto:

COMMENCING at the North Quarter Corner of said Section 23; thence along the West Line of said East Half of Section 23 South 00°07'09" West 1200.01 feet to the North Line of that parcel known as Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on plat recorded March 25, 2016 under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office and the **TRUE POINT OF BEGINNING**;

Thence along said North Line and along the East Line of said Lot D the following four (4) courses and distances:

1. South 48°59'23" East 273.05 feet;
2. South 89°39'09" East 367.68 feet;
3. North 67°59'54" East 576.73 feet;
4. South 21°59'49" East 666.26 feet to a point on the East Line of the West Half of said East Half of Section 23;

Thence along said East Line of the West Half of the East Half of Section 23 South 00°03'36" West 207.10 feet to the Center-South Northeast 1/4 Corner being also the Northwest Corner of Lot A, Recorded Exemption No. 0805-23-1 RE-5061 as depicted on plat recorded December 27, 2010 under Reception No. 3740825 in said Records of the Weld County Clerk and Recorder's Office;

Thence along the North Line of said Lot A, Recorded Exemption No. 0805-23-1 RE-5061 South 89°37'58" East 1323.04 feet to the West Right of Way Line for County Road 35 as depicted in Board of County Commissioners File No. 100/421 Document No. 18990004 in the Records of the Weld County Board of Commissioners Files;

Thence along said West Right of Way Line for County Road 35 the following three (3) courses and distances:

1. South 00°00'06" East 276.50 feet;
2. South 19°39'50" East 89.15 feet to the East Line of said Section 23;

Thence along said East Line of Section 23 South 00°00'06" East 302.90 feet to the East Quarter Corner of said Section 23;

Thence along the South Line and the East Line of Lot A, Recorded Exemption No. 0805-23-1 RE-5061 as depicted on plat recorded December 27, 2010 under Reception No. 3740825 in said Records of the Weld County Clerk and Recorder's Office the following seven (7) courses and distances:

1. North 89°37'40" West 940.49 feet;
2. South 32°49'26" East 211.30 feet;
3. North 82°45'33" East 79.90 feet;
4. South 54°46'12" East 179.94 feet;
5. South 06°47'13" East 154.95 feet;
6. South 38°22'26" West 230.69 feet;
7. North 28°05'27" West 460.47 feet to the East Line of Lot B, Recorded Exemption No. 0805-23-1 RE-5061;

Thence along said East Line of Lot B, Recorded Exemption No. 0805-23-1 RE-5061 the following two (2) courses and distances:

1. South 14°54'10" West 703.61 feet;
2. South 00°29'56" West 1757.39 feet to the South Line of said Section 23;

Thence along said South Line of Section 23 the following two (2) courses and distances:

1. North 89°45'07" West 239.04 feet to the West Line of said Lot B, Recorded Exemption No. 0805-23-1 RE-5061;
2. North 89°45'07" West 116.63 feet to the North Right of Way Line for County Road 66 / AA Street as depicted in Board of County Commissioners File No. 100/17 Document No. 13720006 recorded in said Records of the Weld County Board of Commissioners Files said being on a curve concave to the Southwest, having a central angle of 23°47'53" and a radius of 307.92, the long chord of which bears North 77°08'51" West 137.48 feet;

Thence tangent from said curve and continuing along said North Right of Way Line for County Road 66 / AA Street North 89°45'07" West 1085.47 feet to the West Line of said Section 23;

Thence along said West Line of Section 23 the following two (2) courses and distances:

1. North 00°07'07" East 2611.74 feet to the Center Quarter Corner of said Section 23;
2. North 00°07'09" East 1451.51 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 160.62 acres, more or less, and is subject to all existing easements and/or rights of way of record.

COMMUNITY DEVELOPMENT DIRECTOR:

Community Development _____ Date _____

PLANNING COMMISSION RECOMMENDATION:

Recommended / not recommended by the City of Greeley Planning Commission the _____ day of _____, 2022.

Planning Commission _____

CITY COUNCIL APPROVAL:

Approved by the City of Greeley Council on this _____ day of _____, 2022.

City Council _____

REZONING DEVELOPMENT STANDARD NOTES:

1. Approval of site construction plans by the City of Greeley shall be required (as applicable) prior to issuance of building permits.
2. All existing and proposed utilities shall be installed underground.
3. No building permit shall be issued for the construction of a new building or structure unless the property has been platted in accordance with the City's Subdivision Regulations (Chapter 3).
4. All elevations shown on these plans are tied to NAVD 88 datum.

CERTIFICATE OF OWNERSHIP:

As to:
Lots A & B, Recorded Exemption No. 0805-23-1 RE-5061
Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012

We, C B Keirnes Land CO LLC, being sole owners of the property referenced above and described herein have caused said land to be laid out and annexed and rezoned under the name of Seeley Lake Annexation 1 through 6 and Rezone Map and do hereby dedicate to the public forever all streets, alleys and utility easements as dedicated hereon. In compliance with the City of Greeley land use code and by contractual agreement, the landowner shall bear all expenses involved in improvements.

C. Bradley Keirnes, Manager _____ Grace A. Harrison, Manager _____
(formerly known as Grace K. Keirnes)

NOTARY PUBLIC:

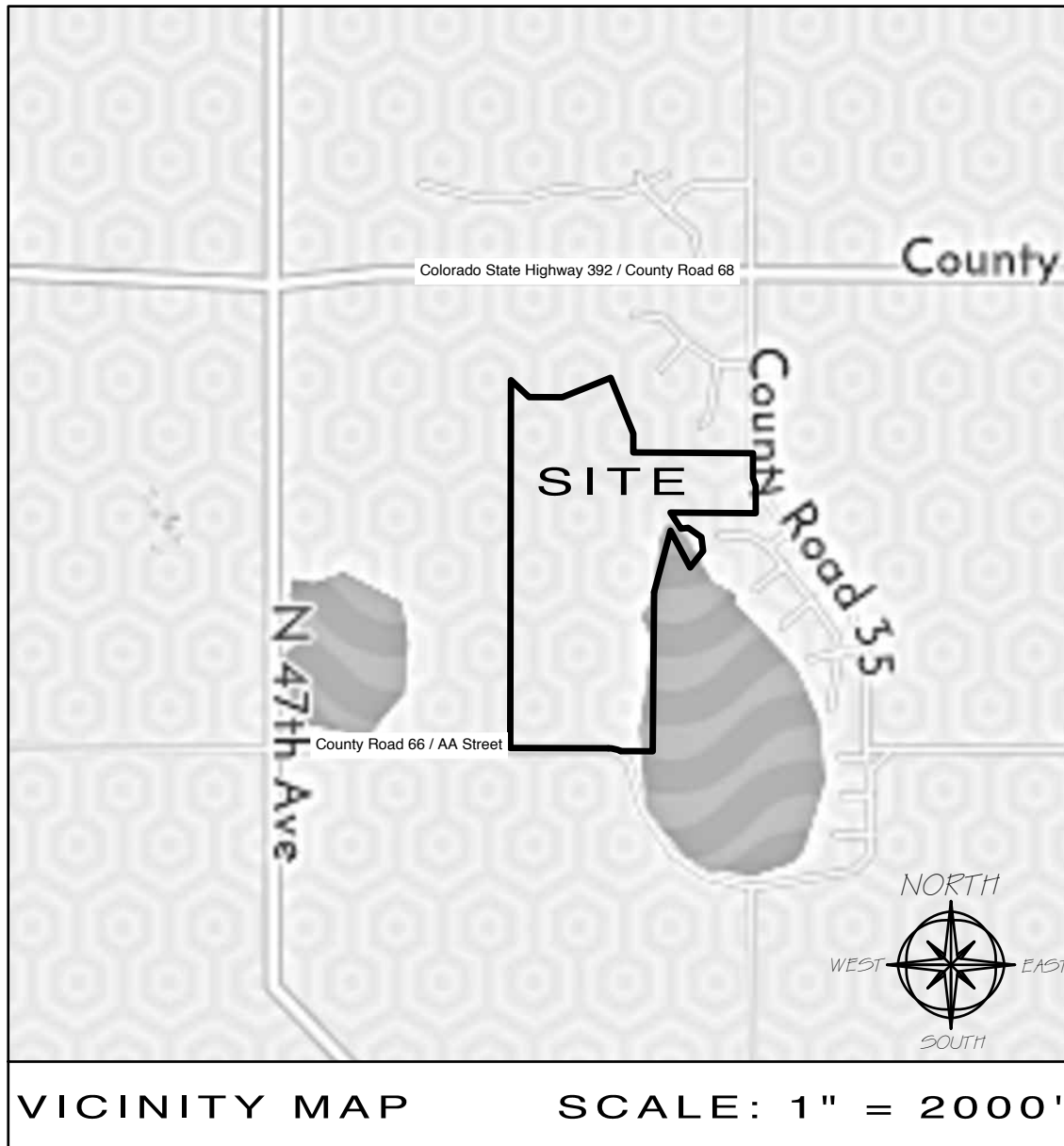
STATE OF COLORADO _____)
COUNTY OF _____) §

The foregoing instrument was acknowledged before me this _____ day of _____, 2022 by C. Bradley Keirnes as Manager and Grace A. Harrison (former known as Grace K. Keirnes as Manager.

Witness my hand and official seal.

My commission expires: _____

Notary Public _____



FLOOD NOTE:

Portions of this site are within a Special Flood Hazard Area inundated by 100-Year Flood, Zone A, and in Zone X (areas of minimal Flood Hazard) as determined by graphic interpretation of the F.E.M.A. Flood Insurance Rate Map Nos. 08123C1530E and 08123C1528E both with Effective Date January 20, 2016.

INTENT STATEMENT:

The intent of this rezone is to change the zoning of this property from Weld County Agriculture (Ag) and Weld County Low Density Residential (R-1) to City of Greeley Holding-Agricultural (H-A); along with Weld County Planned Unit Development (PUD) to City of Greeley Residential Estate (R-E).

SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed to the City of Greeley, Colorado, is contiguous with the boundaries of the annexing municipality, and that this annexation plat substantially complies with the Colorado Revised Statutes and the City of Greeley, Colorado codes appertaining thereto.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencel
Colo. LS 30462
Date: _____



NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.

SHEET KEY:

- | | |
|-----------------------------|--------------|
| 1.0 Cover Sheet | Sheets 1 |
| 2.0 Existing Conditions Map | Sheets 2-10 |
| 3.0 Zoning Suitability Map | Sheets 11-12 |
| 4.0 Project Boundary Map | Sheets 13 |

BASIS OF BEARINGS STATEMENT: Bearings are based upon the North Line of the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian being monumented at the North Quarter Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked 2016 in a Monument Box; at the Northeast Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked LS 38175 2014 in a Monument Box; and having an assumed bearing of South 89°39'04" East 2702.03 feet with all bearings contained herein relative thereto.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

COVER SHEET AND NOTES

East Half of Section 23, Township 6 North, Range 66 West of the 6th P.M.
City of Greeley, County of Weld, Colorado

Charles Keirnes

1813 61st Avenue, Suite 200
Greeley, CO 80634

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE: 2022.02.16

SCALE: N/A

PROJECT NO.:

P-22-9219

SHEET NO.:

1.0

PAGE

OF

1 13

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

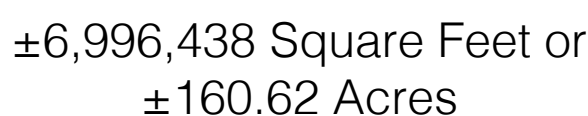
(M): Indicates measured bearing and/or distance from field survey.
(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.
(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
(R2): Indicates record bearing and/or distance per record Exemption No. 0806-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 37-03825 in the records of the Weld County Clerk and Recorder's Office.
(R3): Indicates record bearing and/or distance per record Exemption No. 0806-23-4 RECY11-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
160.62 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

- = Property corner monument not found or set.
- = Found No 4 Rebar (unknown length) with a ± 1 " diameter red plastic cap stamped LS 30462

- = Boundary Line
- — — = Property Line
- — — — — = Section Line
- — — — — = Right of Way Line
- — — — — = Future Right of Way Line
- — — — — = Easement Line
- — — — — = PUD Lot Line
- — — — — = Edge of Dirt Road
- — — — — = Edge of Asphalt Surface
- — — — — = Fence Line
- — — — — = Overhead Utility Line
- — — — — = Contour Line - Major
- — — — — = Contour Line - Minor

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia.: Diameter
S: South PLS: Land Surveyor
Typ: Typical Rec.: Reception
Doc: Document
GMK: Gas Warning Sign
ROW: Right of Way
CMP: Corrugated Metal Pipe
RCP: Reinforced Concrete Pipe
BOCC:
Board of County Commissioners
Sec. T N R W:
Section Township Range



FILE:	EXISTING CONDITIONS MAP

DRAWN BY: _____		LH	
CHECKED BY: _____		SJ	
APPROVED BY: _____		SJ	
DATE: _____		2022.06.24	
SCALE: _____		1" = 50'	
PROJECT NO.: _____			
P-22-9219			
SHEET NO.: _____			
2.0			
PAGE _____		OF _____	
2		13	

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(R2): Indicates record bearing and/or distance per Reception No. 8005-24-1R-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-24-REX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

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CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
160.62 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

LEGEND:

- = Property corner monument not found or set.
- = Found No 4 Rebar (unknown length) with a $\pm 1"$ diameter red plastic cap stamped LS 30462

SYMBOL
LEGEND:

 = Utility Pole

LINE LEGEND:

- = Boundary Line
- = Property Line
- = Section Line
- = Easement Line
- = Subdivision Lot Line
- = Fence Line
- = Overhead Utility Line
- = Contour Line - Major
- = Contour Line - Minor

Z

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
PLS: Land Surveyor
Sec. __ T __ N R __ W:
Section Township Range

ATE:

BY:

REVISIONS:

Charles Keirnes

Greeley, CO 80634

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537
BUS. (970)-669-0516

TITLE: **EXISTING CONDITIONS MAP**

East Half of Section 23, Township 6 North, Range 66 West of the 6th P.M.

DWG: \\hol\pr\p-3119-KEIRNES\dwg\Revision 2\p3119_Seeley Lake Rezone ZON210-0003 Sheet 2.0 REV 2.dwg XREFS: p3119_PAGE 50 SCALE.dwg DATE: Jul 08, 2012 - 09:05

DRAWN BY:

LHB

CHECKED BY

SJS

APPROVED

SJS

DATE: 2022.06.24

SCALE: 1" = 50'

PROJECT NO.:

P-22-9219

SHEET NO.:

PAGE

13

13

Seeley Lake Rezoning ZON2022-0003

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

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160.62 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

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- = Property Line
- = Quarter Section Line
- = Easement Line
- = PUD Lot Line
- = 1/16 Section Line
- = Fence Line
- = Edge of Dirt Road
- = Contour Line - Major
- = Contour Line - Minor

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Typ: Typical Rec.: Reception
PLS: Land Surveyor
Sec. __ T __ N R __ W;
Section Township Range

BY:

REVISIONS:

INTERMILL LAND SURVEYING, INC.

CLIENT: Charles Keirnes

LE: **EXISTING CONDITIONS MAP**

DRAWN BY: <u>LHB</u>	
CHECKED BY: <u>SJS</u>	
APPROVED BY: <u>SJS</u>	
DATE: <u>2022.06.24</u>	
SCALE: <u>1" = 50'</u>	
PROJECT NO.: P-22-9219	
SHEET NO.: 2.2	
PAGE	OF
4	13

TWG: \\hollpr\F-2019-KERNES\dwg\Revision 2\2019-Seeley Lake Rezone ZAN2012-0003 Sheet 2.0 REV 1.dwg XREFS: P2019_PAGE 50 SCALE.dwg DATE: Jul 08, 2012 - 09:05

Seeley Lake Rezoning ZON2022-0003

Page 113 of 213

1. Field work conducted during the month of February. Snow and ice covered the property.

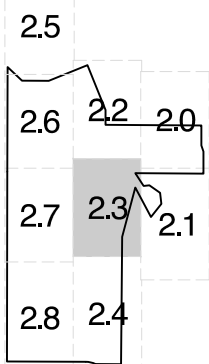
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(M) Indicates measured bearings and/or distance from field survey.
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(R1) Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded 2010 under Reception No. 3427-018 in the records of the Weld County Clerk and Recorder's Office.

(R2) Indicates record bearing and/or distance per Record Exemption No. 9805-23-1-FE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 374028-02 in the records of the Weld County Clerk and Recorder's Office.

(R3) Indicates record bearing and/or distance per Record Exemption No. 9805-24-1-FE-0134 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
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PROJECT NUMBER: ZON2022-0003

LEGEND:

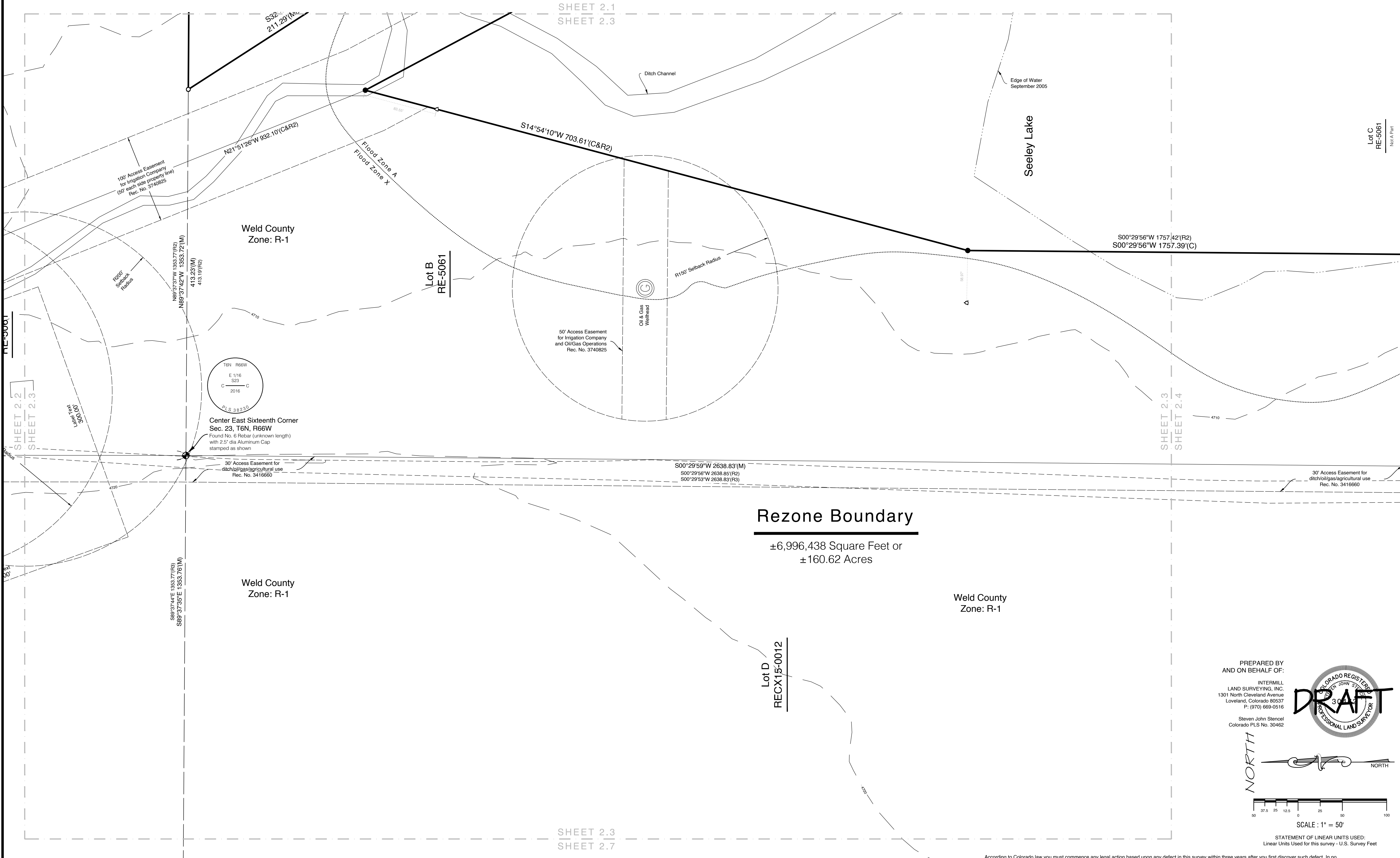
- = Property corner monument
not found or set.
△ = Found Witness Corner

$$\frac{1}{2} = \frac{B}{D}$$

- _____ = Boundary Line
- ===== = Property Line
- = Quarter Section Line
- = Easement Line
- = 1/16 Section Line
- x ----- = Fence Line
- = Edge of Dirt Road
- = Contour Line - Major
- = Contour Line - Minor

T10

- N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South PLS: Land Surveyor
Rec.: Reception
Sec. __ T __ N R __ W:
Section Township Range



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Rezoning ZON2022-0003

INTERMILL LAND SURVEYING, INC.

7 BUS. (970)-669-0516

FILE: EXISTING CONDITIONS MAP

East Half of Section 23, Township 6 North, Range 66 West of the 6th P.M.

1813 61st Avenue, Suite 200

Greeley, CO 80634

DRAWN BY: LHB

CHECKED BY: SJS

APPROVED BY: SJS

DATE: 2022.06.24

SCALE: 1" = 50'

PROJECT NO.:

F-22-9219

2.3

PAGE	OF
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5	13
---	----

Site Rezoning ZON2022-0

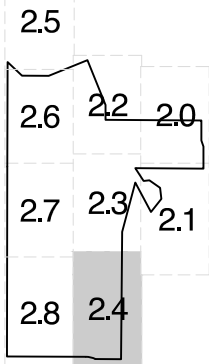
City of Greeley, County of Weld, Colorado

Page 114 of 213

NOTE:

1. Field work conducted during the month of February. Show and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

(M): Indicates measured bearing and/or distance from field survey.
(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.
(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



SEELEY LAKE REZONE ZON2022-0003

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
160.62 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT

LEGEND:

- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with 1" diameter red plastic cap stamped LS 30462
- △ = Found Witness Corner

SYMBOL

LEGEND:

□ = Utility Pole

LINE LEGEND:

- = Boundary Line
- = Property Line
- = Section Line
- = Right of Way Line
- = Future Right of Way Line
- = Easement Line
- = 1/16 Section Line
- = Overhead Utility Line
- = Edge of Dirt Road
- = Contour Line - Major
- = Contour Line - Minor

ABBREVIATION

LEGEND:

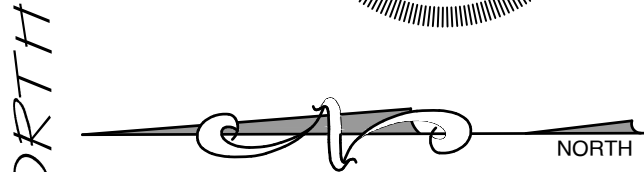
N: North
E: East
W: West
S: South
Rec.: Reception
ROW: Right of Way
Sec.: T N R W:
Section Township Range

±: Plus or Minus
No.: Number
Dia: Diameter
LS: Land Surveyor

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



SCALE: 1" = 50'
STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

Southeast Corner
Sec. 23, T6N, R66W
Calculated position only
Located in Seeley Lake
Not Found or Set

Lot C
RE-5061
Not A Part

Seeley Lake

Lot D
RECX15-0012

S00°29'56"W 1757.42'(R2)
S00°29'56"W 1757.39'(C)

Weld County
Zone: R-1

Rezone Boundary

±6,996,438 Square Feet or
±160.62 Acres

Lot B
RE-5061

Lot D
RECX15-0012

Weld County
Zone: R-1

Lot A
1AMRECX18-14-0060
Not A Part

Weld County
Zone: R-1

East Sixteenth Corner
Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length)
with 3.25" dia Aluminum Cap
stamped as shown

L=138.59'(C)
R=315.00'(C)
D=25°12'32"(C)
CH=N77°08'51"W
137.48'(C)

50' Access
Easement Lot B
Rec. No. 3740825

30' Access Easement for
ditch/oil/gas/agricultural use
Rec. No. 3416660

S00°29'59"W 2638.83'(M)
S00°29'56"W 2638.85'(R2)
S00°29'53"W 2636.83'(R3)

SHEET 2.3
SHEET 2.4

SHEET 2.4
SHEET 2.8

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. If 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.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE

LOVELAND, COLORADO 80537

BUS. (970) 669-0516

EXISTING CONDITIONS MAP

East Half of Section 23, Township 6 North, Range 66 West of the 6th P.M.
City of Greeley, County of Weld, Colorado

CLIENT:

Charles Keirnes

1813 61st Avenue, Suite 200
Greeley, CO 80634

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE:

2022.06.24

SCALE:

1" = 50'

PROJECT NO.:

P-22-9219

SHEET NO.:

2.4

PAGE

OF

6

13

Seeley Lake Rezoning ZON2022-0003

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

(M) Indicates measured bearing and/or distance from field survey.
(C) Indicates calculated bearing and/or distance. May also indicate a proposed bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by Development.
(R1) Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
(R2) Indicates record bearing and/or distance per Reception Exemption No. 9805-23 RE-0581 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
(R3) Indicates record bearing and/or distance per Reception Exemption No. 0805-23-4 REC15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

Year	Number of People
1	2.5
2	2.6
3	2.2
4	2.0
5	2.7
6	2.3
7	2.1
8	2.8
9	2.4
10	2.5

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
160.62 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with ±1" diameter red plastic cap stamped LS 30462
- = Found No. 4 Rebar

 = Fire Hydrant

- Boundary Line
- - - Property Line
- Section Line
- Right of Way Line
- - - Future Right of Way Line
- - - Easement Line
- - - Quarter Section Line
- Fence Line
- Guardrail Line
- Edge of Dirt Road
- Edge of Asphalt Surface
- Gas Line
- Contour Line - Major
- - - Contour Line - Minor

N: North ±: Plus or Minus
E: East Dia: Diameter
W: West
S: South
ROW: Right of Way
CMP: Corrugated Metal Pipe
PVC: Polyvinyl Chloride Pipe
Sec. __ T __ N R __ W:
Section Township Range

Basis of Bearings

S89°39'04"E 2702.03'(M)
S89°39'04"E 2702.03'(R1)
S89°39'04"E 2702.04'(R2)

South Right of Way
Colorado State Highway 392

Ogilvey Ditch

8'x8' Box Culvert

Lot A
RE-3868
Not A Part

Lot B
RE-3868
Not A Part

Lot C
AMRE-3868
Not A Part

Lot C
RECX15-0012
Not A Part

Lot B
RECX15-0012
Not A Part

Lot A
RECX15-0012
Not A Part

Oil/Gas Area of Operations

Weld County Zone: A

UNPLATTED

15"PVC 24"CMP

Label Text
199.96'(M) 200.00'(R3)

Label Text
300.08'(M)

Label Text
N00°07'09"E 2651.52'(M)
N00°07'04"E 2651.53'(R3)

300.00'(M)

1000.06'(C) 1000.01'(R3)

228.51'(C)

North Quarter Corner
Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length)
with 2.5" dia Aluminum Cap in
Monument Box and stamped as shown

T6N
R66W
S14
S23
2016

Scale Bar: 0 20 40 60 80 100 Feet

Sheet Labels:
SHEET 2.5
SHEET 2.6

Other Labels:
Land area 125' x 100'
Elevations 31.23, 41.23
Contours 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800

Weld County
Zone: A

Rezone Boundary

±6,996,438 Square Feet or
±160.62 Acres

INTERMILL LAND SURVEYING, INC.

7 BUS. (970)-669-0516

CLIENT: Charles Keirnes

1813 61st Avenue, Suite 200

101st Avenue, Suite
Greeley, CO 80634

EXISTING CONDITIONS MAP

East Half of Section 23, Township 6 North, Range 66 West of the 6th P.M.

City of Greeley, County of Weld, Colorado

DWG: \\hol\pr\p-3119-KERNE\dwg\Revision 2\p3119_Seeley Lake Rezone ZON210-0003 Sheet 2.0 REV 2.dwg XREFS: p3119_PAGE 50 SCALE dwg DATE: Jul 08, 2012 - 09:05

DRAWN BY: LHE
CHECKED BY: SJS
APPROVED BY: SJS

DATE: 2022.06.24
SCALE: 1" = 50'

PROJECT NO.:
P-22-9219

SHEET NO.: **2.5**

PAGE	OF
7	13

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

Seeley Lake Rezoning ZON2022-0003

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

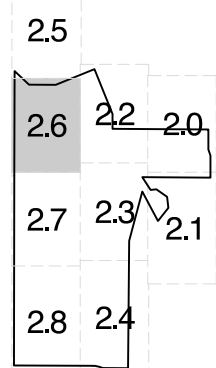
(M): Indicates measured bearing and/or distance from field survey.

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(R1): Indicates bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates bearing and/or distance per Record Exemption No. 0805-24-RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates bearing and/or distance per Recorded Exemption No. 0805-24-REX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
160.62 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

LEGEND:

● = Property corner monument not found or set.

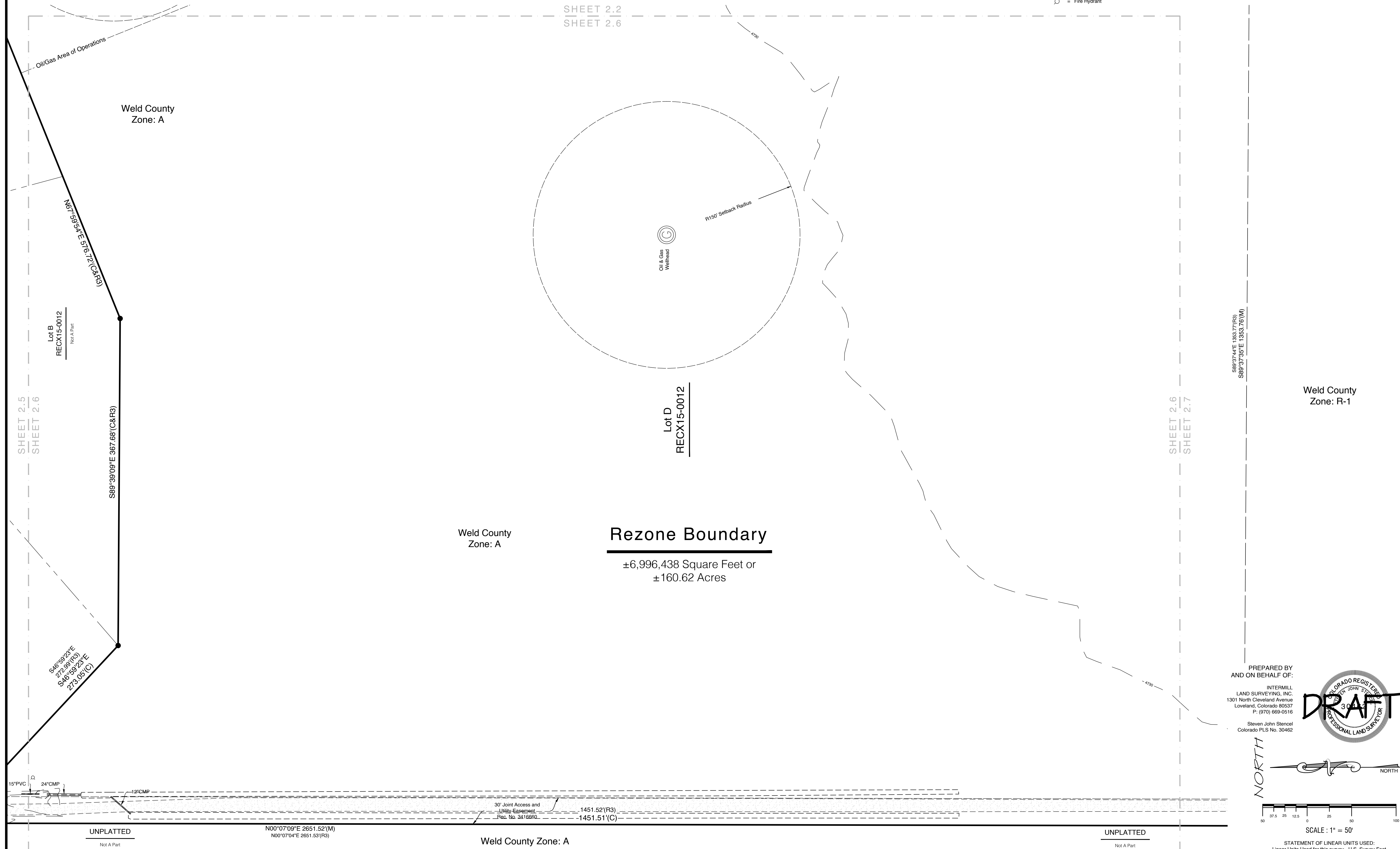
- = Boundary Line
- = Property Line
- = Quarter Section Line
- = Easement Line
- = Edge of Dirt Road
- = Contour Line - Major
- = Contour Line - Minor

110

N: North ±: Plus or Minus
E: East No.: Number
W: West Rec: Reception
S: South
CMP: Corrugated Metal Pipe
PVC: Polyvinyl Chloride Pipe

LEGEND:

 = Fire Hydrant



PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



Q. And you're not going to be able to tell me what the date was that you saw the person in the photograph, is that correct?

SCALE : 1" = 50'

UNIT OF LINEAR UNITS USED:
used for this survey - U.S. Survey Feet

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Seeley Lake Rezoning ZON2022-0003

INTERMILL LAND SURVEYING, INC.

BUS. (970)-669-0516

37

Charles Keirnes
1813 61st Avenue, Suite 200

Greeley, CO 80634

CLIENT:

LE: EXISTING CONDITIONS MAP
East Half of Section 23, Township 6 North, Range 66 West of the 6th P.M.

City of Greeley, County of Weld, Colorado

\\hnl\or\p-919-XFINES\dw\Rev\on 2\p919 See rev | nke Rezone 7/20/2010-2020 sheet 10 REV 2 dwg XREFS: p919 PAGE 50 OF 41 F dwg DATE: 11/08/2010 - 09:05

DRAWN BY: LHB

LHB

2-5

212

DATE: 2022.06.24

2022.06.24

P-22-9219

SHEET NO.: 26

PAGE	OF
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1. Field work conducted during the month of February. Snow and ice covered the property.

2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on map:

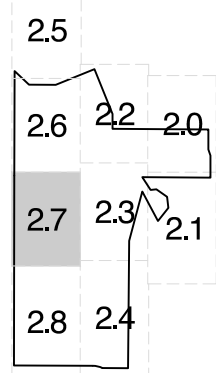
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(R1): Indicates recorded bearing and/or distance in the Florida Department of Transportation Planned Unit Development PFD-1090 as depicted on the final plat recorded December 6, 2018 under Reception No. 4227014 in the records of the World County Clerk and Recorder's Office.

(R2): Indicates recorded bearing and/or distance in the records of the Florida Department of Transportation as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the World County Clerk and Recorder's Office.

(R3): Indicates recorded bearing and/or distance per Recorded Examination No. 0805-23-1 REC1X15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 118020 in the records of the World County Clerk and Recorder's Office.

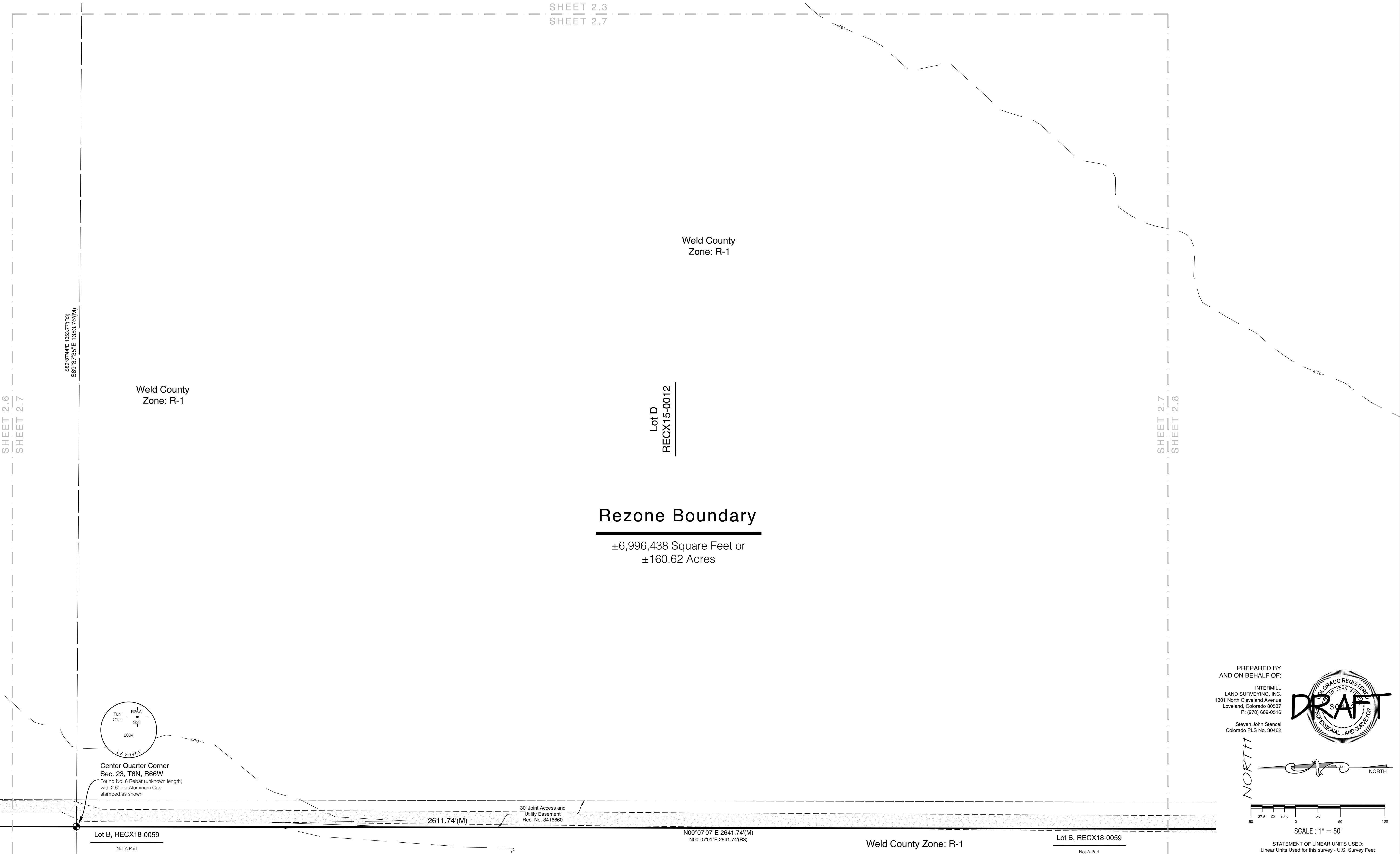


SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
160.62 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

- LINE LEGEND:**
- | | |
|---|------------------------|
| | = Boundary Line |
| | = Easement Line |
| | = Quarter Section Line |
| | = Edge of Dirt Road |
| | = Contour Line - Major |
| | = Contour Line - Minor |

**ABBREVIATION
LEGEND:**

N: North	±: Plus or Minus
E: East	Dia: Diameter
W: West	LS: Land Surveyor
S: South	
Sec. __ T__ N R__ W:	
Section Township Range	



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[illegible]

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537
BUS. (970)-669-0516

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE: EXISTING CONDITIONS MAP
East Half of Section 23, Township 6 North, Range 66 West of the 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: <u>LHB</u>	
CHECKED BY: <u>SJS</u>	
APPROVED BY: <u>SJS</u>	
DATE: <u>2022.06.24</u>	
SCALE: <u>1" = 50'</u>	
PROJECT NO.: P-22-9219	
SHEET NO.: 2.7	
PAGE	OF
9	13

1. Field work conducted during the month of February. Snow and ice covered the property.

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(R2): Indicates bearing and/or distance per Weld County No. 0805-24-RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates bearing and/or distance per Recorded Exemption No. 0805-24-REX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
160.62 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

LEGEND:

- = Property corner monument not found or set.

SYMBOL
LEGEND:

- σ = Sign
 Ω = Utility Pole

	= Boundary Line
	= Property Line
	= Section Line
	= Right of Way Line
	= Future Right of Way Line
	= Easement Line
	= Edge of Dirt Road
	= Edge of Asphalt Surface
	= Overhead Utility Line
	= Gas Line
	= Contour Line - Major
	= Contour Line - Minor

ABBREVIATION
LEGEND:

- N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
GMK: Gas Warning Sign
ROW: Right of Way
Sec. __ T __ N R __ W:
Section Township Range

[illegible]

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Seeley Lake Rezoning ZON2022-0003

INTERMILL LAND SURVEYING, INC.	
1301 NORTH CLEVELAND AVENUE	LOVELAND, COLORADO 80537
BUS. (970)-669-0516	
Charles Keirnes	
1813 61st Avenue, Suite 200	
City of Greeley, County of Weld, Colorado	
CO 80634	

DRAWN BY:	<u>LHB</u>
CHECKED BY:	<u>SJS</u>
APPROVED BY:	<u>SJS</u>
DATE:	<u>2022.06.24</u>
SCALE:	<u>1" = 50'</u>
PROJECT NO.: P-22-9219	
SHEET NO.: 2.8	
PAGE	OF
10	13

SEELEY LAKE REZONE ZON2022-0003

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
160.62 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

SEELEY LAKE REZONE BOUNDARY DESCRIPTION:

A Parcel of land located in the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the North Line of said East Half of Section 23 as bearing South 89°39'04" East and with all bearings contained herein relative thereto:

COMMENCING at the North Quarter Corner of said Section 23; thence along the West Line of said East Half of Section 23 South 00°07'09" West 1200.01 feet to the North Line of that parcel known as Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on plat recorded March 25, 2016 under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office and the **TRUE POINT OF BEGINNING;**

Thence along said North Line and along the East Line of said Lot D the following four (4) courses and distances:

1. South 46°59'23" East 273.05 feet;
2. South 89°39'09" East 367.68 feet;
3. North 67°59'54" East 576.73 feet;
4. South 21°59'49" East 666.26 feet to a point on the East Line of the West Half of said East Half of Section 23;

Thence along said East Line of the West Half of the East Half of Section 23 South 00°03'36" West 207.10 feet to the Center-South Northeast 1/64 Corner being also the Northwest Corner of Lot A, Recorded Exemption No. 0805-23-1 RE-5061 as depicted on plat recorded December 27, 2010 under Reception No. 3740825 in said Records of the Weld County Clerk and Recorder's Office;

Thence along the North Line of said Lot A, Recorded Exemption No. 0805-23-1 RE-5061 South 89°37'58" East 1323.04 feet to the West Right of Way Line for County Road 35 as depicted in Board of County Commissioners File No. 100/421 Document No. 18990004 in the Records of the Weld County Board of Commissioners Files;

Thence along said West Right of Way Line for County Road 35 the following three (3) courses and distances:

1. South 00°00'06" East 276.50 feet;
2. South 19°39'50" East 89.15 feet to the East Line of said Section 23

Thence along said East Line of Section 23 South 00°00'06" East 302.90 feet to the East Quarter Corner of said Section 23;

Thence along the South Line and the East Line of Lot A, Recorded Exemption No. 0805-23-1 RE-5061 as depicted on plat recorded December 27, 2010 under Reception No. 3740825 in said Records of the Weld County Clerk and Recorder's Office the following seven (7) courses and distances:

1. North 89°37'40" West 940.49 feet;
2. South 32°49'26" East 211.30 feet;
3. North 82°45'33" East 79.90 feet;
4. South 54°46'12" East 179.94 feet;
5. South 06°47'13" East 154.95 feet;
6. South 38°22'26" West 230.69 feet;
7. North 28°05'27" West 460.47 feet to the East Line of Lot B, Recorded Exemption No. 0805-23-1 RE-5061;

Thence along said East Line of Lot B, Recorded Exemption No. 0805-23-1 RE-5061 the following two (2) courses and distances:

1. South $14^{\circ}54'10''$ West 703.61 feet;
2. South $00^{\circ}29'56''$ West 1757.39 feet to the South Line of said Section 23.

1. North 89°45'07" West 239.04 feet to the West Line of said Lot B, Recorded Exemption No. 0805-23-1 RE-5061;

2. North 89°45'07" West 116.63 feet to the North Right of Way Line for County Road 66 / AA Street as depicted in Board of County Commissioners File No. 100/17 Document No. 13720006 recorded in said Records of the Weld County Board of Commissioners Files said being on a curve concave to the Southwest, having a central angle of 25°47'53" and a radius of 307.92, the long chord of which bears North 77°08'51" West 137.48 feet;

Thence tangent from said curve and continuing along said North Right of Way Line for County Road 66 / AA Street North 89°45'07" West 1085.47 feet to the West Line of said Section 23;

Thence along said West Line of Section 23 the following two (2) courses and distances:

1. North 00°07'07" East 2611.74 feet to the Center Quarter Corner of said Section 23;
2. North 00°07'09" East 1451.51 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 160.62 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Zoning Summary		
Existing Zoning	Proposed Zoning	Area (S.F. and Acreage)
Agricultural	Holding- Agricultural	±2,656,828 S.F. ±60.99 Acres
R-1	Holding- Agricultural	±4,339,610 S.F. ±99.62 Acres
TOTALS:		±6,996,438 S.F. ±160.62 Acres

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



INTERMILL LAND SURVEYING, INC.

BUS. (970)-669-0516

Charles Keirnes
1813 61st Avenue, Suite 200

TITLE: ZONING SUITABILITY MAP

East Half of Section 23, Township 6 North, Range 66 West of the 6th P.M.

DRAWN BY: LHB

CHECKED BY: SJS

APPROVED BY: SJS

DATE: 2022.06.24

SCALE: _____

P-22-9219

SHEET NO.: 22

PAGE	OF
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11	13
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Rezone Rezoning ZON2022-01

DWG: \\hal\pr\p-2019-KEIRNES\dwg\Revision 2\p2019_Seeley Lake Rezone ZON2012-0009 Sheet 30 REV 2.dwg XREFS: p2019_BASE 50 SCALE.dwg

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Rezoning ZON2022-0003

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

(M): Indicates measured bearing and/or distance from field survey.
(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.
(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Recaption No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RE-5601 as depicted on the map recorded December 27, 2010 under Recaption No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Recaption No. 19490336 in the records of the Weld County Clerk and Recorder's Office.

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
160.62 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

LEGEND:

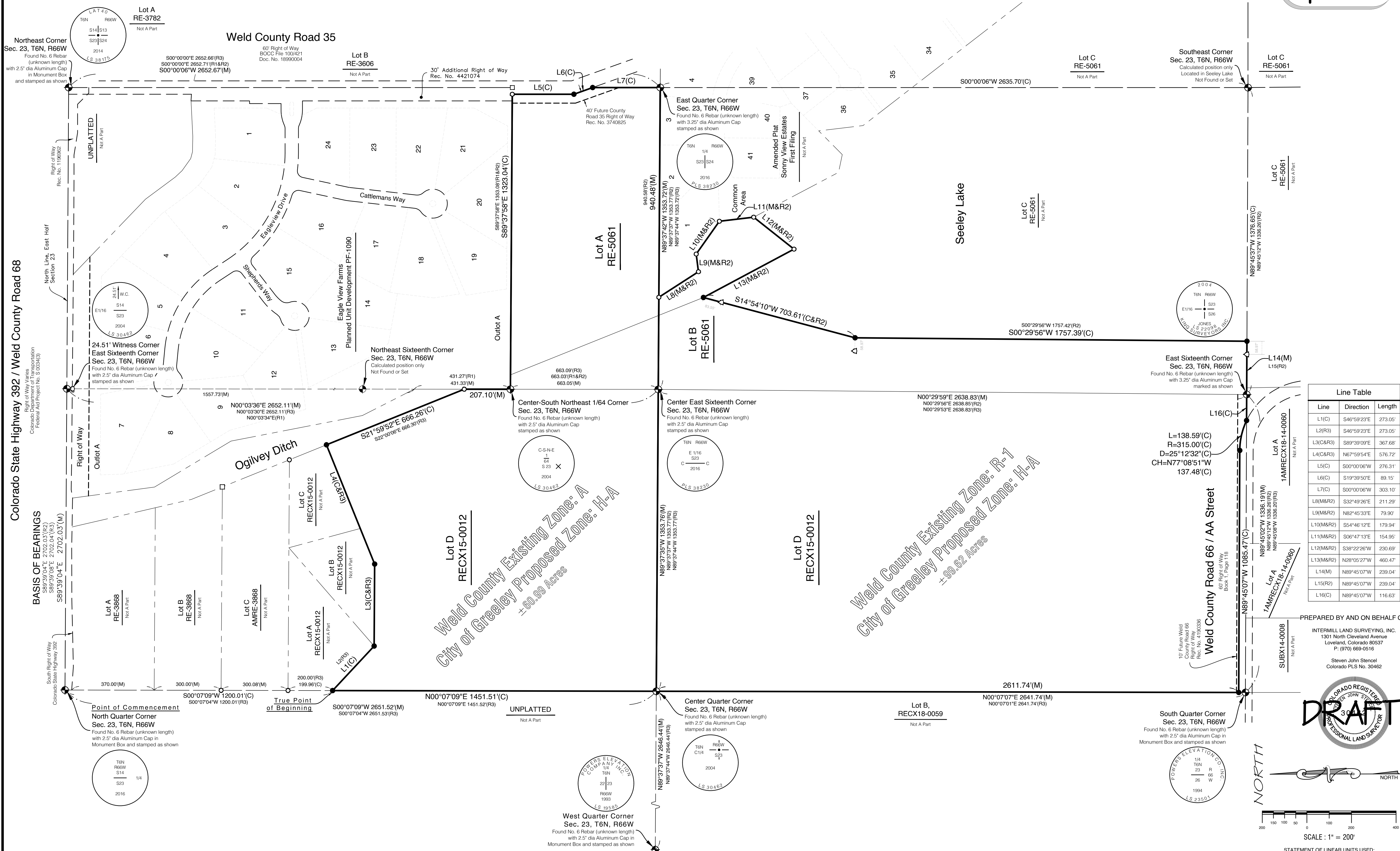
- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with $\pm 1"$ diameter red plastic cap stamped LS 30462
- = Found No. 4 Rebar
- ⬮ = Found Witness Corner

LINE LEGEND:

- = Boundary Line
-  = Property Line
-  = Section Line
- = Quarter Section Line
- = 1/16 Section Line
-  = PUD or Subdivision Lot Line
- = Right of Way Line
- = Future Right of Way Line

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
PLS: Land Surveyor
Rec.: Reception
Doc: Document
BOCC:
Board of County Commissioners
Sec. __ T__ N__ R__ W__
Section Township Range



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Rezoning ZON2022-0003

Page 121 of 213

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

SEELEY LAKE REZONE ZON2022-0003

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
160.62 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT

LEGEND:

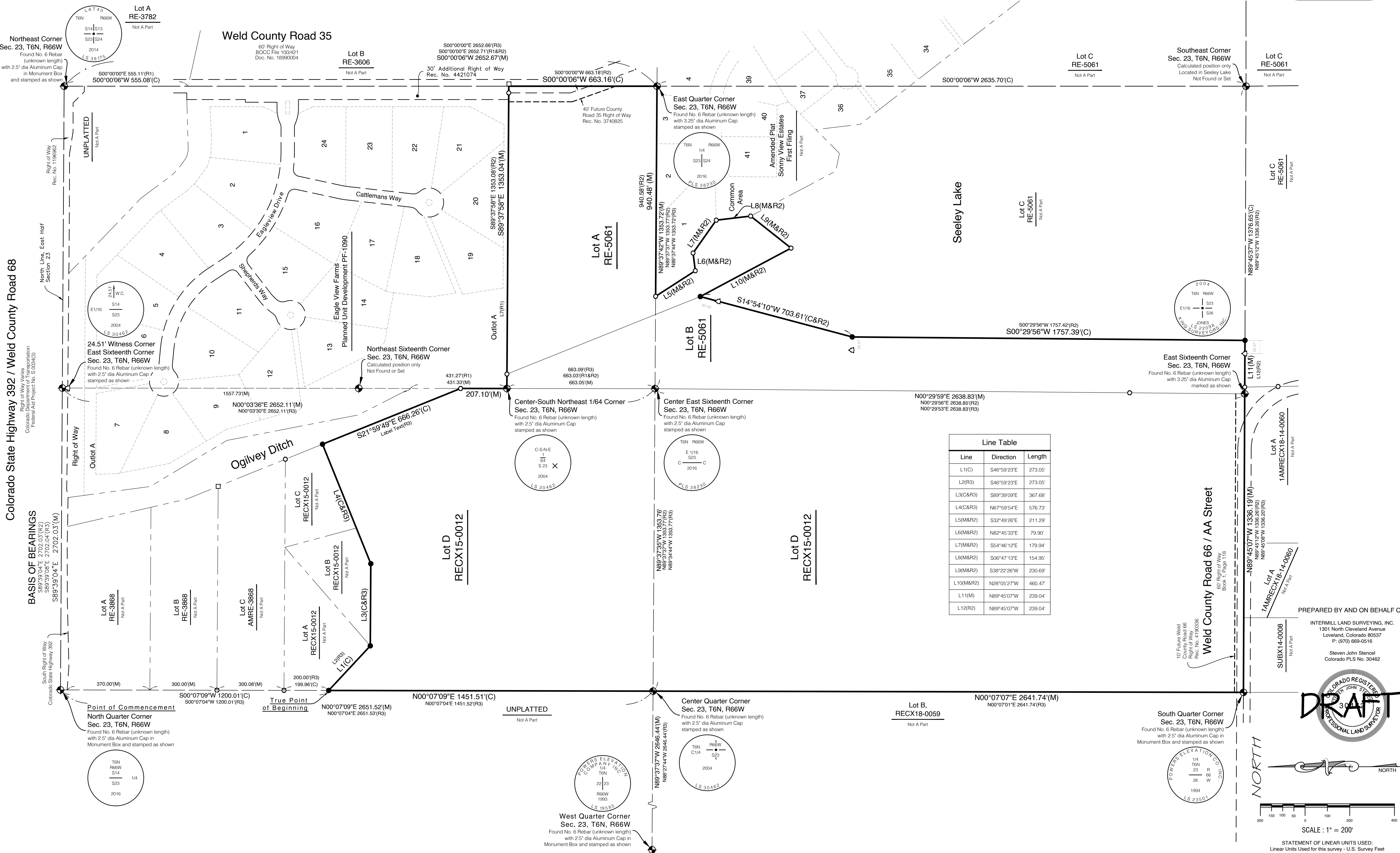
- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with ±1" diameter red plastic cap stamped LS 30462
- △ = Found No. 4 Rebar
- △ = Found Witness Corner

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- = 1/16 Section Line
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BOCC: Board of County Commissioners
Sec.: T, N, R, W: Section Township Range



INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

PROJECT BOUNDARY MAP

East Half of Section 23, Township 6 North, Range 66 West of the 6th P.M.

City of Greeley, County of Weld, Colorado

CLIENT:

Charles Keirnes

1813 61st Avenue, Suite 200

Greeley, CO 80634

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE:

2022.06.29

SCALE:

1" = 200'

PROJECT NO.:

P-22-9219

SHEET NO.:

4.0

PAGE

OF

13

13

SEELEY LAKE ANNEXATION No. 1

A Parcel of land located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

BEGINNING at the South Quarter Corner of said Section 23 being also a point on the Corporate Boundary Line of the City of Greeley;

Thence contiguous to the City of Greeley along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Right of Way Line for Weld County Road 66 / AA Street;

Thence departing said West Line and said Corporate Boundary South 78°08'11" East 149.00 feet to a point on the South Line of the West Half of the East Half of Section 23;

Thence South 78°36'22" West 148.66 feet to the South Right of Way Line said Weld County Road 66 / AA Street being also a point on said Corporate Boundary Line;

Thence contiguous to the City of Greeley along West Line of the East Half of Section 26 North 00°16'34" West 30.00 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 4,376 square feet or 0.10 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516

SEELEY LAKE ANNEXATION No. 2

A Parcel of land located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Corner of Seeley Lake Annexation No. 1 ANX2022-0001 and the **TRUE POINT OF BEGINNING**;

Thence departing said West Line South 87°26'25" East 743.77 feet to a point on the South Line of the West Half of the East Half of said Section 23;

Thence South 87°56'08" West 743.43 feet to the South Corner of said Seeley Lake Annexation No. 1 ANX2022-0001 being also a point on the Corporate Boundary Line for the City of Greeley;

Thence along the South and North Lines of said Seeley Lake Annexation No. 1 being also along said Corporate Boundary Line for the City of Greeley the following two (2) courses and distances:

1. North 78°36'22" East 148.66 feet to the East Corner thereof;
2. North 78°08'11" West 149.00 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 17,916 square feet or 0.41 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516

SEELEY LAKE ANNEXATION No. 3

A Parcel of land located in the East Half of Section 23 and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Corner of Seeley Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said West Line North 00°07'07" East 10.00 feet;
 Thence departing said West Line South 89°45'07" East 1,336.46 feet to the East Line of Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the plat recorded March 25, 2016, under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office;
 Thence along said East Line of Lot D South 00°29'59" West 40.00 feet to the Southeast Corner of said Lot D;
 Thence along the South Line of Lot D North 89°45'07" West 118.44 feet to a point on the Northeast Right of Way Line for County Road 66 / AA Street as depicted on said Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010, under Reception No. 3740825 in said Records of the Weld County Clerk and Recorder's Office being also a point on a non-tangent curve concave to the Southwest, having a central angle of 54°13'42" and a radius of 318.00 feet, the long chord of which bears South 37°33'00" East 289.87 feet;

Thence departing said South Line of Lot D and along said Northeast Right of Way Line for County Road 66 / AA Street the following ten (10) courses and distances:

1. Southeasterly along the arc of said curve 300.98 feet;
2. Tangent from said curve South 10°26'09" East 244.52 feet to a point on a curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 890.00 feet, the long chord of which bears South 19°16'37" East 273.58 feet;
3. Southeasterly along the arc of said curve 274.67 feet;
4. Non-tangent from said curve South 28°07'07" East 91.07 feet to a point on a curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,115.00 feet, the long chord of which bears South 36°02'26" East 307.35 feet;
5. Southeasterly along the arc of said curve 308.33 feet;
6. Non-tangent from said curve South 43°57'45" East 129.26 feet to a point on a curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 920.00 feet, the long chord of which bears South 54°56'48" East 350.59 feet;
7. Southeasterly along the arc of said curve 352.74 feet;

8. Non-tangent from said curve South 65°55'51" East 174.76 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,170.00 feet, the long chord of which bears South 74°07'32" East 333.54 feet;
9. Easterly along the arc of said curve 334.68 feet;
10. Tangent from said curve South 82°19'13" East 48.81 feet to the northerly prolongation of the West Right of Way Line for County Road 35 as depicted on said Recorded Exemption No. 0805-23-1 RE-5061;

Thence departing the Northeast Right of Way Line for County Road 66 / AA Street along said prolongation of the West Right of Way Line for County Road 35 South 00°35'46" East 60.63 feet to the Southwesterly Right of Way Line for said County Road 66 / AA Street;

Thence departing said prolongation of the West Right of Way Line for County Road 35 along said Southwesterly Right of Way Line and the South Right of Way Line for County Road 66 / AA Street the following Nine (9) courses and distances:

1. North 82°19'13" West 57.54 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,230.00 feet, the long chord of which bears North 74°07'32" West 350.64 feet;
2. Westerly along the arc of said curve 351.84 feet;
3. Tangent from said curve North 65°55'51" West 174.76 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 980.00 feet, the long chord of which bears North 54°56'48" West 373.45 feet;
4. Northwesterly along the arc of said curve 375.75 feet;
5. Tangent from said curve North 43°57'45" West 129.26 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,175.00 feet, the long chord of which bears North 36°02'26" West 323.89 feet;
6. Northwesterly along the arc of said curve 324.93 feet;
7. Tangent from said curve North 28°07'07" West 91.07 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 950.00 feet, the long chord of which bears North 19°16'37" West 292.02 feet;
8. Northwesterly along the arc of said curve 293.19 feet;
9. Tangent from said curve North 10°26'09" West 229.40 feet to a point on the East Line of the Northeast Quarter of Section 26;

Thence continuing along said Southwesterly Right of Way Line and along said East Line of the Northeast Quarter of Section 26 South 00°26'20" East 57.60 feet to a point on the Southerly Right of Way Line for County Road 66 / AA Street as depicted on Recorded Exemption No. 0805-26-01 1AMRECX18-14-0060 as depicted on plat recorded January 30, 2019, under Reception No. 4463459 in the Records of the Weld County Clerk and Recorder's Office;

Thence departing said East Line and continuing along said Southerly Right of Way Line the following five (5) courses and distances:

1. North 10°26'09" West 71.85 feet to a point on a curve concave to the Southwest, having a central angle of 79°18'58" and a radius of 248.00 feet, the long chord of which bears North 50°05'38" West 316.55;
2. Northwesterly along the arc of said curve 343.31 feet;
3. Tangent from said curve North 89°45'07" West 699.69 feet to the West Line of Lot A, 1AMRECX18-14-0060;
4. Thence along said West Line of Lot A North 00°16'40" West 10.00 feet;
5. Thence North 89°45'07" West 382.86 feet to the South Corner of Seeley Lake Annexation No. 2 ANX2022-0002 being also a point on the Corporate Boundary Line of the City of Greeley;

Thence departing the South Right of Way Line for County Road 66 / AA Street contiguous to the City of Greeley and along the South and North Lines of said Seeley Lake Annexation No. 2 ANX2022-0002 the following two (2) courses and distances:

1. North 87°56'08" East 743.43 feet to the East Corner Seeley Lake Annexation No. 2 ANX2022-0002;
2. North 87°26'25" West 743.77 feet to North Corner of said Seeley Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING**.

Said parcel contains 4.95 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516

SEELEY LAKE ANNEXATION No. 4

A Parcel of land located in the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 40.00 feet to the Northwest Corner of Seeley Lake Annexation No. 3 ANX2022-0003 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said West Line of the East Half of Section 23 North 00°07'07" East 2601.74 feet to the Center Quarter Corner of Section 23;

Thence departing said West Line of the East Half of Section 23 and along the North Line of the Southeast Quarter of Section 23 South 89°37'36" East 1473.25 feet;

Thence departing said North Line of the Southeast Quarter of Section 23 South 00°29'56" West 2638.54 feet to a point on the South Line of said Southeast Quarter of Section 23;

Thence along said South Line of the Southeast Quarter of Section 23 North 89°45'07" West 119.52 feet to the East Line of the West Half of the Southeast Quarter of said Section 23 and a point on the Easterly Line of Seeley Lake Annexation No. 3 ANX2022-0003 being also a point on the Corporate Boundary of the City of Greeley;

Thence along the Easterly and the Northerly Lines of Seeley Lake Annexation No. 3 ANX2022-0003 and said Corporate Boundary Line the following two (2) courses and distances:

1. North 00°29'59" East 40.00 feet to the Easterly Prolongation of the North Right of Way Line for Weld County Road 66 / AA Street;
2. North 89°45'07" West 1336.46 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 87.53 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516

SEELEY LAKE ANNEXATION No. 5

A Parcel of land located in the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the North Line of the West Half of said East Half of Section 23 as bearing South 89°39'04" East and with all bearings contained herein relative thereto:

COMMENCING at the North Quarter Corner of said Section 23; thence along the West Line of the East Half of said Section 23 South 00°07'09" East 1200.01 feet to Northwest Corner of that parcel known as Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the plat recorded March 25, 2016 under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office and the **TRUE POINT OF BEGINNING**;

Thence along the North and East Lines of said Parcel D the following five (5) courses and distances:

1. Departing said West Line South 46°59'23" East 273.05 feet;
2. South 89°39'09" East 367.68 feet;
3. North 67°59'54" East 576.73 feet to the Westerly Line of Ogilvey Ditch;
4. Also along said Westerly Line of Ogilvey Ditch South 21°59'49" East 666.26 feet to the East Line of the West Half of the East Half of said Section 23;
5. Also along said East Line of the West Half of the East Half South 00°03'36" West 207.10 feet to the Northwest Corner of Lot B, Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010 under Reception No. 3740825 in said Records;

Thence along the North Line of said Lot B and the North Line Lot A, said Recorded Exemption No. 0805-23-1 RE-5061 South 89°37'58" East 1323.04 feet to the West Right of Way Line of Weld County Road 35;

Thence along said West Right of Way Line South 00°00'06" West 276.30 feet to an angle point thereon;

Thence continuing along said West Right of Way Line South 19°39'50" East 89.15 feet to the East Line of said Lot A;

Thence along said East Line, the South Line and West Line of said Lot A the following eight (8) courses and distances:

1. South 00°00'06" West 303.10 feet;
2. North 89°37'42" West 940.48 feet;
3. South 32°49'26" East 211.29 feet;
4. North 82°45'33" East 79.90 feet;
5. South 54°46'12" East 179.94 feet;
6. South 06°47'13" East 154.95 feet;

7. South 38°22'26" West 230.69 feet;
8. North 28°05'27" West 460.47 feet to a point on the Easterly Line of said Lot B, Recorded Exemption No. 0805-23-1 RE 5061;

Thence along said Easterly Line and the South Line of said Lot B the following three (3) courses and distances:

1. South 14°54'10" West 703.61 feet;
2. South 00°29'56" West 1757.39 feet to said South Line of Lot B being also the South Line of the Southeast Quarter of Section 23;
3. North 89°45'07" West 119.52 feet to the Southeast Corner of Seeley Lake Annexation No. 4 ANX2022-0004 and a point on the Corporate Boundary for the City of Greeley;

Thence along said Corporate Boundary Line and the East Line of said Seeley Lake Annexation No. 4 ANX2022-0004 North 00°29'56" East 2638.54 feet to the Northeast Corner of said Annexation;

Thence continuing along said Corporate Boundary Line and along the North Line of said Seeley Lake Annexation No. 4 ANX2022-0004 North 89°37'36" West 1473.25 feet to a point on the West Line of the Southeast Quarter of Section 23;

Thence along said West Line of the Southeast Quarter North 00°07'09" East 1451.51 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 72.66 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil
Colorado LS 30462

For and on behalf of:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516



Council Agenda Summary

June 20, 2023

Key Staff Contact: Tammy Hitchens, Interim Finance Director

Title:

Introduction and first reading of an Ordinance making supplemental assessments against the lots and lands in Local Improvement District No. 463 to cover the costs of the maintenance of landscaping around the perimeter of Range View Estates (35th Avenue and 20th Street) in the City of Greeley, Colorado

Summary:

Local Improvement District (LID) No. 46 was established to maintain the rights-of-way (ROW) landscaping outside the Rangeview neighborhood. The City collects the funds on behalf of the LID, which then uses those funds to provide the maintenance of the landscaping around the neighborhood perimeter. Since the adoption of LID No. 463, the property within the subdivision that had contained tennis courts has been converted to a buildable lot and is now under private ownership. This revision of the ordinance will incorporate 1841 Homestead Road in the annual assessment of \$350 per homeowner plus a 5% collection fee.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	No

Legal Issues:

None

Other issues and Considerations:

This ordinance was first adopted on December 3, 2002 and has been reviewed every three years since and adjustments have been made when requested by the Rangeview HOA. The original ordinance did not include 1841 Homestead Road because at the time it was the site of the subdivision's tennis courts. The property owners and the LID/HOA have requested that this property now be included in the LID.

Strategic Focus Area:



Infrastructure and Mobility



Quality of Life

Decision Options:

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

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for July 18, 2023.

Attachments:

1. ORD 28, 2023 - Range View HOA
2. 1841 Homestead Rd petition

**THE CITY OF GREELEY, COLORADO
ORDINANCE NO. 28, 2023**

AN ORDINANCE AMENDING LOCAL IMPROVEMENT DISTRICT NO. 463 TO ADD THE PROPERTY LOCATED AT 1841 HOMESTEAD ROAD TO THE IMPROVEMENT DISTRICT, AND MAKING SUPPLEMENTAL ASSESSMENTS AGAINST THE LOTS AND LANDS WITHIN THE AMENDED IMPROVEMENT DISTRICT TO COVER THE COSTS OF THE MAINTENANCE OF LANDSCAPING AROUND THE PERIMETER OF RANGE VIEW ESTATES (35TH AVENUE AND 20TH STREET) IN THE CITY OF GREELEY, COLORADO.

WHEREAS, the City of Greeley, Colorado adopted Ordinance No. 62, 2002, on December 3, 2002, thereby creating Improvement District 463 in order to provide for the installation and maintenance of landscaping in the right-of-way around the perimeter of Range View Estates in the City of Greeley, Colorado, and

WHEREAS, the Greeley City Council found that the improvements authorized by the Improvement District 463 specially benefit the properties in the improvement district and provide no benefit to the general public; and

WHEREAS, the installation of the landscaping authorized by Ordinance No. 62, 2002, was completed at a total cost of \$82,173.52 and assessed equally against the lots and lands included in Improvement District 463; and

WHEREAS, Ordinance No. 62, 2002 set the total annual costs for maintenance of the landscaping at \$5,250.00 and provided that the annual maintenance costs should be assessed equally against the lands and lots in the special improvement district in accordance with Sections 18-384 through 18-387 (former citations were Sections 13.44.050 through 13.44.080) of the Greeley Municipal Code; and

WHEREAS, the City of Greeley, Colorado, adopted Ordinance No. 8, 2004, on February 17, 2004 set the annual maintenance costs of the landscaping at \$7,500.00; and

WHEREAS, the City of Greeley, Colorado, adopted Ordinance No. 23, 2017, on June 27, 2017 set the maintenance cost of landscaping at \$9,988.00; and

WHEREAS, both Ordinance No. 62, 2002 and Ordinance No 8, 2004 provided that the annual cost should be reviewed every three years for adequacy and adjusted accordingly; and

WHEREAS, the annual cost has not been adjusted since 2017; and

WHEREAS, in establishing the collection of annual maintenance costs as part of the local improvement costs, Ordinance No. 62, 2002 provided that these costs should be assessed in accordance with Sections 18-384 through 18-387 of the Greeley Municipal Code; and

WHEREAS, Section 18-387 of the Greeley Municipal Code (entitled “Scope of costs included”), provides that the costs of local improvements to be assessed against the lots in a local improvement “shall include the expense of ... postage, collection and any other incidental costs directly related to the creation of the improvement district and the making of assessments ... “; and

WHEREAS, the City incurs costs associated with the collection of the annual landscape maintenance costs, which costs include postage and staff time associated with collection which should be recouped by the City in the form of a fee included in the total amount of the annual landscape maintenance costs; and

WHEREAS, the City has determined the annual fee for postage and collection associated with the Improvement District 463 shall be equal to five percent (5%) of the annual landscape cost; and

WHEREAS, the City has obtained updated costs from the members of the Range View neighborhood which accurately reflect the annual landscape costs in the amount of \$350 per property address for a total of \$15,750.00; and

WHEREAS, the total costs of \$16,537.50 represent a reasonable annual maintenance amount to be assessed against the properties located in Improvement District 463; and

WHEREAS, at the time the Improvement District was created, all residential lots within the neighborhood were included within the Improvement District; and

WHEREAS, an additional residential property at 1841 Homestead Road has been added to the neighborhood due to the development of a lot which previously contained a tennis court; and

WHEREAS, the Rangeview Homeowners Association has submitted a petition to Council containing signatures of 29 property owners who are in favor of adding 1841 Homestead Road to the Improvement District; and

WHEREAS, the City Council finds that 1841 Homestead Road is specially benefited by the improvements; and

WHEREAS, the City Council finds that it is in the best interests of the City to amend Local Improvement District 463 to include the property located at 1841 Homestead Road in the Local Improvement District.

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

Section 1. Local Improvement District 463 shall be amended to include 1841 Homestead Road within the Improvement District. This property is identified as follows:

OWNER:	Maverick W Wilcox/ Kim Wilcox
OWNER'S ADDRESS:	1841 Homestead Road, Greeley, Colorado
ADDRESS:	80634
PROPERTY ADDRESS:	1841 Homestead Road, Greeley, Colorado
ADDRESS:	80634
PARCEL:	095911416010

Section 2. The total annual costs of \$16,537.50 appears to be a reasonable annual maintenance cost, which amount shall include the annual costs for maintenance of the landscaping and the annual costs of collection as authorized by Greeley Municipal Code Section 18-387. This annual cost shall be reviewed every three (3) years from the date of the assessing ordinance, for adequacy and shall be adjusted accordingly. Collections of maintenance assessments shall be remitted to the Range View Homeowners Association upon request. The Range View Homeowners Association shall be responsible for contracting the maintenance of the landscaping. The City of Greeley has the right to audit the books of the Homeowners Association to determine actual costs.

Section 3. The following lots and lands together with the street addresses of those lots and lands and the apparent owners within the City of Greeley, Colorado, all being within Improvement District No. 463 are hereby assessed as follows:

OWNER:	Thomas E. Royer/Kirtley W. Royer
OWNER'S ADDRESS:	PO Box 336091, Greeley, Colorado 80633
PROPERTY ADDRESS:	1943 Homestead Road, Greeley, Colorado 80634
PARCEL:	095911410005
ANNUAL MAINTENANCE COSTS	\$367.50

OWNER:	Larry L. Paulsen
OWNER'S ADDRESS:	1939 Homestead Road, Greeley, Colorado 80634
PROPERTY ADDRESS:	1939 Homestead Road, Greeley, Colorado 80634
PARCEL:	095911410006
ANNUAL MAINTENANCE COSTS	\$367.50

OWNER:	Robert O. Kron/Judy R. Kron
OWNER'S ADDRESS:	1929 Homestead Road, Greeley, Colorado 80634
PROPERTY ADDRESS:	1929 Homestead Road, Greeley, Colorado 80634
PARCEL:	095911410002
ANNUAL MAINTENANCE COSTS	\$367.50

OWNER:	James A. Webster/Sally J. Webster
OWNER'S ADDRESS:	1913 Homestead Road, Greeley, Colorado 80634
PROPERTY ADDRESS:	1913 Homestead Road, Greeley, Colorado 80634
PARCEL:	095911410001
ANNUAL MAINTENANCE COSTS	\$367.50

OWNER: Lydia LLC
OWNER'S ADDRESS: 1903 Homestead Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 1903 Homestead Road, Greeley, Colorado 80634
PARCEL: 095911416006
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Patrick Lujan/Nicole Lujan
OWNER'S ADDRESS: 1902 Homestead Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 1902 Homestead Road, Greeley, Colorado 80634
PARCEL: 095911416004
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Evelyn Ellorin Pieterick Living Trust
OWNER'S ADDRESS: 1906 Homestead Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 1906 Homestead Road, Greeley, Colorado 80634
PARCEL: 095911416003
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Kyle Zulauf/ Amy Zulauf
OWNER'S ADDRESS: 1849 Homestead Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 1849 Homestead Road, Greeley, Colorado 80634
PARCEL: 095911416002
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Wendy K. Spencer
OWNER'S ADDRESS: 1845 Homestead Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 1845 Homestead Road, Greeley, Colorado 80634
PARCEL: 095911416001
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Richard Recor/Verna Recor
OWNER'S ADDRESS: 1836 Homestead Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 1836 Homestead Road, Greeley, Colorado 80634
PARCEL: 095911416009
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Maverick W Wilcox/ Kim Wilcox
OWNER'S ADDRESS: 1841 Homestead Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 1841 Homestead Road, Greeley, Colorado 80634
PARCEL: 095911416010
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: SJ Trust
OWNER'S ADDRESS: 1848 Homestead Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 1848 Homestead Road, Greeley, Colorado 80634
PARCEL: 095911416008
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Rebecca S. Edgren
OWNER'S ADDRESS: 1900 Homestead Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 1900 Homestead Road, Greeley, Colorado 80634
PARCEL: 095911416011
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Royal R. Lovell/Angela Lovell
OWNER'S ADDRESS: 1847 Homestead Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 1847 Homestead Road, Greeley, Colorado 80634
PARCEL: 095911416005
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Benjamin Rudolph/Kimberly Rudolph
OWNER'S ADDRESS: 1912 Homestead Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 1912 Homestead Road, Greeley, Colorado 80634
PARCEL: 095911409013
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Slaughter Judith A. Trust
OWNER'S ADDRESS: 3541 Wagon Trail Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 3541 Wagon Trail Road, Greeley, Colorado 80634
PARCEL: 095911409012
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Janet Gay Mehl/ Larry Fay Bethards/ Connie Jean Bethards/ Kay Joanne Mehl
OWNER'S ADDRESS: 3535 Wagon Trail Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 3535 Wagon Trail Road, Greeley, Colorado 80634
PARCEL: 095911409011
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Peter E. Graham/ Judith Anne Graham
OWNER'S ADDRESS: 3531 Wagon Trail Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 3531 Wagon Trail Road, Greeley, Colorado 80634
PARCEL: 095911409009
ANNUAL MAINTENANCE COSTS \$367.50

OWNER:	Robert E. Banghart/Linda Love Kendrick Banghart
OWNER'S ADDRESS:	3530 Range View Road, Greeley, Colorado 80634
PROPERTY ADDRESS:	3530 Range View Road, Greeley, Colorado 80634
PARCEL:	095911409005
ANNUAL MAINTENANCE COSTS	\$367.50
OWNER:	Kelly Lawrence Martinez/Nova Renee Martinez
OWNER'S ADDRESS:	3540 Range View Road, Greeley, Colorado 80634
PROPERTY ADDRESS:	3540 Range View Road, Greeley, Colorado 80634
PARCEL:	095911409006
ANNUAL MAINTENANCE COSTS	\$367.50
OWNER:	Meghan M. Eifealtd Revocable Trust/ Victor J. Eifealtd Revocable Trust
OWNER'S ADDRESS:	3550 Range View Road, Greeley, Colorado 80634
PROPERTY ADDRESS:	3550 Range View Road, Greeley, Colorado 80634
PARCEL:	095911409001
ANNUAL MAINTENANCE COSTS	\$367.50
OWNER:	Joshua J. Dollard/Nicole M. Dollard
OWNER'S ADDRESS:	1810 Frontier Road, Greeley, Colorado 80634
PROPERTY ADDRESS:	1810 Frontier Road, Greeley, Colorado 80634
PARCEL:	095911407001
ANNUAL MAINTENANCE COSTS	\$367.50
OWNER:	Mark Vandriel/ Erika Vandriel
OWNER'S ADDRESS:	1816 Frontier Road, Greeley, Colorado 80634
PROPERTY ADDRESS:	1816 Frontier Road, Greeley, Colorado 80634
PARCEL:	095911407002
ANNUAL MAINTENANCE COSTS	\$367.50
OWNER:	Bradford N. Edgren/Nannelle R. Edgren
OWNER'S ADDRESS:	1822 Frontier Road, Greeley, Colorado 80634
PROPERTY ADDRESS:	1822 Frontier Road, Greeley, Colorado 80634
PARCEL:	095911407003
ANNUAL MAINTENANCE COSTS	\$367.50
OWNER:	Paul C. McClain/ Ashley N. McClain
OWNER'S ADDRESS:	1828 Frontier Road, Greeley, Colorado 80634
PROPERTY ADDRESS:	1828 Frontier Road, Greeley, Colorado 80634
PARCEL:	095911407004
ANNUAL MAINTENANCE COSTS	\$367.50
OWNER:	Scott L. Schuttenberg/Barbara M. Schuttenberg
OWNER'S ADDRESS:	1834 Frontier Road, Greeley, Colorado 80634
PROPERTY ADDRESS:	1834 Frontier Road, Greeley, Colorado 80634
PARCEL:	095911407005
ANNUAL MAINTENANCE COSTS	\$367.50

OWNER: Antonio Riofrio, Jr./ Kiri Jo Riofrio
OWNER'S ADDRESS: 1840 Frontier Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 1840 Frontier Road, Greeley, Colorado 80634
PARCEL: 095911407006
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Matthew E. Brown/ Susan M. Brown
OWNER'S ADDRESS: 1846 Frontier Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 1846 Frontier Road, Greeley, Colorado 80634
PARCEL: 095911407007
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Donald L. Ericson/Barbara J. Ericson
OWNER'S ADDRESS: 1854 Frontier Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 1854 Frontier Road, Greeley, Colorado 80634
PARCEL: 095911407012
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Ali EmranI
OWNER'S ADDRESS: 1864 Frontier Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 1864 Frontier Road, Greeley, Colorado 80634
PARCEL: 095911407010
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: William L. Rietfors/Dana R. Rietfors
OWNER'S ADDRESS: 3507 Range View Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 3507 Range View Road, Greeley, Colorado 80634
PARCEL: 095911407011
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Mark Steven Daviet/Mary Patricia Daviet
OWNER'S ADDRESS: 3527 Range View Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 3527 Range View Road, Greeley, Colorado 80634
PARCEL: 095911408003
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Frontier Capital LLC
OWNER'S ADDRESS: 1821 Frontier Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 1821 Frontier Road, Greeley, Colorado 80634
PARCEL: 095911408002
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Janet S. Listen Living Trust
OWNER'S ADDRESS: 119 Brubaker Lane, Laramie, Wyoming 82070
PROPERTY ADDRESS: 1833 Frontier Road, Greeley, Colorado 80634
PARCEL: 095911408001
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Bret Naber/ Janae Naber
OWNER'S ADDRESS: 1841 Frontier Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 1841 Frontier Road, Greeley, Colorado 80634
PARCEL: 095911408005
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Michael A. Carmichael/Nina K. Carmichael
OWNER'S ADDRESS: PO Box 1338, Platteville, Colorado 80651
PROPERTY ADDRESS: 1855 Frontier Road, Greeley, Colorado 80634
PARCEL: 095911408004
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Jack Sattler
OWNER'S ADDRESS: 3502 Range View Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 3502 Range View Road, Greeley, Colorado 80634
PARCEL: 095911411009
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Ronald A. Kingsford/Lisa M. Kingsford
OWNER'S ADDRESS: 3514 Wagon Trail Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 3514 Wagon Trail Road, Greeley, Colorado 80634
PARCEL: 095911411001
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Julie D. Herren/ Casey J. Herren
OWNER'S ADDRESS: 3518 Wagon Trail Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 3518 Wagon Trail Road, Greeley, Colorado 80634
PARCEL: 095911411008
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Jeremy Grover/Tracie Grover
OWNER'S ADDRESS: 3522 Wagon Trail Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 3522 Wagon Trail Road, Greeley, Colorado 80634
PARCEL: 095911411014
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Kaan Inceoglu Trust/Kimberly Lynn Inceoglu Trust
OWNER'S ADDRESS: 3526 Wagon Trail Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 3526 Wagon Trail Road, Greeley, Colorado 80634
PARCEL: 095911411013
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Marvin L. James/ Betty Jane James
OWNER'S ADDRESS: 3530 Wagon Trail Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 3530 Wagon Trail Road, Greeley, Colorado 80634
PARCEL: 095911411004
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Elizabeth P. Thomas/ Stephen E. Thomas
OWNER'S ADDRESS: 3534 Wagon Trail Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 3534 Wagon Trail Road, Greeley, Colorado 80634
PARCEL: 095911411003
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Rachel E. Payne/ Caleb A. Payne
OWNER'S ADDRESS: 3538 Wagon Trail Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 3538 Wagon Trail Road, Greeley, Colorado 80634
PARCEL: 095911411002
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Diane W. Miller
OWNER'S ADDRESS: 3542 Wagon Trail Road, Greeley, Colorado 80634
PROPERTY ADDRESS: 3542 Wagon Trail Road, Greeley, Colorado 80634
PARCEL: 095911411001
ANNUAL MAINTENANCE COSTS \$367.50

Section 4. This ordinance shall be effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS ____ DAY OF JULY, 2023.

ATTEST:

**THE CITY OF GREELEY,
COLORADO**

By: _____
City Clerk

By: _____
Mayor

Date 9/1/2021

Honorable Mayor and City Council,

In response to a petition made by a majority of the landowners in the Rangeview Subdivision, located immediately north and west of the intersection of 20th Street and 35th Avenue the Greeley City Council, in 2002, created Improvement District #463 (Ordinance No. 62, 2002). This Improvement District provided for the design, installation and maintenance of the landscaping along the perimeter of the subdivision and adjacent to the two arterial roads. Following the completion of the construction and installation of the landscaping and determination of final costs, the City Council approved an ordinance assessing all landowners within the Rangeview Subdivision equally for the cost of the construction and annual maintenance costs (Ordinance No. 8, 2004). In accordance with the ordinance the maintenance costs are reviewed every three years and adjusted accordingly. The City Finance Department mails annual assessments to each landowner and this arrangement has been an effective and fair method of apportioning responsibility for the cost of maintaining the improvements, since the Subdivision does not have a Homeowners Association through which such assessments might otherwise be collected. This has been a benefit for both the subdivision and the City, which has allowed the beautification and maintenance of a major travel corridor.

Since the adoption of the Improvement District Assessment ordinance, the property within the subdivision that had contained tennis courts has been converted to a buildable lot and is now under private ownership (1841 Homestead Rd). This petition from Rangeview Property owners' requests Council amend Ordinance No 8, 2004 to add 1841 Homestead Rd. to the annual assessment for the maintenance of the perimeter landscaping as created by Improvement District #463 (see attached ordinances).

OWNER SIGNATURE: [Signature] In favor X Opposed _____ No opinion _____ Did Not Sign _____ Date 9/1/21
RANGEVIEW PROPERTY ADDRESS: 3526 W Wagon Trail

OWNER SIGNATURE: [Signature] In favor X Opposed _____ No opinion _____ Did Not Sign _____ Date 9/1/21
RANGEVIEW PROPERTY ADDRESS: 1810 Frontier Rd

OWNER SIGNATURE: [Signature] In favor X Opposed _____ No opinion _____ Did Not Sign _____ Date 9/1/21
RANGEVIEW PROPERTY ADDRESS: 3518 W. Wagon Trail Pt

OWNER SIGNATURE: [Signature] In favor X Opposed _____ No opinion _____ Did Not Sign _____ Date 9/21
RANGEVIEW PROPERTY ADDRESS: 3530 W Wagon Trail Pl.

OWNER SIGNATURE: [Signature] In favor X Opposed _____ No opinion _____ Did Not Sign _____ Date 9/21
RANGEVIEW PROPERTY ADDRESS: 3534 W. Wagon Trail Rd

OWNER SIGNATURE: [Signature] In favor X Opposed _____ No opinion _____ Did Not Sign _____ Date 9/1/21
RANGEVIEW PROPERTY ADDRESS: 1848 Homestead Rd.

OWNER SIGNATURE: [Signature] In favor X Opposed _____ No opinion _____ Did Not Sign _____ Date 9/1/21
RANGEVIEW PROPERTY ADDRESS: 3641 Wagon Trail

OWNER SIGNATURE: [Signature] In favor X Opposed _____ No opinion _____ Did Not Sign _____ Date 9/1/21
RANGEVIEW PROPERTY ADDRESS: 3533 Wagon Trail

OWNER SIGNATURE: [Signature] In favor X Opposed _____ No opinion _____ Did Not Sign _____ Date 9/1/21
RANGEVIEW PROPERTY ADDRESS: 3558 W. Wagon Trail

OWNER SIGNATURE: [Signature] In favor X Opposed _____ No opinion _____ Did Not Sign _____ Date 9/1/21
RANGEVIEW PROPERTY ADDRESS: 1913 Homestead Rd

	In favor	Opposed	No opinion	Did Not Sign	Date
OWNER SIGNATURE: <u>Judy Kron</u>	<u>X</u>				<u>9/1/21</u>
RANGEVIEW PROPERTY ADDRESS: <u>1929 Homestead Rd</u>					

	In favor	Opposed	No opinion	Did Not Sign	Date
OWNER SIGNATURE: <u>MACambal</u>	<u>X</u>				<u>9/1/21</u>
RANGEVIEW PROPERTY ADDRESS: <u>1855 Frontier Rd</u>					

	In favor	Opposed	No opinion	Did Not Sign	Date
OWNER SIGNATURE: <u>Rebecca S. Edgren</u>	<u>X</u>				<u>9/1/21</u>
RANGEVIEW PROPERTY ADDRESS: <u>1400 Homestead Rd</u>					

	In favor	Opposed	No opinion	Did Not Sign	Date
OWNER SIGNATURE: <u>Kurt Kroger</u>	<u>X</u>				<u>9/21</u>
RANGEVIEW PROPERTY ADDRESS: _____					

	In favor	Opposed	No opinion	Did Not Sign	Date
OWNER SIGNATURE: <u>Debbie Miller</u>	<u>X</u>				<u>9/1/21</u>
RANGEVIEW PROPERTY ADDRESS: <u>3542 Wagon Trail</u>					

	In favor	Opposed	No opinion	Did Not Sign	Date
OWNER SIGNATURE: <u>R. Long</u>					<u>9/1/21</u>
RANGEVIEW PROPERTY ADDRESS: <u>1834 Frontier Rd</u>					

	In favor	Opposed	No opinion	Did Not Sign	Date
OWNER SIGNATURE: <u>Jana</u>	<u>X</u>				<u>9/1/21</u>
RANGEVIEW PROPERTY ADDRESS: <u>1841 Frontier Rd</u>					

	In favor	Opposed	No opinion	Did Not Sign	Date
OWNER SIGNATURE: <u>[Signature]</u>	<u>X</u>				<u>8/1/21</u>
RANGEVIEW PROPERTY ADDRESS: <u>1845 Homestead Rd</u>					

	In favor	Opposed	No opinion	Did Not Sign	Date
OWNER SIGNATURE: <u>[Signature]</u>	<u>X</u>				<u>9/1/21</u>
RANGEVIEW PROPERTY ADDRESS: _____					

	In favor	Opposed	No opinion	Did Not Sign	Date
OWNER SIGNATURE: <u>[Signature]</u>	<u>✓</u>				<u>9/1/21</u>
RANGEVIEW PROPERTY ADDRESS: _____					

OWNER: Wendy & Bill Spencer ☒ In favor ☐ Opposed ☐ No opinion ☐ Did Not Sign ☐ Date
SIGNATURE: [Signature]
RANGEVIEW PROPERTY ADDRESS: 1845 Homestead Rd 9/1/21

OWNER: Raenel Payne ☒ In favor ☐ Opposed ☐ No opinion ☐ Did Not Sign ☐ Date
SIGNATURE: [Signature]
RANGEVIEW PROPERTY ADDRESS: 3538 Wagon Trail 9/1/21

OWNER: Heidi Evers ☒ In favor ☐ Opposed ☐ No opinion ☐ Did Not Sign ☐ Date
SIGNATURE: [Signature]
RANGEVIEW PROPERTY ADDRESS: [Blank] 10-6-2022

OWNER: Mary Pat Duvick ☒ In favor ☐ Opposed ☐ No opinion ☐ Did Not Sign ☐ Date
SIGNATURE: [Signature]
RANGEVIEW PROPERTY ADDRESS: 3527 RANGEVIEW RD 10/6/22

OWNER: Betty J. James ☒ In favor ☐ Opposed ☐ No opinion ☐ Did Not Sign ☐ Date
SIGNATURE: [Signature]
RANGEVIEW PROPERTY ADDRESS: 3530 W. Wagon Trail Place 10/6/2022

OWNER: Zing Bethesda ☒ In favor ☐ Opposed ☐ No opinion ☐ Did Not Sign ☐ Date
SIGNATURE: [Signature]
RANGEVIEW PROPERTY ADDRESS: [Blank] 10/4/22

OWNER: [Signature] ☒ In favor ☐ Opposed ☐ No opinion ☐ Did Not Sign ☐ Date
SIGNATURE: [Signature]
RANGEVIEW PROPERTY ADDRESS: 1816 Frontier Rd 10/5/22

OWNER: [Signature] ☒ In favor ☐ Opposed ☐ No opinion ☐ Did Not Sign ☐ Date
SIGNATURE: [Signature]
RANGEVIEW PROPERTY ADDRESS: 3531 W Wagon Trail Rd 10/6/22

OWNER: [Signature] ☒ In favor ☐ Opposed ☐ No opinion ☐ Did Not Sign ☐ Date
SIGNATURE: [Signature]
RANGEVIEW PROPERTY ADDRESS: 3526 Wagon Trail 10/6/22

OWNER: ☐ In favor ☐ Opposed ☐ No opinion ☐ Did Not Sign ☐ Date
SIGNATURE: [Blank]
RANGEVIEW PROPERTY ADDRESS: [Blank]



Council Agenda Summary

June 20, 2023

Key Staff Contact: Tammy Hitchens, Interim Finance Director; Robert Miller, Treasurer and Interim Budget Manager; Brian Kuznik, Fire Chief

Title:

Introduction & First Reading of an Ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2023

Summary:

The Greeley Fire Department prides itself as an all-hazards, all-response fire department providing efficient and effective emergency response to the citizens and community of Greeley. Providing high-quality emergency response requires an investment into important capital assets, such as the Fire Department's emergency apparatus fleet. Such an investment results in lowering overall maintenance costs of vehicles, reduced out-of-service times, and enhanced safety to our firefighters and citizens.

Today's Fire Apparatus have an overall useful service life of not more than 20 years. As such, the City of Greeley's Fire Equipment Acquisition & Replacement Plan includes a detailed 20-year replacement plan for all emergency response fire apparatus. To efficiently manage this replacement plan, the Greeley Fire Department operates frontline fire apparatus in a frontline status for 12 years before rotating fire apparatus into a reserve status for an additional 8 years.

Labor shortages and supply chain issues have created a significant backlog in the fire apparatus manufacturing industry. In years past, it was common for a fire apparatus to be designed and built in less than 12 months. Today, the design and build process is taking 36 months, or more. These industry delays are forcing fire agencies to order fire apparatus well in advance of the normal replacement cycle. Extending fire apparatus replacement plans can bring an increase to the overall service cost of the vehicle and has the potential to negatively impact service reliability within the community.

This appropriation allows for the pre-order of two fire apparatus (1 Quint and 1 Heavy Rescue) while working to ensure the department maintains the current replacement schedule.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	\$3,706,569
What is the annual impact?	\$3,706,569
What fund of the City will provide Funding?	Public Improvement Fund
What is the source of revenue within the fund?	Fund Balance
Is there grant funding for this item?	No

Additional Comments:	Of the total cost of \$3.7 million, \$400,000 will be paid in 2023 with the remaining balance being paid in 2025 & 2026.
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Legal Issues:

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

Other issues and Considerations:

Stratigeic Focus Area:



Safe and Secure Communities

Decision Options:

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

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for July 18, 2023.

Attachments:

1. Ordinance 29, 2023
2. Presentation-Additional Appropriation #2

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 29, 2023**

**AN ORDINANCE APPROPRIATING ADDITIONAL SUMS TO DEFRAY
THE EXPENSES AND LIABILITIES OF THE CITY OF GREELEY
FOR THE BALANCE OF THE FISCAL YEAR OF 2023**

WHEREAS, the City of Greeley has or will incur expenses for certain activities described below during the 2023 fiscal year; and

WHEREAS, the revenues received in the City of Greeley in 2022, exceeded the amount of revenues estimated in the 2022 Budget by more than the total amount of the expenditures in the same year.

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

Section 1. In accordance with section 5-17 of the Greeley Charter, from actual and anticipated revenues which exceed the revenue estimates in the 2023 budget and amounts held in fund balance reserves from 2022, there is hereby appropriated the following designated sums to be allocated for use during the remainder of 2023:

Fund Description	Amount	Transfers	Total
Public Improvement (300)	3,706,569	-	3,706,569

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

Section 3. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF JULY, 2023.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



Council Agenda Summary

June 20, 2023

Key Staff Contact: Paul Trombino, Public Works Director

Title:

Introduction and first reading of an Ordinance Relating to Acquiring Real Property by Purchase or Exercise of Eminent Domain (C Street – 59th Avenue to 66th Avenue)

Summary:

This ordinance authorizes the acquisition of property interests by purchase or by exercise of power of eminent domain, if deemed necessary, required to construct C Street between 66th Ave and 59th Ave Roadway Improvement Project. Under an agreement with the developer for Northridge Estates Partners LLC, the City took responsibility to construct C Street from 66th Avenue to 61st Avenue. The overall project will further connect C Street to 59th Avenue.

The purpose of the C St project is to connect to 66th Ave and 59th Ave with intersection control changes at 59th Ave and C St. The project will resolve existing grade issues and provide connectivity for residents in the Northridge Estates neighborhood. If not completed C St will remain a dead-end street with little value to the neighborhood or the City.

The Project will require the acquisition of tracts of fee simple right of way, permanent easements, and temporary construction easements along C Street. City staff have begun discussions with owners within the project area. As the Project progresses, staff will continue to work with owners to meet the goals of the project, address site considerations, and acquire the property interests necessary for the project. Staff fully intend to negotiate in good faith and follow a uniform acquisition process for all affected owners; however, if an agreement cannot be reached, and to meet the schedule and budget requirements of the project, the City may consider the use of eminent domain.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	To be negotiated
What is the annual impact?	None
What fund of the City will provide Funding?	334
What is the source of revenue within the fund?	Road Development Fees
Is there grant funding for this item?	No

Legal Issues:

The Colorado Constitution and the Greeley Municipal Code authorize the City to acquire interests in real property for public purposes, including by eminent domain when deemed necessary.

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
4. Council discussion
5. Council decision

Other Issues and Considerations:

None.

Strategic Focus Area:



Community Vitality



Infrastructure and Mobility



Quality of Life

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 July 18, 2023.

Attachments:

- 1) Project Location map – C Street between 66th Avenue and 59th Ave Improvement Project
- 2) Ordinance with Exhibit A – Property Ownership Map

C Street Project

Roadway Improvements 59th Ave To 66th Ave



**THE CITY OF GREELEY, COLORADO
ORDINANCE NO. 30, 2023**

**AN ORDINANCE AUTHORIZING THE CITY OF GREELEY TO ACQUIRE INTERESTS IN
REAL PROPERTY LOCATED IN GREELEY, COLORADO FOR ROAD IMPROVEMENTS
AND ASSOCIATED FACILITIES BY PURCHASE OR EXERCISE OF THE POWER OF
EMINENT DOMAIN, PURSUANT TO SECTION 7 OF ARTICLE XVI, SECTION 15 OF
ARTICLE II, AND SECTIONS 1 AND 6 OF ARTICLE XX OF THE COLORADO
CONSTITUTION AND COLORADO REVISED STATUTES § 38-1-101, ET SEQ.
(C-Street - N66th Avenue to & 59th Avenue - ROADWAY IMPROVEMENT PROJECT)**

WHEREAS, the City of Greeley (“City”) is a Colorado home-rule municipality authorized by Article II, Section 15, and Article XX, Sections 1 and 6 of the Colorado Constitution, as affirmed by the City’s Charter, Sections 1-3, to exercise the power of eminent domain to acquire real property to construct, operate and maintain transportation systems and other public works and everything required to do so, with the payment of just compensation; and,

WHEREAS, Article 15 of Title 31, and Article I of Title 38, Colorado Revised Statutes, provide statutory authority and procedures for the exercise of the power of eminent domain by the City; and

WHEREAS, the City has determined that the public infrastructure improvements to C Street between 59th and 66th Avenues, are needed for the public purpose of improved traffic flow and for connectivity between 59th and 71st Avenues, and thereby, to promote growth and the health, safety, and welfare of the public; and

WHEREAS, accordingly, the acquisition of interests in real property in Weld County identified and depicted on Exhibit A, attached hereto and incorporated herein, either through purchase or exercise of the City’s power of eminent domain, is necessary.

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

Section 1. The City Council hereby finds and determines that it is in the interest of the health, safety and welfare of the public, serves a public purpose, and is necessary, to acquire, through the exercise of the power of eminent domain, the property generally described on Exhibit A, for improvements to C Street between 59th and 66th Avenues, for improved traffic flow and for connectivity between 59th and 71st Avenues.

Section 2. Should City staff be unsuccessful in negotiating a mutual agreement for the purchase of the Property, the City Council hereby directs City staff to begin acquisition by eminent domain, including, but not limited to, obtaining immediate possession of the Property, pursuant to the above-named statutes.

Section 3. The City Council hereby ratifies any previous actions by City staff in providing notice of the City's intent to acquire the Property and extending an offer to purchase the Property. Nothing contained in this ordinance shall be construed as precluding or preventing continued good faith negotiations by City staff in an effort to purchase the Property.

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 JULY, 2023.

ATTEST:

THE CITY OF GREELEY, COLORADO

By:_____
City Clerk

By:_____
Mayor

Attachment: Exhibit A – Property Ownership Map

EXHIBIT A

C Street Project
Roadway Improvements 59th Ave To 66th Ave

Gideon, Timothy L and Donna L.

Parcel ID:
080533302005

Bailey, Greg D and Vicki D

Parcel ID:
080534300003

Ghaffarvand, Nadar

Parcel ID:
080533301005

Ghaffarvandaleh, Nadar

Parcel ID:
080533000091

Davis, Rick

Parcel ID:
080533400001

Davis, Rick

Parcel ID:
080533000079

PDC Energy

Parcel ID:
080534300011



Northridge Estates Partners LLC

Parcel ID:
095904243025

Bass, Terry Lynn

Parcel ID:
095904108010

Weld County School District 6

Parcel ID:
095904200016

Northridge Estates Partners LLC

Parcel ID:
095904139027

Kelly Farm Owners Association

Parcel ID:
095903212028



Council Agenda Summary

June 20, 2023

Key Staff Contact: Noel Mink, Human Resources Director

Title:

Public hearing and second reading of an Ordinance ratifying and adopting the Collective Bargaining Agreement between the Greeley Fire Fighters Union, International Association of Fire Fighters Local 888 and the City of Greeley, which agreement by its terms is for a period commencing January 1, 2024 through December 31, 2026

Summary:

The City of Greeley and the Greeley Fire Fighters Union International Association of Firefighters Local 888 have negotiated a tentative agreement for a three-year contract for the period of January 1, 2024 to December 31, 2026. The terms and duration of the contract were developed collaboratively and took into account fiscal sustainability, market competitiveness, and equity of the City's entire employee workforce. On May 16, 2023, the Greeley Fire Fighters Union local membership ratified the tentative agreement, which was approved by a vote of 64 in favor and 12 opposed amongst a total eligible membership of 121.

The highlights of the tentative agreement are summarized below:

ARTICLE XII – LEAVES

- Amended to include Juneteenth as a recognized holiday for shift personnel and those working a 40-hour work week.

ARTICLE XIII – WAGES

- Wages: Year 1 (2024) – 11%, Year 2 (2025) – 4%, Year 3 (2026) – 5%
- Basis pay established for Firefighter I at 100% with grade pay for all positions calculated off of basis
- Incremental reduction of pay steps for firefighters from six (6) pay steps to four (4) pay steps in years 2025 and 2026
- Elimination of minimum pay step for Engineer, Lieutenant, and Battalion Chief positions
- Advanced Life Support qualification pay adjustment - Paramedics will receive 8.5% of base pay of position and those holding EMT-Intermediate qualification will receive 4.0% of base pay of position
- Specialist pay for positions of Firefighter, Engineer, Lieutenant, and Battalion Chief will be 4% of base pay of position

ARTICLE XIV – ACTING PAY

- Amended to include one (1) additional unit of pay for hours worked beyond 12 hours in a 24-hour shift for a maximum amount of 2 hours of acting pay per 24-hour shift

ARTICLE XXIII - DURATION

- Three-year contract – January 1, 2024 through December 31, 2026

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	N/A
What is the annual impact?	Annual Increase in Cost: 2024 - \$1,934,669 (11%) 2025 - \$950,431 (4.0%) 2026 - \$973,976 (5.0%) Total Cost - \$8,678,845
What fund of the City will provide Funding?	General Fund
What is the source of revenue within the fund?	Sales Tax
Is there grant funding for this item?	No
If yes, does this grant require a match?	N/A
Is this grant onetime or ongoing?	N/A
Additional Comments:	

Legal Issues:

None

Other issues and Considerations:

Strategic Focus Area:



High-Performance Government



Quality of Life



Safe and Secure Communities

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:

1. ORD 21, 2023 - Fire Collective Bargaining
2. Appendix A- Fire CBA Contract
3. Presentation-Fire CBA 2024-2026

**THE CITY OF GREELEY, COLORADO
ORDINANCE NO. 21, 2023**

**AN ORDINANCE RATIFYING AND ADOPTING THE COLLECTIVE
BARGAINING AGREEMENT BETWEEN THE GREELEY FIREFIGHTERS
UNION AND THE CITY OF GREELEY, COLORADO, WHICH AGREEMENT BY
ITS TERMS IS FOR A PERIOD COMMENCING JANUARY 1, 2024 THROUGH
DECEMBER 31, 2026**

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

Section 1. The City Council ratifies and adopts the Collective Bargaining Agreement between the City of Greeley and the Greeley Firefighters Union which agreement by its terms is for the period commencing January 1, 2024, through and including December 31, 2026. A copy of the contract is attached hereto and incorporated herein as Appendix A.

Section 2. The ordinance shall become effective five (5) days after its final publication.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS 20th DAY OF JUNE, 2023.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
CITY CLERK

By: _____
MAYOR

COLLECTIVE BARGAINING AGREEMENT BETWEEN
GREELEY FIRE FIGHTERS UNION INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS
LOCAL 888 AND
CITY OF GREELEY
JANUARY 1, 2024 - DECEMBER 31, 2026

TABLE OF CONTENTS

ARTICLE I - PREAMBLE	3
ARTICLE II - RECOGNITION	3
ARTICLE III - NONDISCRIMINATION	3
ARTICLE IV - RIGHTS OF MANAGEMENT	3
ARTICLE V - LABOR MANAGEMENT COMMITTEE	5
ARTICLE VI - UNION ACTIVITY AND COLLECTION OF DUES OR FEES	5
ARTICLE VII - NO STRIKE CLAUSE	7
ARTICLE VIII - LAYOFF AND RECALL PROCEDURES	7
ARTICLE IX - GRIEVANCE PROCEDURE FOR AGREEMENT VIOLATIONS	9
ARTICLE X - PROMOTION	11
ARTICLE XI - WORK HOURS	14
ARTICLE XII - LEAVES	15
ARTICLE XIII - WAGES	23
ARTICLE XIV - ACTING PAY	25
ARTICLE XV - POST EMPLOYMENT HEALTH PLAN	26
ARTICLE XVI - EMERGENCY CALL BACK	26
ARTICLE XVII - HOLIDAY/VACATION SELL BACK	27
ARTICLE XVIII - HEALTH AND WELFARE	27
ARTICLE XIX - PENSION	30
ARTICLE XX - DEATH AND DISABILITY	30
ARTICLE XXI - STAFFING	31
ARTICLE XXII - SAVINGS CLAUSE	31
ARTICLE XXIII - DURATION	32
SIGNATURE PAGE	33
APPENDIX A – WAGE TABLE 2024	34
APPENDIX B – WAGE TABLE 2025	35
APPENDIX C – WAGE TABLE 2026	36

ARTICLE I

PREAMBLE

The purpose of this Agreement is to promote and ensure harmonious relations, cooperation, and understanding between the City of Greeley and members of the Greeley Fire Department who are represented by Local 888 of the International Association of Firefighters; and to provide a workable process for equitable and peaceful adjustments of differences which may arise concerning compensation, hours, working conditions, grievance procedures, collection of dues or fees, and other terms and conditions of employment.

ARTICLE II

RECOGNITION

The City of Greeley, hereinafter referred to as "City", recognizes Local 888, International Association of Fire Fighters, hereinafter referred to as "Union", as the exclusive bargaining agent for purposes of this Agreement. All sworn Fire Fighters of the Greeley Fire Department, except the ranks of Fire Chief, Deputy Chief, and Assistant Chief, shall be covered by this Agreement.

Whenever the term "shift personnel" is used, the reference applies to Fire Fighters assigned to work twenty four-hour shifts. Whenever the term "day personnel" is used, the reference applies to Fire Fighters assigned to work forty-hour work weeks.

ARTICLE III

NONDISCRIMINATION

There shall be no coercion, intimidation, or discrimination on the part of either the City, the Union, or their respective agents against any employee covered by this Agreement which would violate applicable laws because of age, race, creed, color, sex, ancestry, religion, national origin, or disability.

ARTICLE IV

RIGHTS OF MANAGEMENT

SECTION 1. Except as otherwise specifically provided in this Agreement, the City has the sole and exclusive right to exercise all the rights or functions of management, and that exercise of any such rights or functions shall not be subject to any grievance procedure, except as to resolution of whether or not a specific matter is a management right. The exercise of the rights of management will be consistent with the overall goals and objectives of City of Greeley and of the Fire Department administration. The below enumerated rights of management are not all-inclusive but indicate the type of matters or rights which belong or are inherent to management. Any of the rights, powers and authority the City had prior to entering into this Agreement are retained by the City, and nothing in this Agreement shall be construed as delegating to others the authority vested by law in the

corporate authority of the City and its duly elected or appointed officers or in any way abridging or reducing such authority or infringing upon the responsibility thereof to the people of this City, except as expressly provided for in this Agreement. Without limiting the generality of the foregoing, as used herein, the term "Rights of Management" includes:

- a) the determination of Fire Department mission and policy including the right to manage the affairs of the Fire Department in all respects;
- b) the right to assign working hours including overtime;
- c) the right to establish, modify, or change work schedules, staffing of equipment, amount of equipment in the main or reserve fleet, and number of personnel to carry out its mission, etc.;
- d) the right to assign Fire Fighters to other duties within the Fire Department when their equipment is out of service;
- e) the right to direct the members of the Fire Department, including the right to hire, promote, transfer, discipline, and discharge any Fire Fighter for just cause;
- f) the organizational structure of the Fire Department including the right to organize and reorganize the Fire Department in any manner it chooses, including the size of the Fire Department and the determination of the job classifications and ranks based upon duties assigned;
- g) the determination of the safety, health, and property protection measures for the Fire Department;
- h) the allocation and assignment of work to Fire Fighters within the Fire Department;
- I) the determination of policy affecting the selection or training of new employees;
- j) the determination of policy affecting the on-going training and certification of Fire Fighters;
- k) the scheduling of operations;
- l) the establishment, amendment and enforcement of Fire Department rules, regulations, and orders;
- m) the transfer of work from one position to another within the sworn Fire Fighter positions of the Greeley Fire Department;

- n) the introduction of new, improved or different methods and techniques of operation of the Fire Department or a change in existing methods and techniques;
- o) the placing of service, maintenance or other work with outside contractors or other agencies of the City;
- p) the determination of the number of ranks and number of Fire Fighters within each rank;
- q) the determination of the amount of supervision necessary;
- r) the transfer of Fire Fighters from one division, shift or station to another.

SECTION 2. The provisions of this Agreement do not prohibit the City from directing any person not covered by this Agreement from performing any task.

SECTION 3. The City of Greeley has the authority to determine the purpose and mission of the Greeley Fire Department and the amount of budget adopted thereto.

ARTICLE V

LABOR MANAGEMENT COMMITTEE

SECTION 1. The City and the Union agree to establish a Labor Management Committee. The committee will consist of at least one and no more than four (4) representatives of the Union, as elected by Union members, with the same number of management representatives, as designated by the Fire Chief. The purpose of these meetings will be to discuss matters and objectives of mutual concern not involving grievances or specific employee disciplinary matters.

SECTION 2. Meetings will be scheduled every other month at times mutually agreed upon. By mutual consent meetings can be scheduled more frequently. If meetings are scheduled when a representative(s) is on duty, arrangements will be made to allow all such representative(s) to attend such meetings on duty time. Attendance at meetings scheduled when a representative(s) is not on duty is voluntary.

ARTICLE VI

UNION ACTIVITY AND COLLECTION OF DUES OR FEES

SECTION 1. The parties agree that membership in the Union will be on a voluntary basis on the part of each Fire Fighter. No Fire Fighter shall be required to become or remain a member of the Union as a condition of employment.

SECTION 2. Neither the City nor the Union, its officers, agents, representatives, or members will intimidate, interfere with, or coerce either Union or Non-Union Fire Fighters. Union activity or Union business of any kind can only be carried on during working hours with the written permission

in advance from the Fire Chief. Failure of the City to enforce any of the provisions of this section, for any reason, on any one or more instances shall not be considered a waiver of any of its provisions.

SECTION 3. The City will accept a signed dues or fees deduction authorization, by any member of the bargaining unit covered by this Agreement as equivalent to a continuing voucher by such member of the bargaining unit in the amount of established monthly dues or fees required by the Union (certified by the Treasurer of the Local Union as the proper amount). Such authorization shall remain in effect unless revoked by the Fire Fighter in writing by sending written notification by certified mail to the City with a copy of such notification sent by certified mail to the Union.

SECTION 4. The deduction of Union dues or fees shall be made on each paycheck following the pay period in which the authorization was received. The deductions provided herein shall be remitted to the Treasurer of the Union no later than five working days following the payment date in which deductions were made and shall include all deductions made in that period. The City shall furnish, upon request of the Union Treasurer, a deduction listing.

SECTION 5. The City agrees to grant time off to one of the two principle officers, Union President or Union Secretary, to attend the monthly meetings of the Local. The Union agrees to give a minimum of seven (7) calendar days advance notice to the Fire Chief or the Chief's designee. This provision will only be allowed if the Department is not at the minimum staffing level at the time of the absence of the individual.

SECTION 6. The Union shall indemnify the City and hold it harmless against all claims, demands, suits, or any other forms of liability that shall arise out of or by reason of, any action taken by the City for the purpose of complying with the provisions of this Agreement unless such loss or damage is intentionally caused or contributed to by the action of the City.

SECTION 7. The Union expressly herein agrees that it will not institute or participate in, except as a co-defendant or a co-plaintiff with the City, any claim, lawsuit, or other legal proceeding, challenging the language of this Agreement as being violated or void under law.

The Union further expressly herein agrees that in the event that any claim, lawsuit or legal proceeding is filed or commenced by any member or members of the Bargaining Unit, acting on their own personal behalf and not on behalf of the Union, challenging the language of this Article as being violative or void under law, the Union shall join with the City in defending, as a party defendant, the provisions and language of this Article. The City and the Union will pay their own defense costs in such a litigation.

ARTICLE VII
NO STRIKE CLAUSE

SECTION 1. During the life of this Agreement or any written extension hereof, the Union, on behalf of its officers, agents and members agree that so long as this Agreement or any written extension hereof is in effect, neither the bargaining representative nor the Fire Fighters nor any person acting in concert with them will cause, sanction, promote, or take part in any strike (economic, sympathy, unfair labor practice, or otherwise), walkout, sitdown, slowdown, stoppage of work, abnormal absenteeism, or withholding of services.

SECTION 2. Any employee who violates this provision shall be subject to disciplinary action, including discharge, and such action shall not be raised as a grievance or be subject to the arbitration provision of this Agreement.

SECTION 3. In the event of a strike in violation of this Agreement, the City shall have the right to permanently replace any employee on strike. In the event an employee is continued in employment

after the termination of a strike in violation of this Agreement, such employee shall neither be entitled to any fringe benefit contained in this Agreement nor any accrual thereof during the period of such strike, nor shall the Fire Fighter, for the duration of the strike, accumulate seniority or length of service for any purpose under this Agreement.

SECTION 4. Claims or suits for damages filed by either party resulting from a violation of this Article shall not be subject to the mandatory arbitration provisions set forth in this agreement.

SECTION 5. In the event of violation of this Article by an official action of the Union, the City has the exclusive option to rescind this entire Agreement or any part thereof.

ARTICLE VIII
LAYOFF AND RECALL PROCEDURES

SECTION 1. For purposes of this Agreement, "continuous service" shall mean the period of continuous employment in the Fire Department from the most recent date of hire without a break or interruption; provided that any suspension for disciplinary purposes or absences on authorized leave without pay shall not constitute a break or interruption of service so long as it does not exceed 30 calendar days. A list of Fire Fighters arranged in order of continuous service shall be made available for examination at the end of each calendar year. Where two or more Fire Fighters were appointed on the same date, their continuous service standing shall be determined in the order of their rank on the eligibility list from which they were hired.

SECTION 2. The City in its sole discretion shall determine whether layoffs are necessary. Although not limited to the following, layoffs shall ordinarily be for lack of work and/or lack of funds. If it is determined that layoffs are necessary, Fire Fighters will be laid off in accordance with their continuous service. Fire Fighter(s) with the least continuous service will be laid off first.

SECTION 3. No later than thirty (30) calendar days prior to the effective date of such a layoff, the City shall provide the Union a statement of the reasons necessitating the layoff. The individuals selected for layoff will be notified fourteen (14) calendar days before the actual layoff. The notice periods referenced by this section may run concurrently.

SECTION 4. In the event that positions with a higher classification than Firefighter are reduced in force, employees in such reduced classifications with the least continuous service in that classification shall be allowed to displace (bump) Fire Fighters in a lower classification. The salary for the Fire Fighter who has exercised bumping rights shall be reduced to the respective salary schedule. Fire Fighters shall be eligible to exercise bumping rights in reverse order of their length of service in the classification. The Fire Fighter exercising bumping rights shall maintain and continue to accrue seniority as though the reduction in force had not occurred.

SECTION 5. Fire Fighters who are laid off shall be placed on a recall list for a period of three (3) years. If there is a recall, Fire Fighters who are still on the recall list shall be recalled, in the inverse order of their layoff, provided they are presently qualified to perform the work in the job classification to which they are recalled.

Fire Fighters recalled under this section shall not be required to take a written examination or participate in an oral interview but will be required to maintain certifications and may be required to successfully complete the medical screening and background portions of the screening process.

SECTION 6. Notice of recall for a Fire Fighter who is eligible for recall shall be sent to the Fire Fighter and the local president by registered mail. Fire Fighters must notify the Fire Chief of their intention to return to work within seven (7) calendar days after the notice of recall is mailed by the City. If the Fire Fighter fails to be available to return to work within fourteen (14) calendar days after notifying the Fire Chief of intent to return to work, the Fire Fighter shall be deemed to have resigned.

The City shall be deemed to have fulfilled its obligations by mailing the recall notice by registered mail, return receipt requested, to the mailing address provided by the Fire Fighter. It is the responsibility of the Fire Fighter to provide the Fire Chief with a current mailing address.

No new employees shall be hired into a classification until all employees who are on a lay-off status from that classification have been offered recall.

ARTICLE IX
GRIEVANCE PROCEDURE FOR AGREEMENT VIOLATIONS

SECTION 1. A grievance under this Agreement shall be confined to an alleged violation of any express provision of this Agreement except that a grievance of the provisions relating to promotions shall follow the grievance process under Article X. Any Fire Fighter or group of Fire Fighters may discuss any matter informally with their supervisor without invoking the formal grievance procedure provided for in this Article and are encouraged to resolve matters at the lowest level of supervision. No resolution reached via informal discussion may conflict with a term of the contract. Informal resolutions are not binding on the City or the Union.

SECTION 2. Except as otherwise stipulated, a grievant may, upon request, be represented at any level of the grievance procedure by a representative of the grievant, or by legal counsel. The time limit set forth for the processing of grievances shall be strictly adhered to. In the event that a grievance is not appealed to the next step of the grievance procedure within the time limits provided at any step, such grievance shall be declared closed and settled on the basis of the most recent City decision.

In the event of failure to answer a grievance within the time limit provided, it shall be considered a denial and the grievant may appeal the grievance to the next step of the procedure in accordance with the time limitation specified. Extensions of time may be requested by either party, and must be mutually agreed upon by both parties. To be effective, any extension of time must be set forth in writing.

SECTION 3. A grievance must be initiated only by a grievant, it must be signed by all aggrieved Fire Fighters who are to be included in any resolution thereof. The grievant must reduce the entire grievance and all the reasons thereof to writing along with the provisions of this Agreement which are alleged to have been violated. The written grievance must be dated and signed by the grievant and submitted to the Deputy Chief, or the Deputy Chief's designee with a copy to the Fire Chief or the Chief's designee, the City's Attorney, and the City of Greeley Human Resources Director, and the local president within seven (7) calendar days of the date the grievant knew or should have known the facts which gave rise to the grievance.

SECTION 4. The Deputy Chief or the Deputy Chief's designee shall meet with the grievant in an effort to resolve the grievance within seven (7) calendar days after being presented with the written grievance. The Deputy Chief or the Deputy Chief's designee must respond in writing to the grievant within seven (7) calendar days following the meeting with the grievant.

SECTION 5. If the grievance has not been satisfactorily resolved with the Deputy Chief, the grievant may appeal the decision to the Fire Chief or the Chief's designee in writing within seven (7) calendar days of receipt of the response of the Deputy Chief or the Deputy Chief's designee. Within seven (7) calendar days of receipt of the appeal of the grievance, the Fire Chief or Chief's designee

shall discuss the grievance with the grievant. The Fire Chief or Chief's designee must give the grievant an answer in writing within seven (7) calendar days of the holding of such meeting.

SECTION 6. If the grievance is not mutually resolved with the Fire Chief or the Chief's designee, the grievant may appeal the grievance in writing to the City Manager or the City Manager's designee in writing within seven (7) calendar days of receipt of the response from the Fire Chief or the Chief's designee. Within seven (7) calendar days of receipt of the appeal of the grievance, the City Manager or the City Manager's designee shall discuss the grievance with the grievant. The City Manager or the City Manager's designee must give the grievant an answer in writing within seven (7) calendar days of the holding of such meeting.

SECTION 7. If the grievance is not mutually resolved with the City Manager, the Union president must give written notice of intent to seek final and binding arbitration to the City Manager within fourteen (14) calendar days. Within seven (7) calendar days of the written notice of intent to arbitrate, the parties shall attempt to select a neutral arbitrator to hear and determine the dispute. In the event the parties are unable to agree upon a neutral arbitrator, either party or its representative may refer the matter to the American Arbitration Association or the Federal Mediation and Conciliation Service to request a panel of seven (7) arbitrators and the parties shall choose the arbitrator in accordance with the rules of the respective association. The findings of the arbitrator shall be final and binding on all parties concerned.

SECTION 8. The Arbitrator will have the authority to hold hearings and make procedural rules.

SECTION 9. The findings of the Arbitrator shall be consistent with law and the terms of this Agreement. The Arbitrator shall have no right to amend, modify, nullify, ignore, add to, or subtract from the provisions of this Agreement, nor shall the Arbitrator have jurisdiction to determine that the parties by practice or implication have amended or supplemented this Agreement. The Arbitrator shall consider and decide only the question of fact as to whether there has been a violation, misinterpretation, or misapplication of the specific provisions of this Agreement. The Arbitrator shall be in power to determine only the issue raised by the grievance as submitted in writing by the grievant. The Arbitrator shall have no authority to make a recommendation on any issue not so submitted or raised. The Arbitrator shall be without power to make recommendations contrary to or inconsistent with, in any way, applicable laws or rules and regulations of the administrative bodies that have the force and effect of law. The Arbitrator shall not in any way limit or interfere with the powers, duties, and responsibilities of the City under law or applicable court decisions.

SECTION 10. The cost of any arbitration as well as the Arbitrator's fee shall be borne equally by the parties to the Agreement. Any legal representation or costs incurred by each party in preparing or presenting their case in arbitration shall be borne by the party incurring the expense.

SECTION 11. Either party may request a Certified Court Reporter to take a stenographic report of the evidence taken at an arbitration hearing. If such stenographic record is taken, a copy of the transcript shall be provided to the Arbitrator. The party requesting a stenographic record shall pay

the cost thereof, except that if the other parties shall request a copy of any transcript, the parties shall share equally the entire cost of making the stenographic report.

SECTION 12. The number of days indicated at each level of the grievance procedure shall be considered as a maximum unless mutually extended by the parties.

SECTION 13. Anything in this Agreement to the contrary notwithstanding, the following matters are not subject to the grievance procedures of this Agreement:

- a) Any grievance which is not filed in accordance with the provisions of this Article or does not meet the definition of a grievance as set forth in this Article; or
- b) Any matter reserved solely to the Rights of Management or to the discretion of the City or the Fire Chief by the terms of this Agreement, except as to the resolution of whether or not a matter is a specific Right of Management; or
- c) Any matter which would require a change from the wages, rates of pay, hours, grievance procedure, working conditions, and all other terms and conditions of employment as set forth in this Agreement; or
- d) Any matter which is not covered by this Agreement; or
- e) Any matter covered by the City of Greeley Employee Handbook, the official Standard Operating Procedures of the Greeley Fire Department, State and Federal Statutes and Constitutional Provisions except to the extent that any such matter is addressed in the Agreement and the grievance alleges that the City has violated an express provision of this Agreement.

ARTICLE X

PROMOTION

A. PROMOTION

SECTION 1. Promotional Committee.

- a) Purpose - It shall be the purpose of the Promotional Committee to establish, monitor and approve each testing procedure according to the guidelines of this Article.
- b) Composition - The committee shall consist of an appointee of the Fire Chief, and an appointee of the Union. Appointees must be at least equal to the rank/grade for

the position being tested for. The committee may use any other person agreed to by the committee members as necessary to carry out its purpose.

- c) Functions of Committee - The committee is charged with preparing and finalizing specific tests and procedures for establishing a list of qualified candidates.

SECTION 2. Testing and Administration. Testing for promotions, shall be practical and adapted to determine the ability of applicants to perform the essential functions and duties of a particular position. Testing for promotions will always include a Chief panel interview (except for engineer positions). The composition of the panel will be determined by the Fire Chief. All applicants passing the written test (if administered) will be eligible for an interview and all interviews will be scored. The interview score will constitute 45% of the candidate's total aggregate promotional score.

- a) All approved components of the testing process shall be scored with the final score of applicants being an aggregate of all components.
- b) All approved applicants shall be subjected to the same testing.
- c) Any part or all of the testing or administration of any tests may be delegated or contracted by the Promotional Committee to appropriate parties other than the Promotional Committee.

SECTION 3. Notice. Notice of testing shall be posted at least ninety (90) days preceding the date of the first test for the position and shall include a description of the position, reference lists, testing components and procedures, feedback, and such other information as the Promotional Committee may deem pertinent. Notice of selection procedures will be included in the posting. All applications for testing shall be in writing on an approved form.

SECTION 4. Eligibility. Candidates for promotional examination must have the following qualifications:

- a) For promotion to the rank of Fire Engineer, the candidate must have had a minimum of three (3) years' experience as a Firefighter at time of application deadline with the Greeley Fire Department.
- b) For promotion to the rank of Fire Lieutenant, the candidate must have had a minimum of five (5) years' experience as a Firefighter and/or Engineer at time of application deadline with the Greeley Fire Department.
- c) For promotion to the rank of Fire Battalion Chief, the candidate must have had a minimum of two (2) years' experience as a Fire Lieutenant at time of application deadline with the Greeley Fire Department.

SECTION 5. Test Results. The results of tests shall be placed in order of finish from highest to lowest of applicants and approved by the Promotional Committee for transmittal to the appointing authority. Candidates shall be ranked by the order of their aggregate test scores. Candidates with the same score shall be placed in the order of their seniority on the Greeley Fire Department.

SECTION 6. Selection. Applicant test results shall be posted (as described in Section 5 above) and promotional appointments covered under this agreement will be made in order of appearance on the posted promotional results.

SECTION 7. Feedback. Feedback will be provided to candidates following the promotional process in a format agreed upon by the Promotional Committee.

SECTION 8. Promotional Process for Ranks Not Listed in the Contract. For promotion to any rank not listed in this contract, input from the bargaining agent may be considered by the Fire Chief or the Fire Chief's designee.

B. GRIEVANCE PROCEDURE FOR PROMOTION

SECTION 1. A grievance under this Article shall be confined to an alleged violation of any express provision of this Article regarding promotional processes. Any Fire Fighter or group of Fire Fighters may discuss any matter with their supervisor without invoking the formal grievance procedure provided for in this Article and are encouraged to resolve matters at the lowest level of supervision.

SECTION 2. A grievant may, upon request, be represented at any level of the grievance procedure by a representative of the grievant, or by legal counsel. The time limit set forth for the processing of grievances shall be strictly adhered to. In the event that a grievance is not appealed to the next step of the grievance procedure within the time limits provided at any step, such grievance shall be declared closed and settled on the basis of the most recent City decision.

In the event of failure to answer a grievance within the time limit provided, it shall be considered a denial and the grievant may appeal the grievance to the next step of the procedure in accordance with the time limitation specified. Extensions of time may be requested by either party, and must be mutually agreed upon by both parties. To be effective, any extension of time must be set forth in writing.

SECTION 3. A grievance must be initiated only by a grievant, it must be signed by all aggrieved Fire Fighters who are to be included in any resolution thereof. The grievant must reduce the entire grievance and all the reasons thereof to writing along with the promotional issue which the grievant wishes to grieve. The written grievance must be dated and signed by the grievant and submitted to the Deputy Chief, or the Deputy Chief's designee with a copy to the Fire Chief or the Chief's designee within seven (7) calendar days of the date the grievant knew or should have known the facts which gave rise to the grievance.

SECTION 4. The Deputy Chief or the Deputy Chief's designee shall meet with the grievant in an effort to resolve the grievance within seven (7) calendar days after being presented with the written grievance. The Deputy Chief or the Deputy Chief's designee must respond in writing to the grievant within seven (7) calendar days following the meeting with the grievant.

SECTION 5. If the grievance has not been satisfactorily resolved with the Deputy Chief, the grievant may appeal the decision to the Fire Chief or the Chief's designee in writing within seven (7) calendar days of receipt of the response of the Deputy Chief or the Deputy Chief's designee. Within seven (7) calendar days of receipt of the appeal of the grievance, the Fire Chief or Chief's designee shall discuss the grievance with the grievant. The Fire Chief or Chief's designee must give the grievant an answer in writing within seven (7) calendar days of the holding of such meeting.

SECTION 6. If the grievance is not mutually resolved with the Fire Chief or the Chief's designee, the grievant may appeal the grievance to the City Manager or the City Manager's designee in writing within seven (7) calendar days of receipt of the response from the Fire Chief or the Chief's designee. Within seven (7) calendar days of receipt of the appeal of the grievance, the City Manager or the City Manager's designee shall discuss the grievance with the grievant. The City Manager or the City Manager's designee must give the grievant an answer in writing within seven (7) calendar days of the holding of such meeting.

SECTION 7. If the grievance is not mutually resolved with the City Manager or the City Manager's designee, the grievant may file an appeal to the Civil Service Commission, with a copy to the Fire Chief and to the Human Resources Director, within seven (7) calendar days of receipt of the response from the City Manager or the City Manager's designee. The Commission shall, within fourteen (14) calendar days of receipt of the written appeal, schedule a hearing on the matter and within seven (7) calendar days of the hearing shall render its decision in writing to the appellant, which decision shall be final.

SECTION 8. The number of days indicated at each level of the grievance procedure shall be considered as a maximum unless mutually extended by the parties.

ARTICLE XI

WORKHOURS

SECTION 1. Shift personnel assigned to twenty-four (24) hour shifts shall continue to work in the three- platoon, twenty-four-hour shift. For the term of this agreement shift personnel assigned to a 28-day work cycle shall work nine or ten 24-hour shifts or a total of 216 or 240 hours per cycle. A shift will be considered 24 hours. A rotation shall be two consecutive shifts equaling 48-hours on duty, followed by four consecutive shifts equaling 96 hours off-duty.

SECTION 2. Shift personnel who work twenty-four-hour shifts shall commence work at 7:00 a.m. and continue through to 7:00 a.m. the following day.

SECTION 3. Day personnel who are assigned by the Fire Chief will work 40 hours per seven-day work week. The work week begins after midnight Wednesday and continues to and includes the second following Wednesday midnight.

SECTION 4. The pay dates will be bi-weekly.

SECTION 5. This Article is intended to identify the normal hours of work. It will not be construed as a guarantee of hours of work per day, per shift or of days of work per week or work cycle as it relates to time for training, emergency call back, transfers, light duty, Fire Department operations and/or other unusual circumstances that may arise.

ARTICLE XII

LEAVES

A. LEAVE ADMINISTRATION

SECTION 1. Fire Fighters will be paid at their regular base rate of pay for paid leave granted but in no case more than twenty-four (24) hours per shift for shift personnel or regularly scheduled hours missed for day personnel but in no case more than 80 hours in a two week period for day personnel. The rate for paid leave will be the Fire Fighter's regular, straight time rate of pay in effect for the Fire Fighter's regular job at the time the leave is taken.

SECTION 2. Time spent on any type of paid or unpaid leave will not be considered as hours worked for purposes of overtime calculation.

SECTION 3. Vacation, holiday, personal leave, and compensatory leave must be requested in advance and be approved before it can be taken. Vacation, holiday, personal leave, and compensatory leave will be scheduled at the discretion of the Fire Chief or the Chief's designee in accordance with departmental policy.

SECTION 4. Fire Fighters will not accrue vacation or holiday for any month during which they are on layoff, leave of absence, or other forms of unpaid status.

SECTION 5. A Fire Fighter who terminates for any reason will receive vacation, holiday, and compensatory pay for the actual amount accrued at the time of the separation from employment except that leave accruals are not prorated. The amount of payment for said vacation, holiday and compensatory leave will be calculated based on the Fire Fighter's regular, straight time hourly rate of pay in effect for the Fire Fighter's regular job on the Fire Fighter's last day of work.

SECTION 6. Seniority for Fire Fighters shall determine priority in selecting scheduled leave. Fire Fighters who were hired on the same date, will have their seniority determined by their hiring ranking.

SECTION 7. Shift Battalion Chiefs will be granted 10 hours of Administrative Leave per full calendar month to a maximum of 120 hours per year. A newly promoted Battalion Chief will be granted 10 hours of Administrative Leave pro-rated for the remaining full months of the current calendar year. The Administrative Leave hours granted will be available to use immediately and will not roll over to subsequent years.

Battalion Chiefs assigned to days will be granted 3.33 hours of Administrative Leave per full calendar month to a maximum of 40 hours per year. A newly promoted Battalion Chief will be granted 3.33 hours of Administrative Leave pro-rated for the remaining full months of the current calendar year. The Administrative Leave hours granted will be available to use immediately and will not roll over to subsequent years.

Shift Battalion Chiefs and Battalion Chiefs assigned to day assignments will have their Administrative Leave adjusted when moving from one assignment to the other. The conversion ratio will be 1 to 0.33 hours of Administrative Leave when converting from Shift to day assignment. The conversion ratio will be 1 to 3 when converting from day to Shift assignment.

B. VACATION

SECTION 1. Fire Fighters who have been in the continuous service of the Greeley Fire Department for more than six (6) months will accumulate vacation at the end of each pay cycle based on the following schedules:

<u>Shift Personnel</u>		
<u>Time In Service</u>	<u>Hours per Pay Cycle</u>	<u>Annual Accrual Amount</u>
7 months to 2 years	4.6	120 hours
3 to 5 years	5.5	144 hours
6 to 10 years	6.5	168 hours
11 to 15 years	7.4	192 hours
16 to 20 years	8.3	216 hours
21 years and over	9.2	240 hours

<u>Day Personnel</u>		
<u>Time In Service</u>	<u>Hours per Pay Cycle</u>	<u>Annual Accrual Amount</u>
7 months to 2 years	3.1	80 hours
3 to 5 years	3.7	96 hours
6 to 10 years	4.6	120 hours
11 to 15 years	5.5	144 hours
16 to 20 years	6.2	160 hours
21 years and over	6.5	168 hours

SECTION 2. Fire Fighters will not earn any vacation during the first six (6) months of employment. Shift personnel will be credited with 60 hours of vacation after completing six (6) full months. Day personnel will be credited with 40 hours of vacation after completing six (6) full months.

SECTION 3. The maximum vacation accrual for Shift personnel is 396 hours. The maximum vacation accrual for Day personnel is 280 hours. The City recognizes on occasion the Fire Fighter might not be able to use scheduled leave due to a Fire Department directed deployment or special assignment. At the discretion of the Fire Chief the Fire Fighter will be allowed to exceed the maximum vacation leave accrual for a reasonable period of time.

C. **HOLIDAYS**

SECTION 1. Shift personnel will accrue six (6) shifts (144 hours) of holiday leave each year in lieu of taking the actual holiday off. Fire Fighters who are placed in shift positions mid- year will accrue holiday leave on a pro-rated basis of twelve (12) hours per full calendar month worked. Accrual of the 12 holiday leave hours per month will begin in 2023 for 2024. The holiday leave may not be used during the year in which it was earned, but must be used in the following year.

SECTION 2. Day personnel will be granted 8 hours of holiday leave for each of the following holidays:

New Year's Day	January 1
Martin Luther King, Jr. Day	3rd Monday in January
President's Day	3rd Monday in February
Memorial Day	Last Monday in May
Juneteenth	June 19
Independence Day	July 4
Labor Day	First Monday in September
Veteran's Day	November 11
Thanksgiving Day	Fourth Thursday in November
Day After Thanksgiving	Fourth Friday in November
Christmas Eve	December 24
Christmas Day	December 25
Floating Holiday	Granted January 1 of each year to be taken off at any time during the calendar year

If a holiday falls on a Fire Fighter's regularly scheduled workday which is greater than 8 hours, the difference can be taken in other available holiday, vacation leave or compensatory leave.

When an observed holiday falls on a Saturday, the preceding Friday will be taken as the holiday. When the holiday falls on Sunday, the next Monday will be taken as the holiday. When Christmas falls on Monday, that Monday and the following Tuesday will be observed as holidays. Day

personnel may not elect to be paid for holiday hours in lieu of time off. A Fire Fighter may not take a holiday before it is earned.

SECTION 3. If day personnel are on some type of approved paid leave that encompasses an observed holiday, the holiday will count as a day of holiday leave, rather than as a day of vacation leave, sick leave, etc. If day personnel are on approved leave without pay that encompasses a holiday there is no holiday accrual.

SECTION 4. Firefighters cannot carry over unused holiday leave from one year to the next. Holiday leave time accrued for years 2024, 2025, and 2026 from the previous years 2023, 2024, and 2025, respectively, must be used by December 31st of each year. Any holiday leave time not used by December 31st of each year will be forfeited.

D. SICK LEAVE

SECTION 1. Shift personnel will accrue sick leave at the rate of 5.5 hours per pay cycle. Day personnel will accrue sick leave at the rate of 3.7 hours per pay cycle. Accruals will occur after each full pay cycle in which the Fire Fighter is in pay status. Shift personnel may accumulate a maximum 57 shifts (1368 hours) of sick leave. Day personnel may accumulate a maximum of 960 hours of sick leave.

SECTION 2. When Fire Fighters are absent due to an incapacitating illness or injury, or required medical, dental or optical examination for themselves, they will notify their supervisor as soon as they know they will not be able to report to work. Appointments for non-emergency doctor, dental, or optical appointments must be scheduled on off-duty time unless approved in advance. The Fire Fighter will be paid at the regular straight time rate for each hour missed because of said absence to the extent the Fire Fighter has available sick leave.

SECTION 3. Sick leave may also be used by shift and day Personnel used for any reason found in C.R.S. §§ 8-13.3-404 and 8-13.3-405, as they may be amended from time to time. Routine childcare does not meet the requirements of this provision. The need for such leave will be subject to verification if so required by the Fire Chief or the Chief's designee.

SECTION 4. Fire Fighters whose illness requires sick leave in excess of their accumulated amount may be granted leave without pay, or be allowed to use accrued vacation, holiday leave, etc.

SECTION 5. A doctor's certificate or examination by a physician designated by the City may be required by the City as verification of illness. Any abuse of sick leave may be subject to disciplinary action. Fire Fighters returning to work after a major or potentially incapacitating illness must submit a doctor's written release before returning to duty.

E. PERSONAL LEAVE DAY

Once each year shift personnel may convert up to 24 hours of accrued sick leave to Personal Leave (Personal Leave Day). Once each year day personnel may convert up to 8 hours of accrued sick leave to Personal Leave (Personal Leave Day). Personal leave hours are to be scheduled in advance of the date to be taken. If a Fire Fighter chooses not to take Personal Leave, the Fire Fighter may carry the hours from one year to the next as sick leave up to the maximum accrual. Firefighters must request and use converted time in a calendar year prior to the end of the final pay period of the calendar year.

F. MATERNITY LEAVE

SECTION 1. When a Fire Fighter determines that she is pregnant, she will discuss with her doctor the continuance of her line firefighting position. The City reserves the right to require that the Fire Fighter consult a physician designated by the City to determine her physical ability to continue line firefighting duties. If it is determined by the City physician that the Fire Fighter is physically unable to perform line firefighter duties, but is determined to be capable of performing limited work assignments, the Fire Fighter will be scheduled to work under the conditions set forth by the physician, if such work is available and approved. The Fire Fighter may work in the limited work assignment until the birth of the child.

SECTION 2. A pregnant Fire Fighter must make a written request to her supervisor and the Fire Chief for maternity leave approximately thirty calendar days in advance of the anticipated leave. A pregnant Fire Fighter will be expected to work as long as her doctor certifies that she is physically capable of performing line firefighting duties or limited work assignments.

SECTION 3. Accrued sick leave may be taken only for the length of time certified by her physician as medically necessary for the health of the Fire Fighter. Upon returning to work, the Fire Fighter will submit a doctor's slip to verify the requested number of sick leave days taken to be medically necessary. Sick leave days not certified by her physician for medical necessity will be charged to another type of leave.

SECTION 4. The City reserves the right to require a letter from the Fire Fighter's doctor at any time certifying the Fire Fighter's capability or incapability of physically performing job duties. When a Fire Fighter returns to work, she will be reinstated in her previous assigned position or a limited work assignment, if such limited work assignment is available and approved, at her previous wage rate or at the rate she would have received except for her leave.

G. INJURY LEAVE

SECTION 1. If a Fire Fighter has been disabled due to an on-the-job injury and is entitled to receive benefits under the Worker's Compensation Law of the State of Colorado for temporary partial disability or temporary total disability, work time missed will be charged as injury leave, upon approval of the designated Worker's Compensation Administrator.

SECTION 2. Injury leave will terminate after 90 calendar days or as it applies below:

- 1) On the date a ruling of permanent disability is made;
- 2) when the appointed physician releases the Fire Fighter to return to work;
- 3) at such time as the Fire Fighter is declared capable of performing normal duties by a physician appointed by the City;
- 4) when the Fire Fighter reaches maximum medical improvement (MMI).

SECTION 3. If prior to release for normal duties, it is determined by a physician that the Fire Fighter is capable of performing limited work assignments, the Fire Fighter will return immediately to work under the conditions set forth by the physician, if such work is available and approved by the Fire Chief or the Chief's designee.

SECTION 4. Any limited assignment of duty will be reviewed at least every fourteen calendar days to determine if the Fire Fighter is capable of resuming normal unlimited duties. If the Fire Fighter is not released to return to normal duties by the expiration of the injury leave period, the Fire Fighter will be considered for placement to an available position for which the Fire Fighter possesses the necessary qualifications. If such a placement is not available, the Fire Fighter will be terminated.

SECTION 5. A Fire Fighter who is injured while not on duty with the Greeley Fire Department will not be entitled to injury leave. Fire Fighters traveling to and from work and on unpaid meal breaks are not covered by Worker's Compensation if injured during those times.

H. MILITARY LEAVE

SECTION 1. A leave of absence of a maximum of fifteen calendar days per year shall be granted to Fire Fighters who are active in the National Guard or a branch of the Armed Forces Reserves for the purpose of fulfilling their annual field training obligations. Written application for a military leave of absence must be made as soon as possible after receiving the military order. Fire Fighters will not be entitled to receive their regular wages while absent on military leave of absence. Upon the Fire Fighter's return to work, the appropriate paperwork detailing the pay received from the armed forces must be submitted. If the Fire Fighter's salary from the armed forces, exclusive of travel allowance, is less than the gross pay from the employer, the Fire Fighter will receive the difference for a period not to exceed fifteen days of training.

SECTION 2. If their work schedules are such that they conflict with the once a month weekend duty, Fire Fighters may use vacation leave or leave without pay to attend such duty. Normally, Fire Fighters will be able to schedule their monthly duty so that they can take it on their regular days off.

SECTION 3. Fire Fighters who enter the military service by draft, shall be granted a leave of absence without pay for that purpose, after the receipt of a written notice of such leave.

SECTION 4. Within 90 calendar days after the Fire Fighter's military service ends, the Fire Fighter will be reinstated in accordance with applicable provisions of the Selective Service and Training Act and any other applicable laws. The 90-day period may be extended upon approval of the Fire Chief and the City.

SECTION 5. To return to Greeley Fire Department employment, the Fire Fighter must make a written application within 90 calendar days of the Fire Fighter's discharge from military service. Failure to do so will result in resignation. The Fire Fighter will be subject to reexamination for fitness and may be required to successfully complete the medical screening and background portions of the screening process.

SECTION 6. If the Fire Fighter is found to be physically and mentally qualified to do so, the Fire Fighter may return to the classification previously held, at a wage rate the Fire Fighter would have been earning except for the military service. If the Fire Fighter is not found to be able to perform the duties of the previous classification, the Fire Fighter may be placed in a different classification at an appropriate pay rate if such position is available, or terminated.

I. JURY DUTY

SECTION 1. When a Fire Fighter is called for jury duty at a time which conflicts with the regular work schedule, the Fire Fighter will be compensated for time lost from the job at the Fire Fighter's regular straight time rate. Jury duty may not be used in any instance when the Fire Fighter is a party in any fashion to the court action in question, unless the Fire Fighter's involvement arises as a result of the Fire Fighter's job duties or responsibilities.

SECTION 2. If scheduled for work, the Fire Fighter will be expected to report back to work within thirty minutes from the time the Fire Fighter is excused from jury duty.

SECTION 3. If a Fire Fighter is excused and does not serve on the jury, the Fire Fighter will be required to work the regular assigned shift.

SECTION 4. A Fire Fighter will be required to show evidence of jury duty upon request by the Fire Chief or the Fire Chief's designee.

J. ELECTION LEAVE

Fire Fighters are encouraged to vote in all elections. If Fire Fighters can vote before or after work, during their lunch hours, or through the absentee ballot alternative, they are encouraged to do so. If Fire Fighters cannot vote during these times, they will be given up to a maximum of two hours of election leave for the purpose of voting.

K. EMERGENCY LEAVE

The Fire Chief or the Chief's designee may grant up to forty (40) hours for day personnel and up to four (4) shifts for shift personnel for unforeseen emergency reasons which are beyond the employee's control to pre-plan. Such leave will be charged to vacation, holiday or compensatory leave accruals.

L. BEREAVEMENT LEAVE

SECTION 1. In the event of the death of a family member, the firefighter may take up to two consecutive scheduled work shifts (48 hours) (three consecutive scheduled work days for day personnel) off with pay.

SECTION 2. For the purpose of bereavement leave, "family" is defined as spouse, civil union partner, child, parent, grandparent, grandchildren, brother, sister (this includes step, half and in-law relationships), aunt, uncle, niece, nephew, and first cousin.

SECTION 3. The Fire Chief may approve an additional two scheduled work shifts consecutive with the initial two shifts if the firefighter needs more than two shifts off or the firefighter may use other accrued leave or leave without pay, subject to the Fire Chief's approval. For day personnel, the Fire Chief may approve an additional two scheduled work days consecutive with the initial three days if the firefighter needs more than three days off or the firefighter may use other accrued leave or leave without pay, subject to the Fire Chief's approval.

M. LEAVE WITHOUT PAY

SECTION 1. Fire Fighters covered by this Agreement may request in writing a leave of absence from the Fire Chief, who may grant a leave of absence to the Fire Fighter, not to exceed ninety (90) calendar days. Upon written request, an extension of such leave of absence may be granted by the Fire Chief. Said extension shall not exceed an additional ninety (90) calendar days. An additional extended period of leave without pay cannot be requested until the Fire Fighter has been back at work for not less than twelve (12) months.

SECTION 2. Leave without pay will not be granted to allow the Fire Fighter to seek other employment or to accept remunerative employment elsewhere.

SECTION 3. As a condition to an extension of leave in excess of ninety (90) days being granted, the Fire Fighter may be required to waive all rights to immediate reinstatement to the same position the Fire Fighter had before the leave of absence was granted. The Fire Fighter will retain only the right to be appointed to the first vacancy for the position in which the Fire Fighter had been employed upon the termination of the leave.

SECTION 4. A Fire Fighter granted a leave of absence will continue to accrue leave and be eligible for benefits for only the first thirty (30) calendar days of leave without pay. A Fire Fighter must pay in advance to the City the full cost of insurance or other benefits requiring the payment of a cash premium, if the Fire Fighter wishes to retain such benefits after the thirty-day period. In the event the Fire Fighter does not desire to retain such benefits, a waiver releasing the City from any and all liability resulting from the discontinuance of such benefits must be signed by the Fire Fighter. The Fire Fighter must agree in writing to pay for any costs associated with resuming such benefit coverage and will be subject to the terms and conditions of benefit plans as they exist at the date of reinstatement.

N. FAMILY/MEDICAL LEAVE

All provisions of FMLA will be administered in accordance with the Family and Medical Leave City policy with detailed information available through the Human Resources Department.

**ARTICLE XIII
WAGES**

A. SALARY

SECTION 1. All firefighter annual base pay will be established by adding together the following types of pay:

- Grade Pay
- ALS Pay (if applicable)
- Specialist Pay (if applicable)

SECTION 2. All types of pay will be calculated as a percentage of the **Basis**. The Basis is the Firefighter I annual Grade Pay. Firefighter I Grade pay will be the following:

- 2024 – \$100,384
- 2025 – \$104,399
- 2026 – \$109,619

SECTION 3. All other Grade Pay percentages will be calculated as defined below:

- Engineer – 111%
- Lieutenant – 122%
- Battalion Chief – 145%

SECTION 4. ALS Pay is for positions of Firefighter, Engineer, and Lieutenant that carry an EMT-Paramedic or EMT-Intermediate certification. Battalion Chiefs are not eligible for ALS pay. The ALS Pay is defined below:

- Paramedic – 8.5%
- EMT-Intermediate – 4.0%

SECTION 5. Specialist Pay is for positions of Firefighter, Engineer, Lieutenant, and Battalion Chief that are assigned as day personnel. Firefighters that are selected for the Firefighter Staff Specialist position will be moved to Firefighter I plus Specialist Pay during their assignment. When a Firefighter returns to a shift assignment, their pay will be adjusted to the grade based on their years of service minus Specialist Pay. The Specialist Pay is defined below:

- Specialist Pay – 4.0%

SECTION 6. Full base salaries for Firefighters covered by the Agreement for calendar year 2024 shall be set forth in Appendix A to this Agreement. Full base salaries for Firefighters covered by the Agreement for calendar year 2025 shall be set forth in Appendix B to this Agreement. Full base salaries for Firefighters covered by the Agreement for calendar year 2026 shall be set forth in Appendix C to this Agreement.

SECTION 7. Fire Engineers returning to 24 hour shifts from Engineer Staff Specialist positions shall displace the least senior Engineer (time in grade). The displaced Fire Engineer shall return to Firefighter I classification and will be placed at the number one position on the most current eligibility list for Fire Engineer. The displaced individual will remain at that position on any subsequent list until promoted.

SECTION 8. For Fire Recruit, Fire Fighter, Fire Engineer, and Fire Lieutenant, the rate of pay will be determined by dividing the annual salary by 2,920 hours. For day personnel eligible for overtime the hourly rate of pay will be determined by dividing the annual salary by 2,080 hours. The pay period rate for all Battalion Chiefs will be determined by dividing the annual salary by 26.

SECTION 9. All new hire Fire Fighters will serve a probationary period of 12 months in which there is an opportunity for the supervisor to train, observe, and evaluate the employee. Probationary Fire Fighters do not have any appeal rights and may be demoted, laid off or terminated without cause at the discretion of the City.

SECTION 10. Fire Fighters will be eligible for a step increase every twelve (12) months upon satisfactorily completing all requirements. The time for performance appraisal will be based on the Fire Fighter's anniversary date.

B. OVERTIME PAY

SECTION 1. For Fire Recruits, Firefighters, Fire Engineers, and Fire Lieutenants who work twenty four-hour shifts, time actually worked over 212 hours in the twenty-eight day cycle will be paid as overtime. Calculation of the regular rate will be based on 2920 hours per year. For Fire Recruits, Firefighters, Fire Engineers and Fire Lieutenants who work days, time actually worked over forty (40) hours in a work week will be paid as overtime. Calculation of the regular rate will be based on 2080 hours per year. Overtime will be calculated at one and one-half times the regular rate. Battalion Chiefs are exempt and not eligible for overtime.

SECTION 2. This Article is intended to divide the normal hours of work and to provide the basis for the calculation of payment of overtime. It will not be construed as a guarantee of hours of work per day, per shift or of days of work per week or work cycle.

C. COMPENSATORY TIME

SECTION 1. At the request of the Fire Fighter, compensatory time will be given in lieu of pay when compensable hours exceed 216 during a scheduled 9 shift pay cycle or 240 during a scheduled 10 shift pay cycle. Such compensatory time will only be allowed for pro-rated hours spent in training assignments. If the Fire Fighter has actually worked over 212 hours in the work cycle, such compensatory time will be given at a time and one-half rate for each hour spent in training. If the Fire Fighter has worked less than 212 hours in the work cycle, such compensatory time will be given at a straight time rate for each pro-rated hour spent in training.

SECTION 2. The total number of compensatory time hours will not exceed 72 and can be carried over from one year to the next. The Fire Fighter will be allowed to take the compensatory time off within a reasonable period of time.

ARTICLE XIV **ACTING PAY**

SECTION 1. Shift personnel who are assigned to an acting position (Engineer, Lieutenant, or Battalion Chief) will receive one hour of their existing straight time rate for serving in an acting position for 1-12 hours. If shift personnel work beyond 12 hours in a 24 hour shift, they will receive two hours of their existing straight time rate for serving in an acting position. The maximum amount of acting pay will be 2 hours per 24 hour shift.

SECTION 2. Fire Fighters who are assigned to acting Day Staff positions (Firefighter Staff Specialist, Engineer Staff Specialist, Fire Lieutenant Specialist, or Battalion Chief Specialist) will receive

one half hour (0.5) at time and one-half of their existing day shift straight time rate for every day spent in an acting position.

SECTION 3. After completing six consecutive months (60 shifts) in a temporary acting position (Engineer, Lieutenant or Battalion Chief) the Fire Fighters who are assigned by the Fire Chief or the Chief's designee, to an acting position will receive pay at the current entry level pay of the position being filled.

ARTICLE XV

POST EMPLOYMENT HEALTH PLAN

Firefighters shall be required to contribute annually to a Post Employment Health Plan (PEHP) or similar retirement savings plan in accordance with the terms and conditions of the plan's participation agreement as approved by the membership. The City agrees to deduct the contribution from the biweekly paycheck of each Fire Fighter. The Union agrees that the City will not be responsible for administrative or other fees or costs associated with administration of the plan.

ARTICLE XVI

EMERGENCY CALL BACK

SECTION 1. In an emergency situation, Greeley Fire Department personnel may be called back to duty at any time. During a non-emergency situation, personnel may be called back to duty to relieve personnel who need to respond on a special detail such as hazardous materials responses, dive-rescue requests, arson investigations, and the like.

SECTION 2. While an employee may decline the request for call back, if the situation becomes urgent, the employee may be required to accept the assignment.

SECTION 3. The Fire Fighter in Command during situations requiring call back shall be responsible for selecting the qualified employees; e.g. dive rescue team member, hazardous materials team member, arson investigator, etc. When Command has the option, employees to be called back will be chosen so they are not on duty on the next shift.

SECTION 4. All employees except Battalion Chiefs called back to duty shall begin earning compensation at the time they report in at their regular assigned station. Employees will be paid at the rate of one and one half times their regular hourly rate, for a minimum of one hour, and for all time worked over one hour until released from duty by Command.

SECTION 5. Battalion Chiefs are eligible to receive additional compensation for State or Federal reimbursable deployments. Additional compensation will be subject to the State and/or Federal guidelines established for such deployments.

ARTICLE XVII
HOLIDAY/VACATION SELL BACK

SECTION 1. Two times each calendar year shift personnel may elect to sell back to the City up to a combined maximum of 2 ½ shifts (60 hours) per year of holiday and/or vacation leave. Fire Fighters must have at least two (2) years of service and a balance of 7 ½ shifts (180 hours) of holiday and/or vacation in order to qualify for holiday/vacation sell back. Increments of ½ shifts (12 hours) must be used. The holiday and/or vacation leave will be paid by the City at the Fire Fighter's regular rate of pay.

SECTION 2. Two times each calendar year day personnel may elect to sell back to the City up to a combined maximum of five (5) days (40 hours) per year of vacation leave. Fire Fighters must have at least two (2) years of service and a balance of ten (10) days (80 hours) of vacation leave in order to qualify for vacation sell back. Increments of four (4) hours must be used. The vacation leave will be paid by the City at the Fire Fighter's regular rate of pay.

SECTION 3. Firefighters must submit their request in the payroll system prior to the last payroll period of the calendar year.

ARTICLE XVIII
HEALTH AND WELFARE

A. Health Insurance Contribution.

The City agrees to provide Fire Fighters with a health insurance plan substantially equivalent to that provided to City of Greeley employees. The City contribution for health coverage will be 80% for family coverage and 80% for single coverage. The City reserves the right to provide this insurance through a self-insured plan or under a group insurance policy or policies issued by an insurance company or companies selected by the City on the plan document.

B. Dental Assistance Contribution.

The City agrees to provide the Fire Fighters with a dental assistance plan substantially equivalent to that provided to City of Greeley employees. The City reserves the right to provide this dental insurance through a self-insured plan or under a group insurance policy or policies issued by an insurance company or companies selected by the City. It is understood that the plan is subject to the rules and regulations of the insurance carrier on the plan document.

C. Retirement Health, Dental, and Vision

Firefighters that retire from the City of Greeley are eligible to continue to participate in the City of Greeley health, dental, and vision insurance plans until the age of 65 or retiree reaches age of eligibility for Medicare. Enrollment in the health, dental, and vision plans is required at the time of retirement and the employee will be responsible for paying the full cost of the benefits. Details about continuation of benefits upon retirement are available from the Human Resources Department. The Firefighter must meet one of the following requirements to be eligible for this benefit as outlined below.

- Between the ages of 55 and 65 (or age of Medicare eligibility) with 10 or more continuous years of service
- Meets the FPPA 'Rule of 80' for retirement eligibility

D. Life Insurance Contribution.

The City agrees to provide Fire Fighters with one and one half (1 ½) times annual salary life insurance with Accidental Death and Dismemberment. The City will continue to provide the current level of coverage for dependents. The City reserves the right to provide this life insurance through a self-insured plan or under a group insurance policy or policies issued by an insurance company or companies selected by the City. It is understood that the life insurance plan is subject to the rules and regulations of the insurance carrier.

E. Physical Examination.

Any physical examination or fitness-for-duty examination required of Fire Fighters by the City shall be at City's expense and the results thereof shall be submitted to the City. Upon request, Fire Fighters shall be afforded an opportunity to review the results. The above shall not be construed to include examinations for work-related injuries or illnesses covered by the worker's compensation program.

F. Return to Regular Duty Certification.

SECTION 1. In order to protect the public and department personnel, the City has the responsibility of determining the safety, health and property protection measures for Fire Department personnel.

SECTION 2. Prior to returning to regular duty following leave or an alternate duty assignment resulting from the firefighter's off-duty serious health condition requiring leave or alternate duty assignment of more than four consecutive shifts (shift personnel) or more than 40 consecutive hours (day personnel), the firefighter will be required to obtain and present certification from the firefighter's physician stating that the firefighter is able to return to regular duty and perform the essential functions of the position. The certification completed by the firefighter's physician will be on a form approved by the Labor Management Committee. The fitness-for-duty certification will relate only to the particular health condition that resulted in the firefighter's need for leave or alternate duty assignment.

SECTION 3. Prior to returning to regular duty following leave or an alternate duty assignment resulting from the firefighter's off-duty serious health condition requiring leave or alternate duty

assignment of more than six consecutive shifts (shift personnel) or more than 80 consecutive hours (day personnel), the firefighter will be required to obtain and present certification from the firefighter's physician as well as certification from the City-designated physician(s) stating that the firefighter is able to return to regular duty and perform the essential functions of the position. The certification completed by the firefighter's physician will be on a form approved by the Labor Management Committee. The fitness-for-duty certifications will relate only to the particular health condition that resulted in the firefighter's need for leave or alternate duty assignment.

SECTION 4. In cases where the firefighter's physician certifies that the firefighter is able to return to regular duty and perform the essential functions of the position and the physician(s) designated by the City does not certify the firefighter to return to regular duty and perform the essential functions of the position, the firefighter can choose one of the following:

- 1) Follow the limitations and restrictions, if any, of the City-designated physician and return to regular duty or available alternate duty assignment when certified by the City designated physician and within the time frames and limitations for authorized leave;
- 2) Obtain a second opinion from any one of the three or more different physicians on a pre-established list that has been approved by the Fire Chief. The City will reimburse the firefighter for one-half the cost of the second opinion that the firefighter is responsible for paying that is not paid by insurance. When this option is selected, the firefighter must abide by the City-designated physician's decision until the second opinion is obtained. Leave time taken must be charged to approved and available leave. The recommendation of the selected physician will be submitted to the Fire Chief for a final determination on the firefighter's return to regular duty status.
- 3) Request an alternate duty assignment or extension of an alternate duty assignment. In cases where the firefighter requests an alternate duty assignment or extension of an alternate duty assignment, if such alternate duty assignment is available, the City will make such assignment or extension of the assignment available for up to two months (20 shifts or 320 hours if assigned to days) or the day the firefighter is released by the City-designated physician(s) to return to regular duty. Doctor's appointments scheduled during the alternate duty assignment must be requested and approved and leave time will be charged to sick leave, if available, other available leave or leave without pay. The firefighter's participation in rehabilitation activities during scheduled work hours will be at the discretion of the Fire Chief.

SECTION 5. In no case shall approved leave, alternate duty assignment or a combination of approved leave and alternate duty exceed 6 continuous months unless approved by the City.

G. Line of Duty Death.

If a firefighter is killed in the line of duty, the City shall pay for the actual funeral expenses incurred by the survivors up to a maximum of ten thousand dollars (\$10,000.00). This payment shall be made to the firefighter's estate.

If a firefighter is killed in the line of duty, the City shall pay the health insurance premium for the twelve (12) months of COBRA coverage for a surviving spouse and eligible dependents of the firefighter enrolled in the city's health insurance plan at the time of the line of duty death.

H. Tuition Assistance.

The City agrees to provide firefighters with a tuition assistance plan substantially equivalent to that provided to City of Greeley employees.

I. Uniforms and Equipment.

SECTION 1. Upon employment the City shall provide the initial issue of uniforms to each Fire Fighter as designated by the Fire Chief. All primary and back-up protective clothing or protective devices required of employees in the judgment of the Fire Chief, in the performance of their duties, shall be furnished without cost to Fire Fighters. Every attempt will be made to provide gear that has been sized to the Fire Fighter.

SECTION 2. The City shall replace, as needed, and shall provide facilities or programs to maintain, repair and clean uniforms issued by the Fire Department.

SECTION 3. All uniforms, protective clothing and protective devices damaged in the line of duty, shall be replaced by the City without cost to the employee, when necessary in the judgment of the Fire Chief and his/her designee.

SECTION 4. All uniform, clothing, protective gear and devices damaged or lost through neglect or employee carelessness shall be replaced at the expense of the employee.

ARTICLE XIX

PENSION

The City will deduct appropriate contributions from the wages of each Fire Fighter, and will make contributions to the pension plan of each Fire Fighter, as required by the Colorado Fire and Police Pension Association.

ARTICLE XX

DEATH AND DISABILITY

The City will pay the full amount of the premiums charged for the statewide death and disability plan for Firefighters hired on or after January 1, 1997.

ARTICLE XXI
STAFFING

SECTION 1. The City and the Union recognize the goal of the Greeley Fire Department is to provide the citizens a high level of service while maintaining the safety of its firefighters. Without abrogating or limiting the management rights set forth in Article IV it is the Parties' goal to staff as follows:

- A. Each Engine Company should have an assignment of four (4) with a minimum of three (3) line personnel.
- B. Each Ladder/Truck Company should have a minimum of four (4) line personnel; and
- C. Each Battalion should have a minimum of two (2) Battalion Chiefs per shift.

SECTION 2. The City will engage in good faith efforts to meet these levels for the term of the 2024-2026 Collective Bargaining Agreement between the Parties. However, the City retains discretion to change staffing to meet City needs. When the City decides that a change to the staffing levels identified above is necessary, the City will meet with the Union to discuss why those changes are necessary and receive feedback from Union representatives prior to making those changes. When the conditions that cause a reduction in staffing are financial in nature, an evaluation of how and if staffing levels can be restored to the levels identified above shall be performed in conjunction with the Union.

ARTICLE XXII
SAVINGS CLAUSE

SECTION 1. If any provision of this Agreement is subsequently declared by legislative or judicial authority to be unlawful, unenforceable, or not in accordance with applicable laws, statutes, and regulations of the United States of America and the State of Colorado, all other provisions of this Agreement shall remain in full force and effect for the duration of this Agreement and the parties shall meet as soon as possible to agree on a substitute provision. However, if parties are unable to agree within thirty (30) days following commencement of the initial meeting then the matter shall be postponed until contract negotiations are reopened. This thirty (30) day time period may be extended at the mutual Agreement of the City and the Union.

SECTION 2. In addition to the provisions of Section 1 of this article, the parties recognize that Article X, Section 20 of the Colorado Constitution presents unknown and inexact requirements and limitations upon the economic decisions and budgetary requirements of the City.

Rather than force a legislative or judicial declaration of invalidity of any of the terms and conditions of this Agreement for violation of the limitations of Article X, Section 20, the parties agree to open further collective bargaining for any and all of the terms of this Agreement that may prospectively violate Article X, Section 20 of the Colorado Constitution.

Determination of whether or not any of the terms and conditions of this Agreement exceed the limitations imposed by Article X, Section 20 of the Colorado Constitution, shall be determined by the appropriate officials of the City. The determination shall be reduced to writing, specifically citing the nature and extent of the prospective violation by any existing term or condition of this Agreement.

ARTICLE XXIII

DURATION

SECTION 1. This agreement shall be effective January 1, 2024 and shall continue to and include December 31, 2026. This contract is subject to appropriation and availability of City funds on an annual basis.

SECTION 2. Agreement shall continue for the duration of the contract. This Agreement shall then automatically continue from year to year for successive terms of one (1) year each unless the City or the Union shall give to the other written notice of request for collective bargaining no later than March 1 of the year the contract expires stating its desire to modify or terminate this Agreement.

SECTION 3. When changes in the Agreement are proposed and subsequently agreed upon, they shall be reduced to writing and signed by both parties.

[THE REMAINDER OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK]

CITY OF GREELEY, COLORADO

By: _____
Raymond Lee
City Manager

APPROVED AS TO AVAILABILITY OF FUNDS:

By _____
John Karner
Director of Finance

APPROVED AS TO LEGAL FORM:

By: _____
Douglas Marek
City Attorney

**GREELEY FIRE FIGHTERS UNION
IAFF LOCAL 888**

By: _____
Mike Medhurst
President

Appendix A**Wage Table - 2024**

Increase from 2023	11.00%	2024		
Grade Pay	Basis	Annual	Shift Hourly	Day Hourly
Firefighter Recruit	70.0%	\$70,269	\$24.06	\$33.78
Firefighter V (Apprentice Firefighter I)	76.0%	\$76,292	\$26.13	\$36.68
Firefighter IV (Apprentice Firefighter II)	82.0%	\$82,315	\$28.19	\$39.57
Firefighter III (Journey Firefighter I)	88.0%	\$88,338	\$30.25	\$42.47
Firefighter II (Journey Firefighter II)	94.0%	\$94,361	\$32.32	\$45.37
Firefighter I (Basis) (Master Firefighter)	100.0%	\$100,384	\$34.38	\$48.26
Engineer	111.0%	\$111,426	\$38.16	\$53.57
Lieutenant	122.0%	\$122,468	\$41.94	\$58.88
Battalion Chief	145.0%	\$145,557		
ALS & Specialist Pay	Basis	Annual	Shift Hourly	Day Hourly
EMT-Intermediate	4.0%	\$4,015	\$1.38	\$1.93
EMT-Paramedic	8.5%	\$8,533	\$2.92	\$4.10
Specialist	4.0%	\$4,015		\$1.93

Firefighter Grade Pay Steps

Firefighter Recruit:	0 – 12 months service
Firefighter V (Apprentice Firefighter I):	13 – 24 months service
Firefighter IV (Apprentice Firefighter II):	25 – 36 months service
Firefighter III (Journey Firefighter I):	37 – 48 months service
Firefighter II (Journey Firefighter II):	49 - 60 months service
Firefighter I (Master Firefighter):	61+ months service

*Exhibit A Wage Schedule will go into effect January 4, 2024

Appendix B**Wage Table - 2025**

Increase from 2024	4.00%	2025		
Grade Pay	Basis	Annual	Shift Hourly	Day Hourly
Firefighter Recruit	70.0%	\$73,080	\$25.03	\$35.13
Firefighter IV	77.5%	\$80,909	\$27.71	\$38.90
Firefighter III	85.0%	\$88,739	\$30.39	\$42.66
Firefighter II	92.5%	\$96,569	\$33.07	\$46.43
Firefighter I (Basis)	100.0%	\$104,399	\$35.75	\$50.19
Engineer	111.0%	\$115,883	\$39.69	\$55.71
Lieutenant	122.0%	\$127,367	\$43.62	\$61.23
Battalion Chief	145.0%	\$151,379		
ALS & Specialist Pay	Basis	Annual	Shift Hourly	Day Hourly
EMT-Intermediate	4.0%	\$4,176	\$1.43	\$2.01
EMT-Paramedic	8.5%	\$8,874	\$3.04	\$4.27
Specialist	4.0%	\$4,176		\$2.01

Firefighter Grade Pay Steps

Firefighter Recruit: 0 – 12 months service
 Firefighter IV: 13 – 24 months service
 Firefighter III: 25 – 36 months service
 Firefighter II: 37 – 48 months service
 Firefighter I: 49+ months service

*Exhibit B Wage Schedule will go into effect January 2, 2025

Appendix C**Wage Table - 2026**

Increase from 2025	5.00%	2026		
Grade Pay	Basis	Annual	Shift Hourly	Day Hourly
Firefighter Recruit	70%	\$76,733	\$26.28	\$36.89
Firefighter III	80%	\$87,695	\$30.03	\$42.16
Firefighter II	90%	\$98,657	\$33.79	\$47.43
Firefighter I (Basis)	100%	\$109,619	\$37.54	\$52.70
Engineer	111%	\$121,677	\$41.67	\$58.50
Lieutenant	122%	\$133,736	\$45.80	\$64.30
Battalion Chief	145%	\$158,948		
ALS & Specialist Pay	Basis	Annual	Shift Hourly	Day Hourly
EMT-Intermediate	4.0%	\$4,385	\$1.50	\$2.11
EMT-Paramedic	8.5%	\$9,318	\$3.19	\$4.48
Specialist	4.0%	\$4,385		\$2.11

Firefighter Grade Pay Steps

Firefighter Recruit: 0 – 12 months service
 Firefighter III: 13 – 24 months service
 Firefighter II: 25 – 36 months service
 Firefighter I: 37+ months service

*Exhibit C Wage Schedule will go into effect January 1st, 2026

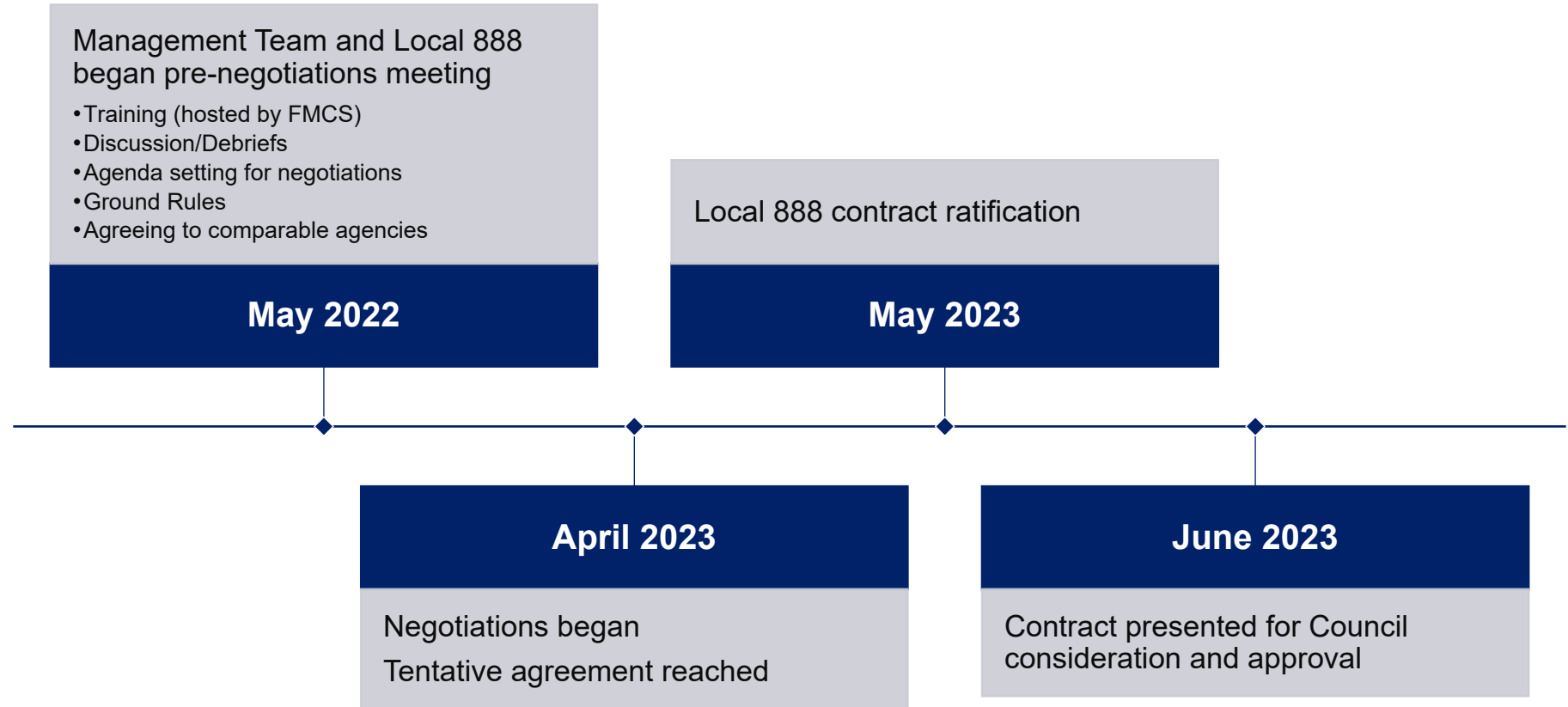
Collective Bargaining Agreement

City of Greeley & Local IAFF 888

Tuesday, June 20, 2023



12 Month Snapshot



Collaboration to Achieve Success

Mike Medhurst, Local 888 President



Creativity



Teamwork



Partnership



Development



Solution



Communication

Summary of Changes

- Guiding Principles
 - Fiscal sustainability
 - Market competitiveness
 - Equity of the city's entire employee workforce.
- Union Ratification – May 16, 2023
 - 64 in favor and 12 opposed amongst a total membership of 120
- ARTICLE XII – LEAVES
- ARTICLE XIII – WAGES
- ARTICLE XIV – ACTING PAY
- ARTICLE XXIII - DURATION



Fiscal Impact

Annual Increase in Cost:

- 2024 - \$1,934,669 (11%)
- 2025 - \$950,431 (4.0%)
- 2026 - \$973,976 (5.0%)
- Total Three-Year Contract Cost \$8,678,845

Strategic Focus Areas

Questions
?



High-Performance Government



Quality of Life



Safe and Secure Communities



Council Agenda Summary

June 20, 2023

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Appointments to Boards & Commissions

Summary:

Council appointment is needed to the above-mentioned Boards and Commissions due to vacancies and term expirations. City staff continues to actively recruit to fill all other vacant positions. Water & Sewer Board applicants are incumbents applying for their own seats and therefore will not be interviewed

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
What is the source of revenue within the fund?	N/A
Is there grant funding for this item?	No

Legal Issues:

The City Attorney's Office reviewed the applications and advised of potential conflicts of interest.

It should be noted that there is a possibility that the applicants currently serve as a volunteer on a board or commission besides the one they are applying to. It is also important to point out to the applicants that there are always potential conflicts that exist with business and investments, current jobs or relatives and family members coming before the Board or Commission.

Should such conflicts arise, the Board or Commission member simply recuses themselves from that particular item. Such a potential conflict does not preclude anyone from serving on a Board or Commission in general, just that particular agenda item.

Other issues and Considerations:

None.

Strategic Focus Area:



Community Vitality

Decision Options:

- 1) Appoint or reappoint the individuals to serve on an applicable board or commission
- 2) Direct staff to re-advertise applicable vacancy

Council's Recommended Action:

No motion is necessary. The City Council's Policies and Protocol authorize appointment of Board and Commission members by written ballot, which can be used in lieu of a motion or voice vote for individual or multiple appointments. This policy was adopted by Council as a time-savings measure. Accordingly, a ballot is attached for Council's use in making appointments. Candidates receiving a majority vote (at least 4 votes) are appointed with no further action needed by Council.

Attachments:

1. B&C Transmittal Summary- June 2023
2. B&C Ballot- June 2023

Boards & Commissions Transmittal

June 7, 2023

Key Staff Contact: Allie Powell, Senior Assistant City Clerk, 350-9746

Interview Date

June 12, 2023

Council Interview Team

Councilmembers Butler & Hall

Council Appointment Date

June 20, 2023

Boards and Commissions Being Interviewed

- **Downtown Development Authority**
- **Greeley/Weld Airport Authority**
- **Human Relations Commission**
- **Judicial Review Board**
- **Rodarte Community Center Advisory Board**
- **Water & Sewer Board**
- **Youth Commission**

Council's Recruitment and Qualifications Policy

General recruitment efforts shall be made with special measures being taken to balance ward representation and attract minority and special population applicants. Generally, volunteers will be limited to serving on one board or commission at a time. (14.2. (c)(2) City Council, Policies and Protocol)

Demographic information of existing board members and any specialty requirements are contained within the attached Membership Rosters.

Legal Issues

The City Attorney's Office reviewed the applications and the attached memorandum addresses any potential conflicts of interest.

It should be noted that there is a possibility that the applicants currently serve as a volunteer on a board or commission besides the one they are applying to. It is also important to point out to the applicants that there are always potential conflicts that exist with business and investments, current jobs or relatives and family members coming before the Board or Commission.

Should such conflicts arise, the Board or Commission member simply excuses themselves from that particular item but such a potential conflict does not preclude anyone from serving on a Board or Commission in general, just that particular agenda item.

Applicable Council Goal or Objective

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

Decision Options

1. Recommend candidates for appointment; or
2. Direct staff to re-advertise applicable vacancy.

Attachments

1. Interview Schedule
2. Conflict Memorandum from City Attorney's Office
3. Sample Ballot
4. Membership Rosters from above mentioned Boards and Commissions
5. Applications of those being considered for interview and/or considered for appointment

Transmittal reviewed by:  Raymond Lee, City Manager  Heidi Leatherwood, City Clerk



Applicants for the boards and/or commissions listed below are in alphabetical order
and recommendations from the interview team are shown in bold.

***** BALLOT *****

Downtown Development Authority	
<i>2 Positions: 4 Year Term, 2 Term Limit</i>	
☐	Christine Kutil
☐	Kimberly Ponce
☐	(Recruit for Additional Applicants)

Human Relations Commission	
<i>1 Position: 3 Year Term, 2 Term Limit</i>	
☐	Jeannette Shepherd
☐	(Recruit for Additional Applicants)

Rodarte Community Center Advisory Board	
<i>1 Position: 3 Year Term, 2 Term Limit</i>	
☐	Laura Jones
☐	(Recruit for Additional Applicants)

Youth Commission Ex-Officio	
<i>1 Position: 3 Year Term, 2 Term Limit</i>	
☐	Laura Jones
☐	(Recruit for Additional Applicants)

Greeley/Weld Airport Authority	
<i>1 Position: 4 Year Term, 2 Term Limit</i>	
☐	Steven Lehwald
☐	(Recruit for Additional Applicants)

Judicial Review Board	
<i>1 Position: 3 Year Term, 2 Term Limit</i>	
☐	Kelli Riley
☐	(Recruit for Additional Applicants)

Water & Sewer Board	
<i>2 Positions: 5 Year Term, No Term Limit</i>	
☐	Todd Mick (I)
☐	Tony Miller (I)
☐	(Recruit for Additional Applicants)

(I) = Incumbent



Council Agenda Summary

Title:

Scheduling of Meetings, Other Events

Summary:

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Planning Calendar and Schedule for City Council Meetings and Work Sessions and make any necessary changes regarding any upcoming meetings or events.

The City Manager is recommending changes to the Council schedule as follows:

- 1) Cancel the June 27, 2023 Work Session
- 2) Schedule a Special City Council Meeting on June 29, 2023 at 5:00 p.m. to discuss economic incentives for business development

Recommended Action:

A motion to cancel the June 27, 2023 work session and schedule a Special City Council meeting on June 29, 2023 at 5:00 p.m.

Attachments:

Council Meetings and Other Events Calendars

Council Meeting and Work Session Schedule/Planning Calendar

June 19, 2023 - June 25, 2023

June 2023							July 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	3						1
4	5	6	7	8	9	10	2	3	4	5	6	7	8
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
25	26	27	28	29	30		23	24	25	26	27	28	29
							30	31					

Monday, June 19

Tuesday, June 20

5:00pm - 6:00pm CivicClerk Board Portal Training (R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers Overflow Room 103) - Council Master Calendar

6:00pm - City Council Meeting (R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers Overflow Room 103) - Council Master Calendar ↻



Wednesday, June 21

7:30am - Visit Greeley (Butler) ↻

12:00pm - 4:00pm Mayor's Summit on Entrepreneurship (Aims Community College; (Welcome Center)) - Council Master Calendar

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

Thursday, June 22

1:00pm - 3:00pm 4P Meeting w/ Weld County -option #2 (SW Weld Bldg, Large Conference Room, 4209 CR 24.5, Longmont, CO) - Council Master Calendar

5:00pm - 9:00pm Greeley Stampede Bull Riding and Dinner *(Greeley Stampede (600 N 14th Ave, Greeley, CO 80631)) - Council Master Calendar

Friday, June 23

Saturday, June 24

Sunday, June 25

CML 2023 Annual Commerce (Aurora Colorado) - Council Master Calendar

June 26, 2023 - July 2, 2023

June 2023							July 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3							1
4	5	6	7	8	9	10	2	3	4	5	6	7	8
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
25	26	27	28	29	30		23	24	25	26	27	28	29
							30	31					

Monday, June 26

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

Tuesday, June 27

- 5:00pm - 6:00pm CivicClerk - Board Portal Training - Follow-up (R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers Overflow Room 103) - Council Master Calendar
- 6:00pm - City Council Work Session Meeting - Potentially Cancelled (R_CCS_Council Chambers - WiFi Ready) - Council Master Calendar ↻

Wednesday, June 28

- 7:00am - 8:00am Upstate Colorado Economic Development (Gates/Hall) (Upstate Colorado Conference Room) - Council Master Calendar ↻
- 5:00pm - 6:30pm Yadira Caraveo Greeley Office Open House (3400 W 16th Street, Greeley, CO 80634) - Council Master Calendar

Thursday, June 29

Friday, June 30

Saturday, July 1

Sunday, July 2

July 3, 2023 - July 9, 2023

July 2023							August 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30	31		
30	31												

Monday, July 3

9:00am - 10:00am 16th Street Starbucks Ribbon Cutting Ceremony

Tuesday, July 4

8:00am - 11:00am 4th of July Parade (TBD) - Council Master Calendar

6:00pm - 6:30pm City Council Meeting - Cancelled (R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers Overflow Room 103) - Council Master Calendar



Wednesday, July 5

Thursday, July 6

7:30am - Poudre River Trail (Hall)

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

6:00pm - 8:30pm North Front Range MPO Meeting (Olson/Payton)



Friday, July 7

Saturday, July 8

Sunday, July 9

July 10, 2023 - July 16, 2023

July 2023							August 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30	31		
30	31												

Monday, July 10

Tuesday, July 11

 **6:00pm - City Council Work Session Meeting** (R_CCS_Council Chambers - WiFi Ready) - Council Master Calendar 



Wednesday, July 12

Thursday, July 13

 **6:30pm - 8:00pm Highway 85 Coalition/Mayors Bullseye Meeting** (Changes with each meeting) - Council Master Calendar 

Friday, July 14

Saturday, July 15

Sunday, July 16

City Council Meeting Scheduling 2023

	6/16/2023		
	This schedule is subject to change		
June 27, 2023 Council Work Session	POTENTIALLY CANCELLED		
June 29, 2023 Special Council Meeting	Consideration of a Resolution for Economic Incentives	Paul Trombino	Regular
July 04, 2023 Council Meeting	CANCELLED		
July 11, 2023 Council Work Session	Uniform Landscape Maintenance Standards	John Dargle	
	Overview of Ironwood Development Agreement	Paul Trombino	
	Concept Planning Update - 9th/10th Street and 8th Avenue Corridors	Paul Trombino	
July 18, 2023 Council Meeting	Proclamations - High Plains Chautauqua	Mayor	Intro
	Minutes Approval (6/13/23 Work session; 6/20/23 Council meeting; 6/27/23 Work session)	Heidi Leatherwood	Consent
	Consideration of a Resolution - IGA w/Weld County re Coordinated Election	Heidi Leatherwood	Consent
	Consideration of a Resolution - Schneider Annexation	Don Threewitt	Consent
	Consideration of a Resolution - Adoption of 2023 Art Master Plan	John Dargle	Consent
	Consideration of a Resolution - Amending the Lease Agreement with TPL re Shurview Lease Purchase Agreement	John Dargle	Consent
	Consideration of a Resolution - Approving the Ironwood Development Agreement	Paul Trombino	Consent
	PH & 2nd Rdg Ord - Authorization to Acquire Real Property by Purchase/Exercise of Eminent Domain (C Street - 59th Ave. to 66th Ave.)	Paul Trombino	Regular
	PH & 2nd Rdg Ord - Rangeview Improvement District	Margaret Hurley	Regular
	PH & 2nd Rdg Ord - 2023 2nd Additional Appropriation	Robert Miller	Regular
	Boards & Commissions Appointments	Heidi Leatherwood	Regular



Council Agenda Summary

Title:

Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Council's Recommended Action:

A motion to approve the above authorizations.



Executive Session Agenda Summary

June 20, 2023

Paul Trombino, Public Works Director

Title:

Business Opportunity and consideration of Economic Incentives

Background:

Staff will present a business development opportunity for consideration of economic incentives by City of Greeley City Council. This executive session is for the following purposes:

- conferral with the City Attorney to receive legal advice and to determine positions, develop strategies, and provide instructions to negotiators regarding an incentive agreement for a company relocating to the City of Greeley,
- as provided C.R.S. § 24-6-402(4)(e)(I) and Greeley Municipal Code 2-151(a)(2) and 2-151(a)(5).

Strategic Focus Area:



Business Growth

Recommended Action:

A motion to go into executive session to confer with the City Attorney to receive legal advice and to determine positions, develop strategies, and provide instructions to negotiators regarding an incentive agreement for a company relocating to the City of Greeley, as provided C.R.S. § 24-6-402(4)(e)(I) and Greeley Municipal Code 2-151(a)(2) and 2-151(a)(5).