

Greeley City Council Agenda

Regular Meeting

Tuesday, December 16, 2025 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/83475126772>

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 Meeting Portal <https://greeleyco.portal.civicclerk.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 cityclerks@greeleygov.com.

Written comments can be mailed or dropped off at the City Clerk's office at City Hall, at 1100 10th Street Greeley, CO 80631. Any comments received prior to 12 p.m. on the day of the meeting, will be sent to Council and published in the agenda packet post meeting.

For more information about this meeting, to request reasonable accommodations for accessibility purposes in an alternative format, or for meeting agendas, minutes, and archived videos, please contact the City Clerk's Office at cityclerks@greeleygov.com or 970-350-9740.



Mayor
Dale Hall
Councilmembers
Tommy Butler - Ward I
Deb DeBoutez - Ward II
Johnny Olson - Ward III
Brian Rudy - Ward IV
Ryan Roth - At-Large
Melissa McDonald - At-Large



City Council Regular Meeting Agenda

Tuesday, December 16, 2025 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/83475126772>

Consent Agenda

-
1. Call to Order
 2. Pledge of Allegiance
 3. Roll Call
 4. Approval of the Agenda
 5. Recognitions and Proclamations
 - a. What's Great about Greeley Report?
 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.

Councilmembers 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. Motion to approve the City Council Meeting Proceedings of November 18, 2025 and December 2, 2025
10. Resolution authorizing the City to enter into a professional services contract between the City of Greeley and DHM Design for planning and design for the Ferguson Property Community Park Project (Project #13042)

11. Resolution of the City Council authorizing the City to enter into an intergovernmental agreement governing Cost Allocation for Water Supply and Storage Company System Modifications
12. Resolution of the City Council authorizing the City to enter into an intergovernmental agreement with Water Supply and Storage Company and other Municipal Entity Stockholders
13. Resolution appointing Jerry Manzer as an Assistant Municipal Judge and Assistant Liquor Licensing Hearing Officer for the City of Greeley, Colorado
14. Resolution appointing Keith Coleman as Assistant Municipal Judge and Assistant Liquor Licensing Hearing Officer for the City of Greeley, Colorado
15. Resolution appointing J. William Sierra as an Assistant Municipal Judge and Assistant Liquor Licensing Hearing Officer for the City of Greeley, Colorado

End of Consent Agenda

16. Pulled Consent Agenda Items
17. Public Hearing for a non-owner nomination of City Hall, 1000 10th Street, for designation for historic preservation
18. Public hearing and second reading of an ordinance designating 1000 10th Street on the Greeley Historic Register
19. Public hearing and second reading of an ordinance amending Title 24 of the Greeley Municipal Code relating to a text amendment to the Greeley Development Code codifying the fast track review process for affordable housing
20. Public hearing and second reading of an ordinance reauthorizing the Citizen Budget Advisory Committee, Citizen Transportation Advisory Board, Commission on Disabilities, Downtown Development Authority, Golf Advisory Board, Historic Preservation Commission, Rodarte Community Center Advisory Board, Stormwater Board, and Youth Commission for a period of three years
21. Appointments to Boards and Commissions - Citizen Budget Advisory Board, Greeley Urban Renewal Authority, Human Relations Commission
22. 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
23. Scheduling of Meetings, Other Events
24. Adjournment



Council Agenda Summary

Title:

Recognitions and Proclamations

Summary:

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

Attachments:

Item 5 - Presentation



City Council Meeting
December 16, 2025

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 cityscape with various buildings, including a prominent brick building on the left, and a vast mountain range 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

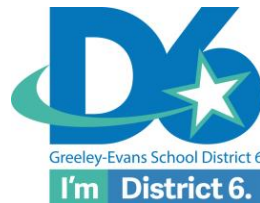
UNC Volleyball Wins 2025 Big Sky Championship Title

- Eighth championship since 2006.



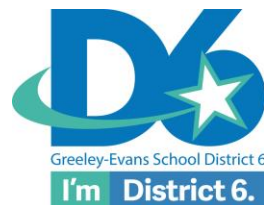
Principal Nicole Petersen Named the 2026 Colorado Middle-Level Principal of the Year

- Brentwood Middle School Principal.
- Named by the Colorado Association of Secondary School Principals.
- In the running for the National Principal of the Year Award.



Emma Nottis Wins Auguste Escoffier School of Culinary Arts Crown Scholarship Competition

- Greeley West High School student.
- Decorated 7 cookies with a Halloween theme.







Council Agenda Summary

Title

Citizen Input

Summary

During this portion of the meeting, anyone may address the city council on any item of city business that is not already listed on tonight's agenda as a public hearing.

Comments should be statements, not questions. Public comment is not a question-and-answer session, unless the presiding officer thinks some clarification is warranted.

Please be considerate of fellow speakers. There should be no applause, booing, or other audible disruption to the proceedings. Your city council desires respect, dignity and a welcoming environment.

Please limit your comments to three minutes and provide your name and city of residence for the record. When you see the yellow light coming on the display, please begin to wrap up your comments. When the red light comes on, your three minutes is up.

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.



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	Next Steps & Schedule	Anticipated Deliverable & Date (Report, Council Presentation, etc.)	Assigned to:
11-2023	Clark/Butler	Artificial turf and landscape standards	August 1, 2023 Council Meeting	*Come back to Council with a draft ordinance	Staff will schedule for a later date.	Don Threewitt
4-2024	Butler	Lincoln Park Redesign	April 2, 2024 City Council Meeting	Requested Work Session for information on the Lincoln Park Redesign- to include status of project, timeline of project and overview of the coming outreach Work Session	Early 2025: Construction design drawings scheduled to begin, incorporating stakeholder input, alignment with redevelopment goals, and lessons from other urban parks. Late 2025 - 2026: Construction slated to begin at the end of 2025 and continue into 2026. At the June 10 WS council requested staff to pause construction to ensure Lincoln Park compliments future vision for Greeley's Downtown Civic Campus.	Diana Frick
5-2024	Hall	Impact Fee Study Structure	May 7, 2024 Council Meeting	Requested staff bring a report to a future work session explaining more in depth the Impact Fee Study Structure - how the ratio is calculated, review process, timeline of review, and development fees	DTA was awarded the contract and that process has now started. The consultant is working on completing the study by the end of December. Then it will be brought to Council by March/April.	Allena Portis/Robert Miller
8-2024	Olson	Code Compliance	Oct 1, 2024 Council Meeting	Part 1 - Requested staff to present at a future work session on code compliance- what is compliant and what is not and to develop a plan to assist with low-income residents specifically relating to yards and vegetation Part 2 - More information needed on specific options on landscaping; enhancing voluntary compliance ticketing system	Following the February council meeting Code Compliance has been focusing on the council's direction to: Explore how to speed up compliance without immediate ticketing. How to enhance voluntary compliance. A more detailed update regarding Code Compliance progress was provided in the August 29 weekly update. A follow-up worksession will be scheduled this winter.	Kelli Johnson/Buxton Demers
13- 2024	Butler	Audit of Development Code	Dec 10, 2024 Council WS	Discrepancies in the code and would like an administrative fix of the R-M zoning issue if possible, and then a full audit of the Development Code.	Recieved proposals on 2/13 and now in the evaluation Starting phase 1 (procedures chapter) and remaining phases are on hold pending budget.	Don Threewitt
3-2025	DeBoutez	Public Art Program	March 18, 2025 Council Meeting	Research the Public Art Program with 3 components: expanding the program to include local performing art groups, clarify the funding source for the 1% for all of the capital improvement projects, and reporting of when the money is appropriated to the program.	A follow up presentation is scheduled for the January 13 WS.	Diana Frick
11-2025	McDonald	Contractor Licensing	 Council Meeting	Requested staff to come back on a Work Session to present information on changing the code for contractors being licensed in the City specifically roofers.	A work session is tentatively scheduled for February 10, 2026.	Don Threewitt



Council Agenda Summary

December 16, 2025

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Motion to approve the City Council Meeting Proceedings of November 18, 2025 and December 2, 2025

Summary:

The regular meetings of the City Council were held in City Council Chambers on November 18, 2025, and December 2, 2025.

The draft proceedings of each meeting are presented for the Council's review and approval.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

No Impact

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

High-Performance Government

Decision Options:

1. Approve the motion as presented; or
2. Amend the motion and approve as amended; or
3. Deny the motion; or
4. Continue consideration of the motion to a certain date.

Council's Recommended Action:

Approve the motion.

Attachments:

1. 11.18.2025 Regular Meeting Draft Minutes
2. 12.02.2025 Regular Meeting Draft Minutes

City of Greeley, Colorado
City Council Meeting Proceedings
Tuesday, November 18, 2025

1. Call to Order

Mayor Gates called the meeting to order at 6 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 Gates led the Pledge of Allegiance.

3. Roll Call

City Clerk Heidi Leatherwood called the roll.

The following were present:

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Mayor Pro Tem Dale Hall- Absent due to the vacancy of his seat.

Councilmember Brett Payton

Councilmember Johnny Olson

Councilmember Melissa McDonald

Mayor John Gates

The Mayor announced that Dale Hall was absent from the dais. According to the Greeley Charter, his seat was vacated as of 7:29 p.m. Tuesday, November 11.

4. Recognitions and Proclamation

Sydney Cabelos presented a proclamation to Mayor Gates for his 16 years of service on behalf of Congressman Gabe Evans.

World Day of Remembrance

Mayor Gates read a proclamation for World Day of Remembrance at 6:03 p.m. James Bailey, representing the Citizens Transportation Advisory Board, was present to accept.

Crash Responder Safety Week

Mayor Gates read a proclamation for Crash Responder Safety Week at 6:08 p.m. Police Commander Mike Heck accepted the proclamation on behalf of all first responders. He thanked Council for their support and the tools provided to do their jobs safely.

Law Enforcement Records Personnel Week

Mayor Gates read a proclamation for Law Enforcement Records Personnel Week at 6:11 p.m. Police Chief Adam Turk was present to accept the proclamation along with several Police Records staff members.

What's Great About Greeley Report

Councilmember Olson presented the *"What's Great About Greeley"* report at 6:05 p.m.

5. Reports from Mayor and Councilmembers

Councilmembers offered heartfelt tributes to outgoing Mayor Gates and Councilmember Payton.

Councilmember Payton and Mayor Gates acknowledged their families' support throughout the years and were grateful for the opportunity to serve.

Consent Agenda

6. Motion to approve the City Council Work Meeting Proceedings of October 14 and October 28; City Council Work Session Proceedings of October 7 and October 21, and Special City Council Meeting Proceedings of November 10, 2025

End of Consent Agenda

Councilmember Payton moved to approve Consent Agenda Item 6. Mayor Gates seconded the motion. The motion passed 6-0 at 6:40 p.m.

7. Pulled Consent Agenda Items

None.

8. Motion to adjourn sine die

Councilmember Olson moved to adjourn sine die. Councilmember Butler seconded the motion. The motion passed 6-0 at 6:40 p.m.

Mayor Gates asked all councilmembers to step down as Judge Gonzales prepared to perform the Oaths of Office for the newly elected officials.

Judge Mark Gonzales administered Oaths of Office to Dale Hall as Mayor, to Councilmembers Deb DeBoutez (Ward 2) re-elected, Johnny Olson (Ward 3) re-elected, Brian Rudy (Ward 4), and Ryan Roth (At-Large).

9. Call to Order

Mayor Hall called the meeting to order at 6:54 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

10. Roll Call

City Clerk Heidi Leatherwood called the roll.

The following were present:

Councilmember Tommy Butler
Councilmember Deb DeBoutez
Councilmember Brian Rudy
Councilmember Ryan Roth
Councilmember Johnny Olson
Councilmember Melissa McDonald
Mayor Dale Hall

11. Approval of the Agenda

No changes.

12. John Gates Day Proclamation

Mayor Hall presented a proclamation at 6:54 p.m. recognizing Mayor John Gates' years of service. Former Mayor Gates thanked Council, staff, and the community.

13. Remarks from Mayor and Council

Mayor Hall and councilmembers thanked their families and supporters for the opportunity to serve on council.

14. Mayor Pro-Tem Selection

Councilmember Rudy nominated Councilmember McDonald for Mayor Pro-Tem. Councilmember Olson seconded the motion. The motion passed 7-0 at 7:09 p.m.

15. Order of Council Succession

Mayor Hall explained that he would complete this item and have it ready by December 2.

16. Discussion of Council Assignment and Boards and Commissions

Mayor Hall announced the following appointments to boards and commissions:

Mayor Pro-Tem McDonald will serve on the Airport Authority along with Mayor Hall, and as the liaison for the Youth Commission. Councilmember Hall will also represent the city on the CML Executive Board, the Poudre River Trail board, the Regional Opioid Council, and the Water and Sewer Board, while handling responsibilities related to Upstate Colorado Economic Development.

Acting City Manager Mr. McBroom was appointed to the CML Policy Committee alongside Mayor Pro Tem McDonald. Councilmember Butler will be the representative on the Downtown Development Authority, with Councilmember Roth as the alternate. Councilmember DeBoutez was appointed to multiple boards, including the Employee Health Board, Historic Preservation Loan Committee, Human Relations Commission, Parks and Recreation Board, and the Transportation TMO.

Councilmember Rudy will be involved in the Highway 85 Coalition, the Police Pension Fund Board, and serve as the liaison to the Clearview Library District. Additionally, he will work with Councilmember Olson on the Transportation Air Quality, MPO.

Councilmember Olson will also represent the city in the Highway 34 Coalition and the Interstate 25 Coalition. Both Councilmembers Butler and Roth will also serve on the Island Grove Advisory Board, with Councilmember Butler as the main representative and Councilmember Roth as the alternate. The Weld Project CONNECT will be attended as needed.

17. Citizen Input

1. David Heald spoke about the city manager's salary being higher than state officials' salaries, questioned whether the city should be run like a business, noted his water bill has doubled since 2021, and voiced opposition to the West Greeley project.
2. Kathy Hasch requested improved audio in the chambers and asked council to set a date for a special election.
3. Steve Teets noted that the buses had squeaky brakes hurting his ears and asked council to fix the issue otherwise he would write a letter to Colorado Department Of Transportation.
4. Sonia Miller spoke negatively about former Mayor Gates and current Mayor Hall.

18. Reports from Mayor and Councilmembers

Mayor Pro-Tem McDonald thanked veterans for their service and highlighted several upcoming community events, including:

- A stargazing night at Arroyos del Sol;
- A clothing drive by the Youth Commission collecting coats, hats, gloves, scarves, and socks through December 8;
- A toy drive at the UNC men's basketball game on December 6;
- Gift wrapping meetings at the Rodarte Center on various dates;
- The Rodarte Community Christmas Party on December 13.

Councilmember DeBoutez attended Science Night at Salida del Sol School.

Councilmember Butler announced that four council members would participate in a Turkey Drive battle against the school board from 1-3 p.m. at Center Place Safeway.

19. Initiatives from Mayor and Council

None.

Consent Agenda

20. Resolution authorizing the City to enter into a professional services task order between the City of Greeley and Kimley-Horn and Associates for design of Sanitary Sewer Collection System Improvements and a Waterline Replacement Project

21. Resolution supporting the application of a grant to the State of Colorado Department of Natural Resources State Trails Program for Arroyos Del Sol Natural Area Trailhead improvements

End of Consent Agenda

Councilmember Butler moved to approve Items 20 and 21. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 7:30 p.m.

22. Pulled Consent Agenda Items

None.

23. 2025 Triennial Review for Boards and Commissions

Deputy City Clerk Jennifer Middleton introduced the item at 7:31 p.m.

Ms. Middleton presented the 2025 Triennial Review for nine boards and commissions: Citizen Budget Advisory Committee, Citizen Transportation Advisory Board, Commission on Disabilities, Downtown Development Authority, Golf Advisory Board, Historic Preservation Commission, Rodarte Community Center Advisory Board, Stormwater Board, and Youth Commission.

She explained the review process and provided an overview of each board's membership, purpose, and recent activities. Ms. Middleton outlined three options for council consideration: reauthorize the boards for another three years, make changes to their purpose by amending the Municipal Code, or dissolve any board that had fulfilled its purpose.

Council reached consensus to reauthorize all nine boards and commissions and directed staff to draft an ordinance for the December 2, 2025, Council meeting.

24. Appointments to Boards and Commissions

City Clerk Heidi Leatherwood announced the following appointments:

- Citizen Transportation Advisory Board: James Bailey and James Riesberg were appointed, each for 3-year terms.
- Island Grove Advisory Board: Benjamin Fusco was appointed for a 3-year term.
- Historic Preservation Commission: Brent McHattie was appointed for a 3-year term.

25. Resolution appointing Gabe Llanas to serve as an alternate Historic Preservation Commissioner for Case No. GHR2025-0002

Councilmember Butler asked why an alternate needed to be appointed. Acting City Manager Brian McBroom explained that due to conflicts of interest among current Historic Preservation Commission members related to this case, they were unable to convene a quorum without appointing an alternate member.

Councilmember Butler moved to adopt the resolution. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 7:43 p.m.

Mayor Hall called a recess at approximately 7:40 p.m., asking Council to reconvene at 8:00 p.m. The Council reconvened at 7:57 p.m.

26. Motion to go into Executive Session to request and receive Legal Advice from the City Attorney regarding a proposed referendum petition

A motion to go into an Executive Session for conferral with the City Attorney to request and receive legal advice regarding a proposed referendum petition, as provided in C.R.S. 24-6-402(4)(b) and Greeley Municipal Code 2-151(a)(2).

Councilmember Olson moved to approve the motion. Mayor Pro Tem McDonald seconded the motion. The motion passed 7-0 at 7:58 p.m.

27. 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 Rudy seconded the motion. The motion passed 7-0 at 7:59 p.m.

28. Scheduling of Meetings, Other Events

None.

29. Adjournment

With no further business to come before Council, Mayor Hall adjourned the meeting at 7:59 p.m.

26. Motion to go into Executive Session to receive legal advice regarding a proposed referendum petition

Mayor Dale Hall started the Executive Session at 8:04 p.m. in the Executive Room. The meeting was electronically recorded as required by Colorado Open Meetings Law.

All Councilmembers were present along with City Manager Raymond Lee, City Attorney Stacey Aurzada, City Clerk Heidi Leatherwood, Community Development Director Brian McBroom and Chief Operating Officer Blair Snow.

The executive session was for the purpose of receiving legal advice related to the referendum petition as provided for under C.R.S. Section 24-6-402(4)(b) and Greeley Municipal Code Section 2-151(a)(2).

Mayor Hall cautioned each participant in the executive session to confine discussion to the stated purpose and reminded everyone that no formal action may occur in executive session. He asked if at any point in the executive session any participant believes that the discussion was going outside the proper scope of the executive session, to please interrupt the discussion and raise an objection.

The City Attorney announced that there would be privileged communication and asked the mayor to turn off the recorder during the confidential attorney-client privileged conversation.

The Executive Session concluded at 9:42 p.m.

The recording of the executive session will be retained as provided in the City's records retention policy and in conformity with Colorado Open Meetings Law for a period of 90 days.

Approved:

Mayor

Attested:

City Clerk

City of Greeley, Colorado
City Council Meeting Proceedings
Tuesday, December 2, 2025

1. Call to Order

Mayor Hall called the meeting to order at 6 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 Hall led the Pledge of Allegiance.

3. Roll Call

City Clerk Heidi Leatherwood called the roll.

The following were present:

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Mayor Pro Tem Melissa McDonald

Councilmember Johnny Olson

Councilmember Brian Rudy

Councilmember Ryan Roth

Mayor Dale Hall

4. Approval of the Agenda

No Changes.

5. Recognitions and Proclamation

16 Days of Activism Against Gender Violence Proclamation

Mayor Hall read the proclamation for World Day of Remembrance at 6:02 p.m. Diana Laws, representing ZONTA, was present to accept the proclamation.

What's Great About Greeley Report

Mayor Pro Tem McDonald presented the *"What's Great About Greeley"* report at 6:05 p.m.

6. Citizen Input

1. Tiffany Simmons asked Council to listen to the citizens.
2. Kathy Hasch spoke in support of citizens voting on the Cascadia project.
3. Peggy Sue Squires asked Council to listen to the citizens.
4. Steve Teets presented a list of reasons opposing the Cascadia project.
5. Bill Gillard asked questions regarding the feasibility report for the Cascadia project.
6. Jeanne Lipman, speaking on behalf of the League of Women Voters of Greeley Weld County, advocated for a special election.

7. Evan Peterson spoke in support of a special election.
8. David Heald spoke about the City Manager search and compensation suggesting an internal candidate be considered.
9. Connie Garcia spoke about collecting petition signatures and was in support of a special election.
10. Christine Talbot voiced support for an opportunity to vote.
11. Mary Metzger supported allowing citizens to vote on the Cascadia project.
12. Dave Munoz asked Council to repeal the zoning ordinance and keep City Hall intact.
13. Rachel Burdan spoke about the CBR Inc. Study and noted that the data did not support a waterpark.
14. Claudia Milstead spoke in support of the citizens voting and wanted the feasibility report explained.
15. Robert Stack voiced support for the citizens getting to vote.
16. Jeri Shepherd spoke in support of the citizens voting on the project.
17. Dennis Houston represented the Water Valley Company, and the Colorado Eagles spoke in support for placing the issue on the ballot.
18. Robin Stoneman thanked the City's Home First program to address homelessness and urged Council to continue prioritizing funding for this initiative.
19. Pam Shaddock suggested the Council consider the legal implications of contracts already signed regarding the project.
20. Joseph Kennedy spoke about the Cascadia project's risk noting the challenges and associated with the nearby Future Legends Stadium in Windsor.

7. Reports from Mayor and Councilmembers

Councilmember Butler reported on the UNC Bears volleyball team success so far. He attended the High Plains Housing Development Corp's Star Rise ribbon cutting event.

Mayor Pro Tem McDonald spoke about the Youth Commission's coat drive (through December 8th) and toy drive at the upcoming UNC basketball game. She also acknowledged the transition between city managers, asking for grace and patience during this period.

8. Initiatives from Mayor and Councilmembers

Councilmember Butler suggested moving the General Improvement District (GID) meetings, which currently take place before the regular Council meetings, to a different time. Council agreed to start GID meetings at 6:00 p.m. and then adjourn into the regular meeting.

Consent Agenda

9. Resolution establishing the 2025 Downtown Development Authority Tax Levy and directing the certification of the same to the Board of County Commissioners

10. Resolution approving the 2026 Budget of the Greeley Downtown Development Authority and appropriating funds for the budget

- 11. Resolution authorizing the forgiveness of Community Development Block/Home Investment Partnership Program Loans to High Plains**
- 12. Resolution authorizing the forgiveness of a Community Development Block Grant Loan to the Housing Authority of the City of Greeley**
- 13. Resolution authorizing the City to enter into a settlement agreement with Taneah Perez**
- 14. Resolution authorizing the City to enter into a professional services contract with Engineering Analytics, Inc.**
- 15. Introduction and first reading of an ordinance amending Title 24 of the Greeley Municipal Code relating to a text amendment to the Greeley Development Code codifying the fast-track review process for affordable housing**
- 16. Introduction and first reading of an ordinance reauthorizing various city boards and commissions for a period of three years**
- 17. Introduction and first reading ordinance designating 1000 10th Street on the Greeley Historic Register**

End of Consent Agenda

Councilmember Butler moved to approve Consent Agenda Items 9-17.

Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 7:09 p.m.

18. Pulled Consent Agenda Items

None.

19. Resolution calling a Special Municipal Election

City Attorney Stacey Aurzada introduced the item at 7:10 p.m.

Ms. Aurzada explained that if the resolution were adopted, the special municipal election would be held on February 24, 2026, with a ballot question to repeal Ordinance 30, 2025.

Ms. Aurzada stated that Ordinance 30 established PUD zoning for 833 acres in West Greeley planned for the Catalyst and Cascadia development. She noted that if the Council approved this resolution, item 20 on the agenda would not need to be addressed.

Councilmember Butler asked why the date was set for February rather than March or April as previously discussed. Ms. Aurzada explained that City Clerk Leatherwood had determined February 24 was the best timing for arranging the logistics of the election. The election cost was estimated at \$350,000 for both logistical costs and additional funds needed for public information.

Councilmember DeBoutez inquired about adding other questions to the ballot. Ms. Aurzada noted that additional items could be added but emphasized that the current resolution only addressed repealing the zoning ordinance, not stopping the entire project.

Mayor Pro Tem McDonald noted that despite criticism, many Councilmembers were holding the developer and staff accountable and had been pushing for better communication about the project.

Councilmember Olson moved to adopt the resolution. Councilmember Rudy seconded the motion. The motion passed 7-0 at 7:20 p.m.

20. Introduction and first reading ordinance repealing Ordinance 30, 2025 which changed the official Zoning Map of the City of Greeley, Colorado to establish a Planned Unit Development (PUD) Zoning for property located generally north of US Highway 34 and east of Weld County Road 17

This item was not addressed due to the approval of Item 19.

21. City Manager Selection Process

Martha Lanaghen, Human Resources Director introduced the item at 7:20 p.m.

Ms. Lanaghen presented an overview of the process for selecting a new City Manager. She outlined four phases of the process:

- planning,
- candidate screening,
- community engagement, and
- final selection.

The city has engaged MGT, a national recruiting firm, to assist with the search.

Ms. Lanaghen proposed an eight-member screening committee consisting of the Mayor, the Interim City Manager, two members of the city manager team, two city employees, and two community representatives.

The recruitment process would include interviews with Councilmembers, the city manager team, and employee focus groups to develop the position profile. The timeline called for launching the recruitment in January, screening candidates in February and early March, holding community engagement sessions in March and April, and making a final selection in April or May.

Councilmember Butler proposed adding a second Councilmember to the screening committee. Council reached consensus and designated Mayor Pro Tem McDonald as the second member. Additionally, Mayor Hall asked Councilmembers to nominate community members before the next Council meeting so they could reach consensus on who would serve on the screening committee.

22. Motion to go into Executive Session to meet with Acting City Manager Brian McBroom for the purpose of establishing performance expectations and performance goals

A motion to go into an Executive Session to discuss the following matter as provided under C.R.S. Section 24-6-402(4)(f) and Greeley Municipal Code Section 2.151(a)(6): To discuss personnel reporting to the City Council.

Mayor Pro Tem McDonald moved to approve the motion. Councilmember Butler seconded the motion. The motion passed 7-0 at 7:32 p.m.

23. 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 Butler moved to approve the motion. Mayor Pro Tem McDonald seconded the motion. The motion passed 7-0 at 7:33 p.m.

24. Scheduling of Meetings, Other Events

None.

25. Adjournment

With no further business to come before Council, Mayor Hall adjourned the meeting at 7:33 p.m.

22. Motion to go into Executive Session to meet with Acting City Manager Brian McBroom for the purpose of establishing performance expectations and performance goals

Mayor Dale Hall started the Executive Session at 7:45 p.m. in the Executive Room. The meeting was electronically recorded as required by Colorado Open Meetings Law.

All Councilmembers were present along with Acting City Manager Brian McBroom and City Attorney Stacey Aurzada.

The executive session was for the purpose of discussing personnel who report to Council as provided for under C.R.S. Section 24-6-402(4)(f) and Greeley Municipal Code Section 2-151(a)(6).

Mayor Hall cautioned each participant in the executive session to confine discussion to the stated purpose and reminded everyone that no formal action may occur in executive session. He asked if at any point in the executive session any participant believes that the discussion was going outside the proper scope of the executive session, to please interrupt the discussion and raise an objection.

The Executive Session concluded at 8:31 p.m.

The recording of the executive session will be retained as provided in the City's records retention policy and in conformity with Colorado Open Meetings Law for a period of 90 days.

Approved:

Mayor

Attested:

City Clerk



Council Agenda Summary

December 16, 2025

Key Staff Contact: Diana Frick, Cultural Parks and Recreation Director, Jill Krantz, Cultural Parks and Recreation Deputy Director, Susan Murray, Planning Division Manager

Title:

Resolution authorizing the City to enter into a professional services contract between the City of Greeley and DHM Design for planning and design for the Ferguson Property Community Park Project (Project #13042)

Summary:

The City of Greeley solicited Statements of Qualifications from qualified landscape architecture and multidisciplinary design firms to provide professional design services for the development of the Ferguson Property into a new community park, regional dog park, and regional trail connection. The selected consultant will lead a comprehensive park planning and design process that incorporates community engagement, ecological sensitivity, and a phased implementation strategy responsive to current and projected growth in the area.

The Ferguson Property is a 27-acre parcel located in a rapidly developing area of Greeley, characterized by new subdivisions and higher-density, multi-family housing. The site was acquired by the City to serve as a new community destination with multi-generational amenities and connectivity to the citywide parks and trails system. The site is identified in the 2025 Trails Master Plan as an Area of Ecological Significance, due to the presence of sensitive habitat areas. It will connect to the regional trail system and to Redtail Park, a new neighborhood park located within a half mile of the Ferguson Property, which includes a playground, bike playground, open lawn, basketball court, and pickleball court. The Ferguson Property has also been designated as the location for a new regional dog park, which will serve a broad user base and address increasing demand for off-leash recreation.

Nineteen responses were received in response to RFQ#F25-07-046 Ferguson Property Community Park Design Services. A panel representing the Parks, Natural Areas and Planning Divisions scored the proposals based on three criteria: team qualifications (40 points), project experience (40 points), approach to scope of work (20 points). Four firms were interviewed and scores were tallied, with the firm receiving the highest score being awarded the project. DHM Design was selected based on their strong experience with ecological sites, proven master planning track record, and comprehensive approach to public outreach. The Project Manager then worked with the awardee to refine their scope of work and fee proposal. The proposed scope of work includes full design services to complete all phases of the anticipated project work which includes project kickoff, public outreach, concept design, 50% design, geotechnical investigations, 95% design, construction documentation, bidding support and construction administration. Exact project programming and park amenities will be determined during the public outreach and concept design phases. Fees are based on our current understanding that programming and amenities will include a dog park and community park soft surface trails with associated landscaping and irrigation improvements, shade structures, port-o-let screens and lighted parking lots. The proposed fee of \$360,867 represents 12% of the project construction budget of

\$3,000,000. Funding for this project is from 335-Park Development Fund.

City staff recommend approving the Scope and Fee Proposal for Planning and Design for the Ferguson Property Community Park Project.

Anticipated Project Timeline:

Winter 2026: Kickoff, Public Outreach and Concept Design

Spring 2026: 50% Design

Summer 2026: 95% Design

Fall 2026: Contractor Bidding

Winter through Fall 2027: Construction

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

Negative Impact of \$360,867.

Is it budgeted?

Yes, Project #13042 has \$500,000 budgeted for Professional Services

If yes, what source and fund will be used?

335-Park Development Fund which was established to pay for new or expanded park facilities.

Are there any long-term financial impacts? No

Is there grant funding for this item? No.

Legal Issues:

None

Other issues and Considerations:

The site includes sensitive ecological areas, which may influence final design and construction phasing.

Strategic Focus Area:

Community Vitality

Quality of Life

Decision Options:

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

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 77, 2025 with Exhibit A
2. Award Memo

CITY OF GREELEY, COLORADO
RESOLUTION NO. 77, 2025

RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT BETWEEN THE CITY OF GREELEY AND DHM DESIGN FOR PLANNING AND DESIGN FOR THE FERGUSON PROPERTY COMMUNITY PARK PROJECT (PROJECT #13042)

WHEREAS, the City desires to procure professional services for the planning and design of a new community park; and

WHEREAS, the City solicited qualifications from nineteen multidisciplinary design teams; and

WHEREAS, the most qualified team was determined to be DHM Design; and

WHEREAS, the City has funding available to support the execution of the Professional Services Contract.

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

Section 1. The City Council hereby authorizes the City to enter into a Professional Services Contract with DHM in the amount of \$360,867.00, a copy of which is attached hereto and incorporated herein as Exhibit A

Section 2. The City Council hereby delegates authority to City staff and legal counsel to make changes and modifications to the Scope of Services before execution, provided the material substance remains unchanged.

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

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF _____, 2025.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

CONTRACT FOR CONSULTING/PROFESSIONAL SERVICES
F25-07-046 - Ferguson Community Park Design Services

This Contract is made as of **December 5, 2025**, by and between the City of Greeley, Colorado, hereinafter referred to as the CITY, and **DHM Design Corporation**, authorized to do business in the State of Colorado, hereinafter referred to as the CONSULTANT, whose address is **900 South Broadway, Suite 300, Denver, CO 80209**.

In consideration of the mutual promises contained herein, the CITY and the CONSULTANT agree as follows:

ARTICLE 1 - SERVICES

The CONSULTANT'S responsibility under this Contract is to provide professional/consultation services for the planning and design services for the Ferguson Property Community Park project. More specifically, the scope of services is attached and incorporated herein. The services of the CONSULTANT shall be under the direction of the Project Manager who has been designated by the Culture, Parks & Recreation Department to act as the CITY'S representative during the performance of this Contract.

ARTICLE 2 - SCHEDULE

The CONSULTANT shall commence services upon execution of the Contract and complete all services on or before **September 30, 2027**, in conjunction with the attached schedule.

ARTICLE 3 - PAYMENTS TO CONSULTANT

- A. The CITY shall pay to the CONSULTANT for services satisfactorily performed, based on sum not to exceed **\$360,867.00**, which includes all direct charges, indirect charges, and reimbursable expenses stated in the attached document. The CONSULTANT will bill the CITY on a monthly basis or as otherwise provided for services rendered toward the completion of the Scope of Services. The amounts billed shall represent the sum of billable time (including overhead and profit) for labor hours expended plus any other allowable costs and expenses for services stated in the attached document. The CONSULTANT shall track expenditures and inform the CITY of any possible cost overrun prior to completing services that would overrun the maximum contract sum. Upon request, the CONSULTANT shall provide detailed documentation supporting the amounts billed. Such documentation may include but is not limited to invoices, receipts, timesheet notes, and similar types of documentation. The CITY may choose to increase the budget for the services using a mutually acceptable contract amendment or it may choose not to increase the budget and terminate the services accordingly.
- B. Invoices received from the CONSULTANT pursuant to this Contract will be reviewed and approved by the Project Manager, indicating that services have been rendered in conformity with the Contract and then will be sent to the Finance Department for payment.
- C. Payment Terms shall be **Net 30 Days** from the date of the CONSULTANT'S invoice.

ARTICLE 4 - TRUTH-IN-NEGOTIATION CERTIFICATE

Signature of this Contract by the CONSULTANT shall act as the execution of a truth-in-negotiation certificate certifying that the wage rates and costs used to determine the compensation provided for in this contract are accurate, complete, and current as of the date of this Contract.

The said rates and costs shall be adjusted to exclude any significant sums should the CITY determine that

the rates and costs were increased due to inaccurate, incomplete, or non-current wage rates or due to inaccurate representations of fees paid to outside consultants. The CITY shall exercise its rights under this "Certificate" within one (1) year following final payment.

ARTICLE 5 - TERMINATION

This Contract may be terminated by the CONSULTANT upon 30 days' prior written notice to the CITY in the event of substantial failure by the CITY to perform in accordance with the terms of this Contract through no fault of the CONSULTANT. It may also be terminated by the CITY, with or without cause, immediately upon written notice to the CONSULTANT. Unless the CONSULTANT is in breach of this Contract, the CONSULTANT shall be paid for services rendered to the CITY'S satisfaction through the date of termination. After receipt of a Termination Notice and except as otherwise directed by the CITY the CONSULTANT shall:

- A. Stop services on the date and to the extent specified.
- B. Terminate and settle all orders and subcontracts relating to the performance of the terminated services.
- C. Transfer all services in process, completed services, and other material related to the terminated services to the CITY.
- D. Continue and complete all parts of the services that have not been terminated.

The CONSULTANT shall be paid for services actually rendered to the date of termination.

ARTICLE 6 - PERSONNEL

The CONSULTANT represents that it has, or will, secure at its own expense all necessary personnel required to perform the services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the CITY.

All of the services required herein under shall be performed by the CONSULTANT or under its supervision, and all personnel engaged in performing the services shall be fully qualified and if required, authorized or permitted under state and local law to perform such services.

Any changes or substitutions in the CONSULTANT'S key personnel, as may be listed in the proposal for the services, must be made known to the CITY'S representative and written approval granted by the CITY before said changes or substitutions can become effective.

The CONSULTANT declares that all services shall be performed by skilled and competent personnel to the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

ARTICLE 7 - SUB-CONSULTANT

The CITY reserves the right to accept the use of a sub-consultant or to reject the selection of a particular sub-consultant and to inspect all facilities of any sub-consultants in order to make a determination as to the capability of the sub-consultant to perform properly under this Contract.

If a sub-consultant fails to perform or make progress, as required by this Contract, and it is necessary to replace sub-consultant to complete the services in a timely fashion, the CONSULTANT shall promptly do so, subject to acceptance of the new sub-consultant by the CITY.

ARTICLE 8 - FEDERAL AND STATE TAX

The CITY is exempt from payment of Colorado State Sales and Use Taxes. The CITY will sign an exemption certificate submitted by the CONSULTANT. The CONSULTANT shall not be exempted from paying sales tax to their suppliers for materials used to fulfill contractual obligations with the CITY, nor is the CONSULTANT authorized to use the CITY'S tax exemption number in securing such materials.

The CONSULTANT shall be responsible for payment of his/her own FICA and Social Security benefits with respect to this Contract.

ARTICLE 9 - AVAILABILITY OF FUNDS

When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, the contract may be cancelled and the CITY shall reimburse the CONSULTANT for expenses incurred during the contract period.

ARTICLE 10 - INSURANCE

- A. The CONSULTANT shall not commence services under this Contract until CONSULTANT has obtained all insurance required under this paragraph and such insurance has been approved by the CITY.
- B. All insurance policies shall be issued by companies authorized to do business under the laws of the State of Colorado. The CONSULTANT shall furnish Certificates of Insurance to the CITY prior to the commencement of operations. The Certificates shall clearly indicate that the CONSULTANT has obtained insurance of the type, amount, and classification as required for strict compliance with this paragraph and that no material change or cancellation of the insurance shall be effective without at least thirty (30) days prior written notice to the CITY. Compliance with the foregoing requirements shall not relieve the CONSULTANT of its liability and obligations under this Contract.
- C. The CONSULTANT shall maintain, during the life of this Contract, Comprehensive General Liability Insurance in the amount of \$1,000,000 per occurrence to protect the CONSULTANT of claims for damages for negligent acts, errors or omissions in the performance of professional services under this Contract, whether such acts, errors or omissions be by the CONSULTANT or by anyone directly employed by or contracting with the CONSULTANT.
- D. The CONSULTANT shall maintain, during the life of this Contract, Professional Liability Insurance (errors and omissions) in the amount of \$1,000,000 per occurrence to protect the CONSULTANT of claims for damages for negligent acts, errors or omissions in the performance of professional services under this Contract, whether such acts, errors or omissions be by the CONSULTANT or by anyone directly employed by or contracting with the CONSULTANT.
- E. The CONSULTANT shall maintain, during the life of this Contract, Comprehensive Automobile Liability insurance in the amounts of \$1,000,000 combined single limit bodily injury and \$50,000 property damage to protect the CONSULTANT from claims for damages for bodily injury, including wrongful death, as well as from claims for property damage, which may arise from the ownership, use, or maintenance of owned and non-owned automobiles, including rented automobiles whether such operations by the CONSULTANT or by any directly or indirectly employed by the CONSULTANT.
- F. The CONSULTANT shall maintain, during the life of this Contract, adequate Workmen's Compensation Insurance and Employer's Liability Insurance in at least such amounts as are required by law for all of its employees performing services for the CITY pursuant to this Contract.

- G. Liability insurance may be arranged by Comprehensive General Liability, Professional Liability and Comprehensive Automobile Liability policies for the full limits required; or by a combination of underlying Comprehensive Liability policies for lesser limits with the remaining limits provided by an Excess or Umbrella Liability policy. If the CONSULTANT elects to obtain a combination of Comprehensive Liability and an Excess or Umbrella Liability policy, the Excess or Umbrella Liability policy must provide coverage equal to or greater than the Comprehensive Liability coverage. Upon request, the CONSULTANT shall provide a copy of any policy including the Excess or Umbrella policy for the CITY's review and approval.
- H. All insurance, other than Workmen's Compensation and Professional Liability, is to be maintained by the CONSULTANT shall specifically include the CITY as an "Additional Insured". If the CONSULTANT elects to use multiple policies to suffice the coverage requirement, the City of Greeley shall be listed as an "additional Insured" on each policy.

ARTICLE 11 - INDEMNIFICATION

The CONSULTANT shall indemnify and save harmless the CITY, its agents, servants, and employees from and against any and all claims, liability, demands, losses, and/or expenses resulting from any negligent act or omission of the CONSULTANT, its agents, servants, subcontractors, suppliers or employees in the performance of services under this Contract. Such duty to indemnify and save harmless the CITY shall be for an amount represented by the degree or percentage of negligence or fault attributable to the CONSULTANT its agents, servants, subcontractors, suppliers or employees. If the CONSULTANT is providing architectural, engineering, design, or surveying services, the obligation to indemnify and pay costs, expenses, and attorneys' fees, is limited to the amount represented by the degree or percentage of negligence or fault attributable to the CONSULTANT, or the CONSULTANT's agents, representatives, employees, servants, subcontractors, or suppliers as determined by adjudication, alternative dispute resolution, or otherwise resolved by mutual agreement between the Contractor and the CITY. The CONSULTANT's indemnification obligation shall not be construed to extend to any injury, loss, or damage caused by the CITY's own negligence.

ARTICLE 12 - SUCCESSORS AND ASSIGNS

The CITY and the CONSULTANT each binds itself and its partners, successors, executors, administrators, and assigns to the other party of this Contract and to the partners, successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Contract. Except as above, neither the CITY nor the CONSULTANT shall assign, sublet, convey, or transfer its interest on this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of the CITY which may be party hereto, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the CITY and the CONSULTANT.

ARTICLE 13 - REMEDIES

This Contract shall be governed by the laws of the State of Colorado. Any and all legal action necessary to enforce the Contract will be held in Weld County and the contract will be interpreted according to the laws of Colorado. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

ARTICLE 14 - COLORADO LAW

The Colorado Law shall prevail as the basis for contractual obligations between the CONSULTANT and the CITY for any terms and conditions not specifically stated in this Contract.

ARTICLE 15 - CONFLICT OF INTEREST

The CONSULTANT represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in Colorado Statutes and ordinances of the City of Greeley. The CONSULTANT further represents that no person having any interest shall be employed for said performance.

The CONSULTANT shall promptly notify the CITY in writing by certified mail of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to influence the CONSULTANT'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of services that the CONSULTANT may undertake and request an opinion of the CITY as to whether the association, interest or circumstance would, in the opinion of the CITY, constitute a conflict of interest if entered into by the CONSULTANT. The CITY agrees to notify the CONSULTANT of its opinion by certified mail within 30 days of receipt of notification by the CONSULTANT. If, in the opinion of the CITY, the prospective business association, interest or circumstance would not constitute a conflict of interest by the CONSULTANT, the CITY shall so state in the notification and the CONSULTANT shall, at his/her option, enter into said association, of interest with respect to services provided to the CITY by the CONSULTANT under the terms of this Contract.

ARTICLE 16 - EXCUSABLE DELAYS

The CONSULTANT shall not be considered in default by reason of any failure in performance if such failure arises out of causes reasonably beyond the CONSULTANT'S control and without its fault or negligence. Such causes may include but are not limited to: acts of God; the CITY'S omissive and commissive failures; natural or public health emergencies; labor disputes; freight embargoes; and severe weather conditions. If failure to perform is caused by the failure of the CONSULTANT'S sub-consultant(s) to perform or make progress, and if such failure arises out of causes reasonably beyond the control of the CONSULTANT and its sub-consultant(s) and is without the fault or negligence of either of them, the CONSULTANT shall not be deemed to be in default.

Upon the CONSULTANT'S request, the CITY shall consider the facts and extent of any failure to perform the services and, if the CONSULTANT'S failure to perform was without its fault or negligence, the Contract Schedule and/or any other affected provision of this Contract shall be revised accordingly; subject to the CITY'S rights to change, terminate, or stop any or all of the services at any time.

ARTICLE 17 - ARREARS

The CONSULTANT shall not pledge the CITY'S credit or make it a guarantor of payment or surety for any contract, debt, obligation, judgment, lien, or any form of indebtedness. The CONSULTANT further warrants and represents that it has no obligation or indebtedness that would impair its ability to fulfill the terms of this Contract.

ARTICLE 18 - DISCLOSURE AND OWNERSHIP OF DOCUMENTS

The CONSULTANT shall deliver to the CITY for approval and acceptance, and before being eligible for final payment of any amounts due, all documents and materials prepared by and for the CITY under this Contract.

All written and oral information not in the public domain or not previously known, and all information and

data obtained, developed, or supplied by the CITY or at its expense will be kept confidential by the CONSULTANT and will not be disclosed to any other party, directly or indirectly, without the CITY'S prior written consent unless required by a lawful order. All drawings, maps, sketches, and other data developed, or purchased, under this Contract or at the CITY'S expense shall be and remain the CITY'S property and may be reproduced and reused at the discretion of the CITY.

ARTICLE 19 - INDEPENDENT CONSULTANT RELATIONSHIP

The CONSULTANT is, and shall be, in the performance of all work services and activities under this Contract, as Independent Consultant, and not an employee, agent, or servant of the CITY. All persons engaged in any of the work or services performed pursuant to this Contract shall at all times, and in all places, be subject to the CONSULTANT'S sole direction, supervision, and control. The CONSULTANT shall exercise control over the means and manner in which it and its employees perform the services, and in all respects the CONSULTANT'S relationship and the relationship of its employees to the CITY shall be that of an independent CONSULTANT and not as employees or agents of the CITY.

The CONSULTANT does not have the power or authority to bind the CITY in any promise, agreement, or representation other than specifically provided for in this Contract.

ARTICLE 20 - CONTINGENT FEES

The CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONSULTANT to solicit or secure this Contract and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the CONSULTANT, any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from the award or making of this Contract.

ARTICLE 21 - ACCESS AND AUDITS

The CONSULTANT shall maintain adequate records to justify all charges, expenses, and costs incurred in performing the services for at least three (3) years after completion of this Contract. The CITY shall have access to such books, records, and documents as required in this section for the purpose of inspection or audit during normal business hours, at the CITY'S cost, upon five (5) days written notice.

ARTICLE 22 - NONDISCRIMINATION

The CONSULTANT declares and represents that all of its employees are treated equally during employment and that CONSULTANT adheres to all federal, state and local anti-discrimination laws.

ARTICLE 23 - SURVIVAL

All covenants, agreements, representations, and warranties made herein, or otherwise made in writing by any party pursuant hereto, including but not limited to any representations made herein relating to disclosure or ownership of documents, shall survive the execution and delivery of this Contract and the consummation of the transactions contemplated hereby.

ARTICLE 24 - ENTIRETY OF CONTRACTUAL AGREEMENT

The CITY and the CONSULTANT agree that this Contract sets forth the entire agreement between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms, and conditions contained in this Contract may be added to, modified, superseded or otherwise altered, except by written instrument executed by the parties hereto.

ARTICLE 25 - AUTHORITY TO PRACTICE

The CONSULTANT hereby represents and declares that it has and will continue to maintain all licenses and approvals required to conduct its business, and that it will at all times conduct its business activities in a reputable manner.

ARTICLE 26 - SEVERABILITY

If any term or provision of this Contract, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, to remainder of this Contract, or the application of such terms or provision, to person or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Contract shall be deemed valid and enforceable to the extent permitted by law.

ARTICLE 27 - AMENDMENTS AND MODIFICATION

No amendment and/or modifications of this Contract shall be valid unless in writing and signed by each of the parties.

The CITY reserves the right to make changes in the services, including alterations, reductions therein or additions thereto. Upon receipt by the CONSULTANT of the CITY'S notification of a contemplated change, the CONSULTANT shall (1) if requested by CITY, provide an estimate for the increase or decrease in cost due to the contemplated change, (2) notify the CITY of any estimated change in the completion date, and (3) advise the CITY in writing if the contemplated change shall affect the CONSULTANT'S ability to meet the completion dates or schedules of this Contract.

If the CITY so instructs in writing, the CONSULTANT shall suspend services on that portion of the Services affected by a contemplated change, pending the CITY'S decision to proceed with the change.

If the CITY elects to make the change, the CITY shall issue a Contract Amendment and the CONSULTANT shall not commence services on any such change until such written amendment has been issued and signed by each of the parties.

ARTICLE 28 - ELECTRONIC SIGNATURES

The Contract Documents may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same document. The Contract Documents, including all component parts set forth above, may be executed and delivered by electronic signature by any of the parties and all parties consent to the use of electronic signatures.

ARTICLE 29 - FORCE MAJEURE

To the extent that either party is not able to perform an obligation under this Agreement due to fire; flood; acts of God; severe weather conditions; strikes or labor disputes; war or other violence; acts of terrorism; plague, epidemic, pandemic, outbreaks of infectious disease or any other public health crisis, including quarantine or other employee restrictions; act of authority whether lawful or unlawful, compliance with any law or governmental order, rule, regulation or direction, curfew restriction, or other cause beyond that Party's reasonable control, that Party may be excused from such performance so long as such Party provides the other Party with prompt written notice describing the condition and takes all reasonable steps to avoid or remove such causes of nonperformance and immediately continues performance whenever and to the extent such causes are removed.

ARTICLE 30 - NOTICE

All notices required in this Contract shall be sent by certified mail, return receipt requested, and if sent to the CITY shall be mailed to:

THE CITY OF GREELEY:

Culture, Parks & Recreation Department
 Susan Murray
 651 10th Avenue
 Greeley, CO 80631
 Susan.Murray@Greeleygov.com
 970-305-6899

CONSULTANT:

DHM Design Corp.
 Bill Neumann
 900 S. Broadway, Suite 300
 Denver, CO 80209
 bneumann@dhmdesign.com
 720-763-3951

IN WITNESS WHEREOF, the parties have made and executed this Contract and have hereunto set his/her hand the day and year above written.

THE CITY OF GREELEY

Approved as to Substance

CONSULTANT:

Signed: _____

Name: _____

Title: _____

Date: _____

Signed: _____

Name: _____

Title: _____

Date: _____

THE CITY OF GREELEY

Approved as to Legal Form

Signed: _____

Name: _____

Title: _____

Date: _____

THE CITY OF GREELEY

Certification of Contract Funds Availability

Signed: _____

Name: _____

Title: _____

Date: _____



November 11th, 2025

Susan Murray
 Division Manager, Planning and Capital Projects
 Culture, Parks & Recreation Department
 City of Greeley
 651 10th Avenue, Greeley, CO 80631
 via email: Susan.Murray@greeleygov.com

RE: Ferguson Property Community Park – Design Proposal

Dear Susan,

Thank you for the opportunity to provide planning and design services for the Ferguson Property Community Park project. We are thrilled to work with the City of Greeley to see this space come to life! Within this proposal, we have outlined our scope and fees to complete all phases of anticipated project work which includes project kickoff, public outreach, concept design, 50% design, 95% design, construction documentation, and construction administration. When we reach the end of the concept design phase, we plan to revisit the proposed scope and fees for subsequent phases of design and construction to ensure we have appropriately covered elements of design determined in conceptual design. The fees described below for 50% - final construction are based on assumptions discussed with you previously, understanding that the exact programming for the dog park and the community park has yet to be confirmed.

Our team is very excited to work on this project, and we would be more than happy to review and revise the proposed scope and fees with you and your team, if necessary.

Our proposed scope of work is described below.

Scope of Work

Task 1 – Project Kickoff and Site Inventory

The first task for the project includes project kickoff meetings, site inventories and assessments, followed by mapping and site condition analysis.

Kickoff Meetings

DHM will begin the project with a virtual kickoff and orientation meeting with City of Greeley staff. During this meeting, our agenda will include introductions of stakeholders and the design team, review of vision/goals/priorities and desired outcomes. We will also review the scope for this first phase of work and confirm the proposed schedule.

Following the virtual kickoff meeting, we'll meet with City of Greeley staff to visit the project site and review key areas within the property. We'll also visit any important locations adjacent to the

site that might play a key role in planning efforts. We have also included time for one of our drone pilots to fly a drone and collect aerial imagery of the site. We have found this imagery to be very useful during the public outreach and concept design phases of projects to convey existing conditions and design intent. We anticipate the on-site kickoff meeting to take 1-2 hours. DHM will develop notes from each of the kickoff meetings and will distribute meeting notes to key City staff. We will also save meeting notes to the shared Teams Project Folder.

Desktop review and develop base mapping

Prior to the kickoff meetings, DHM and Muller will begin to develop base mapping using both the information already gathered by the City, and any publicly available data that is useful for the project. We will continue to add field gathered data to the project database as the project progresses. Our team will also review all documentation already sent to us by the City.

Rapid Wetland Assessment

The PEA report developed by ERC (2025) notes that potential wetlands are located within the property, but they were not specifically delineated in a formal report. DHM ecological staff are trained to perform aquatic resource delineations, although we propose for this project to instead perform a Rapid Wetland Assessment of the mapped areas. The Rapid Wetland Assessment will document areas with potential wetland characteristics based on observed vegetation and hydrological indicators. Boundaries of these potential wetlands will be mapped to inform the planning process but will not constitute a formal delineation under U.S. Army Corps of Engineers standards. This streamlined approach will provide the design team with essential ecological information while minimizing costs associated with detailed field studies. Findings will be summarized and integrated directly into the planning document, with no standalone technical deliverables anticipated.

Site inventory and analysis development

As part of this first task, DHM and Muller will gather data relevant to the existing conditions of the property including site topography and features, hydrography and drainage, scenic resources, surrounding land use, and existing infrastructure. Our ecologists will also confirm the natural resource information recently collected by ERC and make note of any additional observations.

To supplement previously collected natural resource data, our team will conduct site visits to assess the current condition of the Ferguson property. These visits will provide an opportunity to verify previously mapped data, document vegetation, wildlife activity, and evaluate any observable environmental stressors such as erosion, invasive species presence, or evidence of habitat degradation. Field observations will be incorporated into the analysis to refine ecological condition assessments and ensure existing conditions mapping reflects on-the-ground realities.

Our team will then analyze the existing conditions data and develop opportunities and constraints to be used when determining future park programming. Muller will also use available

data and site observations to assess drainage concerns and opportunities within the project area. We then will prepare existing conditions and site analysis maps for the site.

Task 2 – Public Outreach and Concept Design

The next task includes outreach to the local community and conceptual design of the community park. We will use the analysis developed in Task 1 as the basis for design and integrate feedback from stakeholders and the community into site concepts.

Public Engagement Plan

DHM will develop a public engagement plan during the kickoff phase of the project, to be reviewed and coordinated with City staff. We will use this plan as a guide to establish goals and timelines for public outreach.

Public Outreach Event #1 and focused Stakeholder Meetings

The first public outreach event is anticipated to occur in early 2026, with the intention of gathering additional information from the community regarding desired programming and use of the Ferguson property. The exact event and format still need to be determined but may include a booth at a local event, or an open house presentation at a local community center. Our team will develop and print boards showing the existing conditions and site analysis, also including site imagery. DHM will also develop and print image boards showing precedent imagery for event attendees to provide comments on, along with printed comment cards for attendees to fill in if desired. DHM will collect comments from the event and develop a summary of the findings.

DHM has also added fee for one (1) virtual and one (1) in-person stakeholder meetings to speak directly with designated stakeholders regarding desired programming at the Ferguson property. DHM will take notes from each meeting and distribute them to the project team.

Conceptual Site Plans (2)

Following the first public outreach event, DHM will meet with the City to determine what programming is desired for the community park. Our team will then take this information, and all information gathered previously, to develop two (2) conceptual site plans for the Ferguson property. These plans will be coordinated closely with City staff to ensure they meet the vision and goals for the future community park. The plans will be colored and clearly labeled to convey conceptual layout and grading for each of the two options. Hand-sketches and pictures of specific amenities may be included to convey scale and design intent.

Public Outreach Event #2 and focused Stakeholder Meetings

At the second public outreach event, our team will present the two (2) conceptual site plans and accompanying design sketches/images to the community. The exact event and format still need to be determined but may include a booth at a local event, or an open house presentation at a local community center. The goal for this event is to collect feedback from the community

regarding what concept they desire, or what parts of each concept they prefer. DHM will again collect comments from the event and develop a summary of the findings.

DHM has also added fee for one (1) virtual and one (1) in-person stakeholder meetings to speak directly with designated stakeholders regarding the two conceptual site plans. DHM will take notes from each meeting and distribute them to the project team.

50% Conceptual Site Plan and Opinion of Probable Cost

After the second public outreach event, DHM will meet with City staff to review what pieces of the concept designs are to be integrated into a single conceptual site plan. We will then take this information and develop a 50% conceptual site plan for the Ferguson property. DHM and Muller will work together to develop a conceptual cost estimate for the 50% conceptual site plan and will review both the plan and estimate with City staff.

100% Conceptual Site Plan and Opinion of Probable Cost

Following review of the 50% conceptual site plan and estimate, our team will then develop a final conceptual site plan, along with a final opinion of probable cost. These will once again be presented to City staff for review and approval.

Task 3 – 50% Design

Using the approved conceptual site plan, the full design team will be engaged to complete 50% designs for the community park improvements. The provided design team fees assume the following will be included within the park improvements. If these assumptions change during the conceptual design process, we will need to revisit scope and fees for all remaining phases of design and construction administration.

Dog Park

Fencing, entry areas with gates, tables/seating, trash receptacles, dog stations (bag dispenser and trash), dog fountain (to be plumbed), crusher fines surface within dog park, two prefabricated shade structures (structural detailing to be provided by manufacturer, and lighting to be designed for each shelter), paved parking lot (~20 parking spaces), lighting at parking lot, and port-o-let screen. Irrigation design will be provided around the parking lot and park entry areas, including design for an irrigation controller to all irrigated areas.

Community Park (areas outside the dog park, within the property)

Assume soft surface trails, seating, trash receptacles, pergola at entry area, port-o-let screen, and another paved parking lot with lighting (~20 parking spaces). Irrigation design will be provided around the parking lot and park entry areas. Landscape improvements are assumed to be minimal, mostly focused at the parking lot/trailheads and entry areas, and proposed seeding where native grasses are disturbed during construction activities.

Geotechnical Evaluation

At this time, we will initiate a geotechnical evaluation to support the proposed park improvements and construction. Planned amenities requiring geotechnical parameters include two (2) prefabricated shade structures, a pergola, and a new, ~50' long pedestrian bridge at the Boomerang Ditch (if bridge design is not needed or if additional boardwalk locations are determined in concept design, we can revise this scope). Site grading, utility installation and pedestrian flatwork are also assumed. Ground Engineering will drill eight (8) test holes, with final depths of the test holes to be determined in the field as exploration begins and progresses. Laboratory testing will evaluate relevant engineering characteristics of the materials on site. A final report will be developed and submitted summarizing the data obtained and conclusions of geotechnical parameters.

50% Construction Documents

At this time, plans will be placed in AutoCAD and will include sheets for demolition/existing conditions, overall site layout and grading, stormwater design, landscaping and irrigation, utility layout, and electrical layout. A 50% level of probable cost will also be developed and provided to the City for review. Our team will submit a draft 50% package (plans, specifications, opinion of probable cost) for City review. After comments are received, we will make final edits and submit a final 50% design package to the City.

Meetings

DHM will meet with the City weekly (virtual, 1-hour) to coordinate progress, questions, and next steps to ensure we are coordinated to meet the project goals and schedule (assume 6 meetings). DHM will also organize a draft 50% CD virtual meeting with the City to review all plans, details, and costs prior to submitting a final 50% package.

Task 4 – 95% Design/Bid Package

Immediately following 50% design, the design team will quickly move into developing 95% Construction Documents and Specifications. In addition to the sheets submitted during the 50% design phase, we will also develop and submit final stormwater designs, a Drainage Report, erosion control plans, and O&M manual/report for drainage facilities. This also includes a 95% level opinion of probable cost for proposed park improvements.

95% Construction Documents

Our team will submit a draft 95% package (plans, specifications, opinion of probable cost) for City review. After comments are received, we will make final edits and submit a Final Bid Package for use during the bidding process.

Meetings

DHM will meet with the City weekly (virtual, 1-hour) to coordinate progress, questions, and next steps to ensure we are coordinated to meet the project goals and schedule (assume 13

meetings). DHM will also organize a draft 95% CD virtual meeting with the City to review all plans, details, and costs prior to submitting the Final Bid Package.

Entitlements

The design team also plans to develop all materials necessary for submittal of Re-zoning and Minor Subdivision applications. This includes a drainage report, O&M Manual/Report, and all plan documentation. DHM and Muller Engineering will coordinate with the City to submit the applications to the necessary departments for review. We assume the City of Greeley will pay for all applications. If additional items are required for these applications, or if additional applications are required, we will need to revisit scope and fees for the design team to complete the necessary requirements.

Task 5 – Final Construction Documents and Contractor Bidding

Following 95% design our team will assist the City with the project bidding process.

Bidding Support

We will provide necessary documents for bidding, attend the pre-proposal meeting, address bidder questions, and provide necessary RFI's. DHM will also coordinate with the City in the contractor selection process, as necessary.

Final Construction Document Package

If any design edits to the Bid Package are needed as part of the bid process, our team will make necessary changes to the design documents, in close coordination with the City. The design team will then submit stamped Construction Documents and Specifications for the contractor to use during construction.

Task 6 – Construction Administration

DHM would be responsible for determining whether the completed work complies with the contract documents and will serve as the primary means of communication between the owner and the contractor during the construction phase. DHM and the design team will make recommendations for any field adjustments to ensure the best possible final product. The City of Greeley would have ultimate decision-making authority throughout construction, and DHM will stay in close communication regarding project progress with designated staff from the City.

DHM would take point on leading the design team during construction, coordinating directly with Muller Engineering, Ground Engineering, Ackerman, and Hydrosystems, KDI. Muller would primarily be responsible for review of bridge construction, any retaining walls, grading and drainage. Though our subconsultants may communicate with the City and the contractor, all subconsultants would coordinate documentation through DHM so overall decision making is

organized and recorded. Additionally, DHM's services would include administration, coordination, monitoring and inspection of construction.

DHM would not be responsible for the means and methods of construction. The contractor is responsible for managing and supervising their crews and managing overall construction. The contractor is typically responsible for coordination with DHM and subcontractors, workers, or material suppliers as necessary to execute the project in conformance with the construction contract and the contract documents. Per the specifications, the contractor will provide a safety plan and will report any incidents for documentation in weekly reports.

Meetings

DHM and Muller will attend an on-site, pre-construction meeting with the City, contractor, and any necessary stakeholders. DHM will also organize bi-weekly virtual (1-hour) construction progress meetings during the length of construction (assume 20 meetings). These meetings will allow the contractor, the City, and the design team to coordinate on immediate action items, coordinate on any questions, and review overall schedule throughout construction. The design team will also attend bi-weekly construction observation/site visits during construction (assume 20 total). DHM will attend all the above meetings, but the remaining design team will attend meetings only when determined necessary.

Submittals/Shop Drawings/RFI/ASI reviews and Punch List

The design team will also respond to RFIs and respond to submittals as submitted by the contractor. DHM will organize all documentation on a shared folder for the entire team, City and the contractor to use for reference. Towards the end of construction, DHM will organize a punch list walk with the City, subconsultants, and the contractor to review any final construction items that need to be addressed. DHM will submit the punch list to the contractor and will attend a follow up site review to ensure all items have been addressed prior to completion of the project.

Project Assumptions/Exclusions

The following are tasks specifically excluded from the proposed scope of work. If any of these are desired to be included, we'd be happy to coordinate with the City of Greeley to revisit our scope and fees.

- Division 1 Specifications to be provided by the City of Greeley
- Hydraulic modeling or floodplain modeling
- Topographic Survey (Provided by the City)
- Subsurface Utility Engineering (SUE) services (by others)
- Right-of-way provided by others
- Environmental Clearances and Permitting (by others)
- City to coordinate with Boomerang Ditch Owner
- Structural design is not included within these project fees. If a new bridge is desired, we have provided that additional fee and assumptions below. It is assumed that all structures will be pre-fabricated and will be supplied with structural drawings for construction.
- This project is assumed to preserve a majority of the park and natural habitat. Overlot grading and earthwork balancing are not included within the current scope.
- The City will provide the necessary information to design the waterline service, such as water pressure, existing pipe size and location.
- As-built or record drawings are not currently included in this scope of work.

Optional Additional Scope Items (currently outside of the total estimated project fees)

- **Traffic Impact Study:** We currently have not included the design and coordination for a traffic impact study. A traffic impact study is listed as a necessary document for the re-zoning application and would also be submitted for the minor subdivision application. We have provided a separate, estimated fee to develop this study and submit with the applications.
- **Pedestrian bridge:** We currently have not included the design and coordination for a new pedestrian bridge crossing the Boomerang Ditch. There is an existing crossing on site but this has not yet been evaluated by our team as an appropriate bridge for this project. If a new bridge is desired, we have provided a separate, estimated design fee, as well as assumptions as follows:
 - Bridge to be single span prefabricated steel truss supported on cast-in-place abutments and shallow foundations (spread footings).
 - Bridge will be designed for light vehicular loading (H5 design vehicle – 10,000 lbs).
 - Design of the prefabricated steel truss and approach slab mounted railing will be the responsibility of the bridge fabricator, based on design team drawings and specifications
 - Assume the pedestrian bridge will span the irrigation ditch with adequate freeboard and no structure elements impacting the flow within the ditch. No hydraulic analysis and scour countermeasure design is included.
 - DHM will help coordinate architectural style and aesthetics for the bridge and abutments design.



Summary of Project and Fees:

The proposed design and CA fees have been determined by recent conversations with City of Greeley staff. The exact programming and improvements will be further developed and confirmed at the conceptual design phase, and into the 30% design phase of the project. If the proposed scope within this document changes based on deviations from the assumed programming, we will revisit overall scope and fees with the City of Greeley.

DHM Design and the design team would work towards the proposed services outlined in the document for an amount of **\$360,867.00** as described below. This amount would be considered a not to exceed amount. Additional services beyond this NTE amount would be authorized by the team as appropriate.

Task 1: Project Kickoff and Site Inventory	\$19,695.00
Task 2: Public Outreach and Concept Design	\$45,304.00
Task 3: 50% Design	\$98,098.00
Task 4: 95% Design/Bid Package	\$111,940.00
Task 5: Final Construction Docs and Contractor Bidding	\$21,752.00
Task 6: Construction Administration	\$59,178.00
<u>Project Expenses (travel, printing, etc.)</u>	<u>\$4,900.00</u>
Total \$360,867.00	

Additional Optional Scope Items

Traffic Impact Study	\$7,572.00
Structural Bridge Design (at Ditch)	\$70,742.00

Our team is very excited to work on the Ferguson Property Community Park project. This is the very ethos of who we are and what we do. Please let us know if we have missed the mark on any of our proposed services and we will amend. Thank you very much for giving DHM the opportunity to work on this project and we look forward to the kickoff!

Respectfully,
DHM Design

Ashleigh Quillen, PLA
Associate Principal

Bill Neumann, PLA
President, Principal



QUALIFICATION AWARD MEMO

DATE: November 11, 2025

To: Cole Allen, Contract Specialist II

FROM: Susan Murray, CPRD Division Manager of Planning and Capital Projects

QUALIFICATIONS NAME: Ferguson Community Park Design Services

RFQ#: F25-07-046

QUALIFICATION DESCRIPTION: The City of Greeley solicited Statements of Qualifications from qualified landscape architecture and multidisciplinary design firms to provide professional design services for the development of the Ferguson Property into a new community park, regional dog park, and regional trail connection. The selected consultant will lead a comprehensive park planning and design process that incorporates community engagement, ecological sensitivity, and a phased implementation strategy responsive to current and projected growth in the area.

RFQ RESULTS:

On September 3, 2025, nineteen qualifications were received. Interviews were held on September 17. The most responsible and qualified offer was submitted by DHM Design.

BUDGET AMOUNT: \$500,000.00

NOTICE TO PROCEED: will be issued after the contract is fully executed with a completion date of December 1, 2027

RECOMMENDATION:

The Department recommends an award to DHM in the amount of \$360,867.00. The cost of the work will be paid for from Project 13042-Ferguson Property - Park and Dog Park Design and Construction.



Council Agenda Summary

December 16, 2025

Key Staff Contact: Sean Chambers, Water & Sewer Director

Title:

Resolution of the City Council authorizing the City to enter into an intergovernmental agreement governing Cost Allocation for Water Supply and Storage Company System Modifications

Summary:

This agreement outlines a collaborative framework among six municipal entities: Thornton, Greeley, Fort Collins, ELCO, FCLWD, and North Weld; to share costs related to WSSC system upgrades. It establishes the Municipal Entities Committee, composed of one representative from each entity, to oversee cost allocations, design reviews, and financial recordkeeping. Costs are distributed based on each entity's percentage of share ownership.

A key provision includes crediting Thornton for approximately \$6 million in prior expenditures, with reimbursement from the other entities beginning January 1, 2028. Entities may also prepay their share of Thornton's credit, which will be tracked and applied to future assessments. The agreement accommodates new entities or changes in share ownership, requiring proportional contributions to past expenditures.

NOTE:

- The Greeley W&S Board approved and recommended WSSC Cost Allocation IGA to City Council at the November 19 Board Meeting.
- This agreement is tied directly to the WSSC System Modifications IGA resolution that is also being brought to City Council on December 16th.
 1. WSSC System Modifications IGA is Exhibit B for the WSSC Cost Allocation IGA

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

Negative

Negative Impact: What is the onetime and/or ongoing amount?

The City will be responsible for covering approximately 11% of the costs associated with Municipal WSSC share ownership. This includes expenses related to the construction, operation, and maintenance of future WSSC system modifications that are initiated and funded by municipal entities. The City of Greeley will receive its annual WSSC assessment during the first quarter of each calendar year. The cost of this assessment will be included in the Water Resources Operations annual budget under assessments.

Is it budgeted?

Yes

If yes, what source and fund will be used?

Water Enterprise Operations, Water service rates

Are there any long-term financial impacts?

Yes, ongoing annual assessment

Is there grant funding for this item?

No

Does this action have potential long-term fiscal implications?

Same as above answers

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Infrastructure and Mobility

Decision Options:

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

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 78, 2025 with Exhibit A

THE CITY OF GREELEY, COLORADO

RESOLUTION NO. 78, 2025

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT GOVERNING COST ALLOCATION FOR WATER SUPPLY AND STORAGE COMPANY SYSTEM MODIFICATIONS

WHEREAS, the City of Greeley (“City”) is a home rule municipality empowered pursuant to Sections 1 and 6 of Article XX of the Colorado Constitution to, inter alia, construct, purchase, acquire, lease, add to, maintain, conduct, and operate water works and everything required therefor, within or without its territorial limits; and

WHEREAS, the City is authorized by Section 3-5 of the Greeley City Charter and Section 2-186 of the Greeley Municipal Code to enter into contracts with other governmental entities for the performance of cooperative or joint activities; and

WHEREAS, the City has reached an intergovernmental agreement with the other municipal entity shareholders in the Water Supply and Storage Company (“WSSC”) concerning the allocation of costs for necessary modifications to the WSSC system, in the form of the Cost Allocation Agreement for WSSC System Modifications attached hereto as Exhibit A (“Cost Allocation IGA”); and

WHEREAS, the City Water and Sewer Board approved the proposed Cost Allocation IGA at its November 19, 2025 meeting, and recommended that the City Council approve the same; and

WHEREAS, it is in the best interests of the citizens of the City of Greeley for the City to enter into the Cost Allocation IGA.

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

Section 1. The City of Greeley, Colorado is hereby authorized to enter into the Cost Allocation Agreement for WSSC System Modifications, in the form attached hereto and incorporated herein as Exhibit A.

Section 2. City staff and legal counsel are hereby authorized to make minor revisions to the Cost Allocation Agreement for WSSC System Modifications before final execution, provided that the material substance of the agreement remains unchanged.

Section 3. This resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF DECEMBER 2025.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor

COST ALLOCATION AGREEMENT FOR WSSC SYSTEM MODIFICATIONS

This Cost Allocation Agreement for WSSC System Modifications (“Agreement”) is made effective this _____ day of _____ 2025, by and among the City of Thornton (“Thornton”), the City of Greeley (“Greeley”), the City of Fort Collins (“Fort Collins”), East Larimer County Water District (“ELCO”), Fort Collins-Loveland Water District (“FCLWD”), and North Weld County Water District (“North Weld”) (each a “Municipal Entity” or “Party” and collectively the “Municipal Entities” or the “Parties”).

RECITALS

WHEREAS, the Water Supply and Storage Company (“WSSC”) is a Colorado non-profit mutual ditch company that owns and operates a water storage and delivery system including various ditches, canals, and reservoirs for delivery of water from the Cache la Poudre River via the Larimer County Canal (“LCC”) to lands in Larimer and Weld counties (“LCC System”); and

WHEREAS, WSSC also delivers water from the LCC to lateral ditches not owned or operated by WSSC (“Laterals”); and

WHEREAS, as of the time of execution of this Agreement, each of the Municipal Entities owns shares in WSSC as described in paragraph 2 below and in the amounts set forth on Exhibit A (“Municipal Shares”); and

WHEREAS, the Municipal Entities have obtained or are in the process of obtaining approval from the Water Court for the use of all or a portion of the water rights represented by their WSSC shares for municipal and other beneficial uses (“Changed Uses”); and

WHEREAS, pursuant to their respective agreements with WSSC, use of Municipal Shares by the Municipal Entities for Changed Uses is conditioned on the ability of WSSC to continue delivering water to its other shareholders, including to laterals that receive water from the LCC. In order to facilitate that continued delivery to other WSSC shareholders, the Parties must fund certain System Modifications in the LCC System; and

WHEREAS, the Parties agree that it is impractical to precisely attribute which System Modifications are necessary based on the Municipal Shares owned by the individual Parties and therefore, a general allocation of the costs for all System Modifications based on each Municipal Entities’ pro rata ownership of Municipal Shares is appropriate and equitable for all Parties; and

WHEREAS, simultaneously with the execution of this Agreement, the Municipal Entities have entered into the Agreement Between the Water Supply and Storage Company and Municipal Entity Stockholders (the “System Modifications Agreement”) with WSSC, setting forth the terms and conditions for designing, constructing, operating, repairing, maintaining and replacing certain System Modifications (as defined therein) to the LCC System; and

WHEREAS, the Municipal Entities desire to define the terms under which they will allocate their respective portions of the design, engineering, construction, maintenance, repair, and replacement costs for the necessary System Modifications in the LCC System; and

WHEREAS, in order to apportion the costs of the System Modifications, the Parties desire to create a committee to, in concert with WSSC, guide the planning, constructing, and allocation of costs among the Parties for System Modifications.

NOW THEREFORE, in consideration of the foregoing and the mutual promises and covenants of the Parties set forth below, the Parties agree as follows.

AGREEMENT

1. Incorporation of Recitals. The above Recitals are incorporated into and made a part of this Agreement as though fully restated.

2. The Committee. The Parties hereby establish the Municipal Entities Committee (the “Committee”) for the purposes of administering this Agreement and performing the obligations identified in the System Modifications Agreement (attached hereto as **Exhibit B**).

3.1 Purpose. The Committee’s primary purpose shall be to allocate the Annual System Modification Assessments and Special System Modification Assessments (as such terms are defined in the System Modifications Agreement) among the Parties based on the terms of this agreement and provide notice to WSSC of such allocation pursuant to this Agreement and the System Modifications Agreement. The Committee shall also review and comment on design and engineering specifications for the System Modifications, communicate with WSSC regarding costs, amend exhibits to this Agreement as appropriate, take any other action as required of the Committee herein or in the System Modifications Agreement, and maintain financial records of the cost allocations.

3.2 Members. The Committee shall consist of one (1) representative or one (1) alternate from each of the Municipal Entities. Municipal Entities may replace their representatives and alternates at any time by providing written notice to the other members of the Committee.

3.3 Meeting Schedule and Notices. The Committee shall meet at such frequency and times deemed necessary by the Committee members. Notice of Committee meetings shall be circulated by email or other written notice to all Committee members.

3.4 Committee Governance. All decisions or actions of any kind to be made by the Committee shall be made by the express unanimous consent of the Committee members.

3. Municipal Shares Ownership. The first table set forth on **Exhibit A** lists the total number of Municipal Shares, both changed and unchanged, that are owned by each of the Municipal Entities as of the effective date of this Agreement (“Municipal Shares Ownership”) and the percentage of the total Municipal Shares owned by each of the Municipal Entities as of the effective date of this Agreement (“Percentage Municipal Share Ownership”). The Percentage Municipal Share Ownership may change based upon the acquisition or divestiture of WSSC Shares or the addition of any new Municipal Entity during the term of this Agreement as described in paragraph 5 below. Any Municipal Entity that acquires or divests any Municipal Shares after the effective date of this Agreement shall notify the Committee no later than the last day of the month in which WSSC formally approves the transfer of such shares. The Municipal Shares Ownership and Percentage Municipal Share Ownership Tables on **Exhibit A** shall be updated accordingly and may be revised by the express unanimous vote of the Committee members without formally amending this Agreement. Upon approval by Committee vote of any revisions to **Exhibit A**, the revised Exhibit shall be circulated by the Committee to all Parties.

4. Allocation of System Modification Costs. System Modification costs, as identified in the System Modifications Agreement, are to be allocated among the Municipal Entities in accordance with each Municipal Entity’s Percentage Municipal Share Ownership, as described in paragraph 3 above and shown on **Exhibit A**, as the same may be updated. Cost allocations shall be determined based on the most recently approved **Exhibit A** at the time any notice of Annual System Modification Assessment or Special System Modification Assessment is issued by WSSC to the Committee, pursuant to paragraphs 6.2.1 and 6.2.2 of the System Modifications Agreement.

4.1 Allocation of Costs. Pursuant to the System Modifications Agreement, WSSC is to provide the total Annual System Modification Assessment to the Committee for the anticipated and accrued System Modification costs, including loan payment amounts and schedules by approximately January 31st of each year. WSSC may also provide an estimate of a total Special System Modification Assessment to cover any costs not covered by Annual System Modification Assessments approximately ninety (90) days before such special assessment is to be issued. By approximately March 31st for Annual System Modification Assessments or within approximately sixty (60) days after the Committee receives an estimate of a total Special System Modification Assessment, the Committee shall determine the portion of the total relevant Assessment that each Party is responsible for and provide an Assessment Allocation Summary to WSSC. The Assessment Allocation Summary shall indicate with particularity the portion of the total amount each Municipal Entity is responsible for, which portions when summed shall equal the total amount of the Assessment provided by WSSC.

4.2 Credit to Thornton for Costs Expended. The Parties acknowledge that Thornton has expended and/or anticipates expending approximately Six Million Dollars (\$6,000,000.00) toward System Modification costs, exclusive of any Assessments. Thornton shall confirm the total amount of such expenditures and provide supporting documentation to the Committee. Based on the confirmed amount, Thornton shall be entitled to a credit toward future Assessments for System Modifications in the amount of the other Municipal Entities’ pro rata portions of such Thornton expenditures (“Thornton’s Credit”). Thornton shall remain responsible for its own pro rata share portion of such

Thornton expenditures and shall not receive a credit for that portion. By way of example, if Thornton's total expenditures are \$6,000,000.00 and Thornton owns 66% of the total shares owned by Municipal Entities, then the other Municipal Entities would own 34% of the total shares owned by Municipal Entities, resulting in a Thornton Credit of \$2,040,000.00.

4.3 Commencing January 1, 2028, and continuing until Thornton's Credit is exhausted, the other Municipal Entities shall pay Thornton's portion of Assessments for System Modifications, in addition to their own respective shares. The other Municipal Entities responsibility for such payments shall be allocated in accordance with the second table set forth on **Exhibit A**. Such table shall be updated to reflect any changes in share ownership in the same manner as described in paragraph 3 above.

4.4 The Parties acknowledge that any Municipal Entity may elect to prepay its proportional share of Thornton's Credit by submitting such payment to WSSC in advance of the assessment schedule, with corresponding notice provided to Thornton and the Committee. The prepaying Municipal Entity shall identify in writing to WSSC that the payment is for and to the Thornton Reimbursement Fund. The Committee shall account for all such advance payments when determining future Assessment allocations, ensuring that the prepaying Municipal Entity's pro rata obligations for subsequent Thornton-owed System Modification Assessments are reduced in proportion to the amount prepaid toward Thornton's Credit. The Committee, at Thornton's direction, shall instruct WSSC to disburse funds from the Thornton Reimbursement Fund to satisfy any System Modification Assessment, or portion thereof, owed by Thornton.

4.5 In the event any Municipal Entity expends funds toward System Modifications exclusive of Assessments, the Municipal Entity shall be entitled to reimbursement from the other Municipal Entities in the same manner as Thornton is entitled to reimbursement as set forth paragraphs 4.2 through 4.4, above. The commencement date of payments for a Municipal Entity's credit shall be determined by mutual agreement of the Parties.

5. Incorporation of Additional Municipal Entities or Increases in Municipal Entity Shares. Pursuant to the System Modifications Agreement, in the event any entity that is not a Party to this Agreement enters into an agreement with WSSC whereby the use of that entity's WSSC shares is conditioned on WSSC's ability to continue to deliver water to other shareholders from the LCC, including laterals receiving water from the LCC, and upon that entity's use of its shares not increasing expenses for WSSC or its other shareholders, WSSC will include a term and condition in such agreement that the subject entity become a party to both this Agreement and the System Modifications Agreement. In order to integrate additional Parties into this Agreement and account for increases in Municipal Entity Shares, the Committee shall maintain a running total of all expenditures paid by the Municipal Entities towards System Modifications, including all Assessments-both Annual and Special System Modification Assessments-as well as Thornton's expended funds described in Paragraph 4.2 above. Upon any entity being added as a Party to this Agreement or any current Party increasing its shares in WSSC, such Party shall be obligated to pay its proportional share of the then-current running total of expenditures. For example, if a new

Party owns or current Party acquires 10 shares when 500 shares are owned by the Municipal Entities collectively (including the new shares) and a total of \$10 million has been paid for System Modifications by the Parties, that Party shall be obligated to pay the next \$200,000 in total amounts in System Modification Assessments owed to WSSC, with each existing Party's obligation reduced on a pro rata basis.

6. Remedies. The remedies available under this Agreement shall be limited to those provided by Colorado law, and shall expressly exclude any claim for consequential, punitive or exemplary damages.

7. No Waiver of Governmental Immunity. Nothing in this Agreement is intended or shall be construed as a waiver by any of the Municipal Entities of the monetary limitations or any other rights, immunities, and protections to which they are entitled as public entities under applicable law, including, without limitation, under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, et seq., as exists now or is hereafter amended.

8. No General Fiscal Obligation or Indebtedness by Municipal Entities. Notwithstanding any provision of this Agreement to the contrary, the obligations of any Municipal Entity in fiscal years after the fiscal year in which this Agreement is executed shall be expressly contingent on the appropriation by that Municipal Entity of funds sufficient and intended for such purpose in the fiscal year in which the obligation is incurred. Nothing in this Agreement is intended or shall be construed to constitute a general obligation or other indebtedness of that Municipal Entity, or a multiple fiscal year direct or indirect debt or other financial obligation of that Municipal Entity, whether under the Constitution and laws of the State of Colorado or the respective charters and ordinances of the Municipal Entities. The determination of whether funds have been appropriated in sufficient amounts and intended for the purposes of this Agreement by any Municipal Entity shall be made in the sole discretion of that Municipal Entity.

9. Notices. Any notices allowed or required by this Agreement must be in writing and provided by email, with electronic confirmation the email has been delivered and read by the recipient with service deemed completed upon the electronic confirmation of delivery. Such notices shall be sent to the email addresses below. The Parties shall update their respective email addresses as necessary. General communications shall be directed to:

Thornton: Water Resources Division, Infrastructure Department
Water@Thorntonwater.com

With copy to: City Attorney, Legal Department
attorney@thorntonco.gov

Greeley: City of Greeley Water & Sewer Department, Water Resources
Division
wsadmin@greeleygov

With copy to: City Attorney's Office, Environmental and Water
Resources

cityattorney@greeleygov.com

Fort Collins: Fort Collins Utilities, Water Resources Division
jdial@fcgov.com

With copy to: City Attorney's Office
epotyondy@fcgov.com

ELCO: Mike Scheid, General Manager
Mikes@elcowater.org

With copy to:
Bradley C. Grasmick, Esq., Lawrence Custer Grasmick Jones &
Donovan, LLP
Brad@lcwaterlaw.com

North Weld: Eric Reckentine, General Manager
ericr@nwcwd.org

With copy to: Scott E. Holwick, Esq., Lyons Gaddis, P.C.
sholwick@lyonsgaddis.com

FCLWD: Chris Pletcher, General Manager
cpletcher@fclwd.com

With copy to: Scott E. Holwick, Esq., Lyons Gaddis, P.C.
sholwick@lyonsgaddis.com

10. Term. The term of this Agreement is perpetual, unless terminated or modified by a duly authorized and executed amendment by all Parties.

11. Amendment and Waiver. Except for the modification of Exhibit A as provided herein, this Agreement may only be amended in a writing duly authorized and executed by the Parties. Any waiver of a term, condition, or potential breach of this Agreement must be made in a writing duly authorized and executed by the waiving party or parties. Updates to Exhibit A shall be voted on by Committee members, and upon approval, circulated to all Committee Members.

12. Restriction on Assignment. The Municipal Entities shall not assign, delegate, or transfer their respective rights or obligations under this Agreement without the prior written consent of all other Parties. Such consent may be given or withheld in the sole discretion of the other Parties.

13. No Third-Party Beneficiaries. This Agreement is entered into among the Parties for the purposes set forth herein. It is the intent of the Parties that they are the only beneficiaries

of this Agreement and the Parties are only benefitted to the extent provided under the express terms and conditions of this Agreement. Any other person or entity that realizes a benefit pursuant to this Agreement shall be deemed an incidental beneficiary only.

14. Successors and Assigns. The provisions of this Agreement are binding on the Parties and their respective successors and permitted assigns.

15. Governing Law. This Agreement is governed by and shall be construed in accordance with Colorado law, with proper venue in the District Court of the county in which the primary office of the defendant is located.

16. Severability. The invalidity or unenforceability of any provision of this Agreement, if found by a court of competent jurisdiction, shall not affect the validity or enforceability of any other provision of this Agreement unless the exclusion of such provision would frustrate the purpose of this Agreement.

17. Cumulative Remedies. The rights, remedies, powers, and privileges provided in this Agreement shall not exclude any other rights, remedies, powers, and privileges to which any party may be entitled by law or in equity.

18. Entire Agreement. This Agreement constitutes the entire agreement among the Parties.

19. Headings. The headings in this Agreement are intended by the Parties for reference purposes only and shall not affect the meaning or interpretation of this Agreement.

20. Counterparts and Electronic Signatures. This Agreement may be executed in counterparts, which when combined shall constitute one and the same agreement. The Parties agree to be bound by electronic signatures.

21. Signatory Authority. The Parties represent that the individuals executing this Agreement below have the authority to bind the party they are signing on behalf of to this Agreement.

22. Recording. This Agreement and all exhibits shall be recorded in the real property records of the Larimer and Weld Counties, Colorado Clerk and Recorder's office at Thornton's expense. Thornton will provide a copy of the recorded Agreement to each of the other Parties.

IN WITNESS WHEREOF, the Parties have executed this Cost Allocation Agreement for WSSC System Modifications to the Water Supply and Storage Company Delivery System, effective as of the date first set forth above.

[signature page to follow]

CITY OF THORNTON

Tansy Hayward, City Manager

ATTEST:

Kristen N. Rosenbaum, City Clerk

APPROVED AS TO FORM:

Tami Yellico, City Attorney

CITY OF FORT COLLINS

By: _____
Kelly DiMartino, City Manager

Date:

ATTEST:

By: _____
City Clerk

APPROVED AS TO LEGAL FORM:

By: _____
Eric Potyondy
Senior Assistant City Attorney

NORTH WELD COUNTY WATER DISTRICT

By: _____

CITY OF GREELEY

By: _____
City Manager

As to Availability of Funds:

By: _____
Director of Finance

As to Legal Form:

By: _____
City Attorney's Office

EAST LARIMER COUNTY WATER DISTRICT

By: _____

FORT COLLINS-LOVELAND WATER DISTRICT

By: _____

EXHIBIT A

COST-SHARING AGREEMENT FOR MODIFICATIONS TO THE WATER SUPPLY AND STORAGE COMPANY DELIVERY SYSTEM

Municipal Shares Ownership and Percentage Municipal Share Ownership Table

Municipal Entities	Number of Municipal Shares	Percentage (%)
Thornton	289.1045	66.57
Greeley	47.417	10.92
Fort Collins	26.667	6.14
ELCO	41.825	9.63
North Weld	18.0	4.14
FCLWD	11.25	2.59
Total Shares (Municipal Entities)	434.2635	100

Municipal Shares Ownership and Percentage Municipal Share Ownership Table
(Credit to Thornton for Costs Previously Expended – Paragraph 4.2)

Entities	Number of Shares	Percentage (%)
Greeley	47.417	32.67
Fort Collins	26.667	18.37
ELCO	41.825	28.81
North Weld	18.0	12.40
FCLWD	11.25	7.75
Total Shares	145.159	100

EXHIBIT B

SYSTEM MODIFICATIONS AGREEMENT



Council Agenda Summary

December 16, 2025

Key Staff Contact: Sean Chambers, Water & Sewer Director

Title:

Resolution of the City Council authorizing the City to enter into an intergovernmental agreement with Water Supply and Storage Company and other Municipal Entity Stockholders

Summary:

The Agreement between the Water Supply and Storage Company (WSSC) and the Municipal Entities establishes the framework for planning, funding, construction, operation, and maintenance of System Modifications needed to ensure reliable water delivery while accommodating Municipal Entities' changed uses of shares. It requires annual engineering reviews, advance scheduling of modifications, and limits construction to three structures per season unless otherwise agreed. WSSC retains ownership and operational authority over the modifications, while Municipal Entities are responsible for reimbursing costs. Initial funding will be provided through a Cash Reserve and CWCB Loan repayment of \$2.59 million by January 31, 2031, with future costs covered by Annual and Special Assessments on Municipal stock beginning in 2027–2028. Operationally, WSSC will manage maintenance, repair, and permitting, with Municipal Entities covering all related expenses.

NOTE:

The Greeley W&S Board approved and recommended WSSC System Modification IGA to City Council at the November 19th Board Meeting.

This agreement is tied directly to the WSSC Cost Allocation IGA resolution that is also being brought to City Council on December 16th.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

Negative

Negative Impact: What is the onetime and/or ongoing amount?

The City will be responsible for covering approximately 11% of the costs associated with Municipal WSSC share ownership. This includes expenses related to the construction, operation, and maintenance of future WSSC system modifications that are initiated and funded by municipal entities. The City of Greeley will receive its annual WSSC assessment during the first quarter of each calendar year. The cost of this assessment will be included in the Water Resources Operations annual budget under assessments.

Is it budgeted?

Yes

If yes, what source and fund will be used?

421 - Water Enterprise Fund, Source - Water Service Rates

Are there any long-term financial impacts?

Yes, ongoing expense to the Water Resource Assessments Budget

Is there grant funding for this item?

No

Does this action have potential long-term fiscal implications?

See above comments

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Infrastructure and Mobility

Decision Options:

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

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 79, 2025 with Exhibit A

THE CITY OF GREELEY, COLORADO

RESOLUTION NO. 79, 2025

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE WATER SUPPLY AND STORAGE COMPANY AND OTHER MUNICIPAL ENTITY SHAREHOLDERS

WHEREAS, the City of Greeley (“City”) is a home rule municipality empowered pursuant to Sections 1 and 6 of Article XX of the Colorado Constitution to, inter alia, construct, purchase, acquire, lease, add to, maintain, conduct, and operate water works and everything required therefor, within or without its territorial limits; and

WHEREAS, the City is authorized by Section 3-5 of the Greeley City Charter and Section 2-186 of the Greeley Municipal Code to enter into contracts with other governmental entities for the performance of cooperative or joint activities; and

WHEREAS, the City has reached an intergovernmental agreement with the Water Supply and Storage Company (“WSSC”) and other municipal entity shareholders concerning the identification, design, and construction of certain necessary modifications to the WSSC system, in the form of the Agreement between the Water Supply and Storage Company and Municipal Entity Stockholders attached hereto as Exhibit A (“WSSC Structure Modifications IGA”); and

WHEREAS, the City Water and Sewer Board approved the proposed WSSC Structure Modifications IGA at its November 19, 2025 meeting, and recommended that the City Council approve the same; and

WHEREAS, it is in the best interests of the citizens of the City of Greeley for the City to enter into the WSSC Structure Modifications IGA.

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

Section 1. The City of Greeley, Colorado is hereby authorized to enter into the Agreement between the Water Supply and Storage Company and Municipal Entity Stockholders, in the form attached hereto and incorporated herein as Exhibit A.

Section 2. City staff and legal counsel are hereby authorized to make minor revisions to the Agreement between the Water Supply and Storage Company and Municipal Entity Stockholders before final execution, provided that the material substance of the agreement remains unchanged.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF DECEMBER 2025.

Section 3. This resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF DECEMBER 2025.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____

City Clerk

By: _____

Mayor

**AGREEMENT BETWEEN THE WATER SUPPLY AND STORAGE COMPANY AND
MUNICIPAL ENTITY STOCKHOLDERS**

THIS AGREEMENT (“Agreement”) made this ____ day of _____, 2025 (the “Effective Date”), by and between the City of Thornton (“Thornton”), City of Greeley (“Greeley”), City of Fort Collins (“Fort Collins”), East Larimer County Water District (“ELCO”), Fort Collins-Loveland Water District (“FCLWD”) and North Weld County Water District (“North Weld”), (collectively, the “Municipal Entities”) and the Water Supply and Storage Company (“WSSC”). WSSC and the Municipal Entities may be referred to collectively in this Agreement as the “Parties” and individually as a “Party”)

RECITALS

- A. WHEREAS**, WSSC is a Colorado non-profit mutual ditch company that owns and operates a water storage and delivery system including, without limitation, various ditches, canals and reservoirs for delivery of water from the Cache la Poudre River via the Larimer County Canal (“LCC”) to lands in Larimer and Weld counties (“LCC System”); and
- B. WHEREAS**, WSSC delivers water from the LCC to lateral ditches not owned or operated by WSSC (“Laterals”); and
- C. WHEREAS**, the Municipal Entities have obtained or intend to obtain in the future approval from the Water Court for the use of the water rights represented by their WSSC Shares for municipal and other beneficial uses (“Municipal Shares”) and will continue, over time, to remove water attributable to the Municipal Shares from the LCC system for use in their respective service areas; and
- D. WHEREAS**, pursuant to agreements with WSSC and water court decrees, each of the Municipal Entities’ use of their Municipal Shares is conditioned on WSSC’s ability to continue to deliver water to other stockholders who continue to receive water via the LCC, including, without limitation, along the Laterals (“Other Stockholders”), and on the Municipal Entities’ use and or removal of water associated with the Municipal Shares not increasing expenses, deliveries not altered in time or quantity, or other rights adversely affected for WSSC or the Other Stockholders; and
- E. WHEREAS**, in order for WSSC to continue delivery of water to Other Shareholders as the Municipal Entities increase the Municipal Shares removed from the LCC System, which will result in less water flowing in the LCC System, modifications to the LCC System are and will in the future be necessary. The Parties have initially identified check structures as a feasible modification to the LCC System to ensure that water may continue to be delivered to Other Stockholders even as the amount of water in the LCC System decreases; and
- F. WHEREAS**, the Parties intend to, on an ongoing basis, evaluate the effectiveness of installing check structures to ensure continued delivery of water to Other Stockholders and agree to work in good faith to identify whether other, more effective modifications or

solutions are feasible. Check structures, other modifications, or other solutions that are needed to ensure delivery of water to Other Stockholders are hereinafter called “System Modifications”; and

- G. WHEREAS**, the Municipal Entities acknowledge that, while it is their and WSSC’s collective intent to work together in good faith and to provide collaborative input on possible modifications, WSSC will make all determinations related to operation of the LCC System and System Modifications, in its sole discretion; and
- H. WHEREAS**, engineering, legal, staff, construction, maintenance, operation, and administrative costs and expenses have been and will be incurred by WSSC to identify, install, maintain, and repair the System Modifications, and the Municipal Entities will provide WSSC with funding for such costs for the same pursuant to the terms outlined herein; and
- I. WHEREAS**, the Municipal Entities intend to enter into a Cost Allocation Agreement, which, in addition to providing for the reimbursement to WSSC of costs and expenses and other items required by this Agreement, creates a Municipal Entities Committee, intended to represent the Municipal Entities and work with WSSC under this Agreement; and
- J. WHEREAS**, the Parties anticipate that other parties may be added, by amendment, to this Agreement, and that any such addition of a party to this Agreement must also be added by amendment to the Cost Allocation Agreement; and
- K. WHEREAS**, the Parties intend, with this Agreement, to set forth the terms and conditions for designing, constructing, operating, repairing, maintaining and replacing the System Modifications under this Agreement, as well as how costs and fees associated with the same shall be paid.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and covenants of the Parties, it is agreed as follows:

1. **Incorporation of Recitals.** The Recitals set forth above are incorporated into this Agreement.
2. **Annual Review and Analysis.** The Parties acknowledge that the need to install System Modifications on an annual basis will depend on the realities of operations, water sources, and fluctuations in the number of Municipal Shares being removed from the LCC System at any given time. Also, while check structures have been initially identified by the Parties as the currently preferred solution to ensure delivery of water to Other Stockholders, the Parties may be able to identify better solutions. To that end, the Parties agree that WSSC will engage, at the Municipal

Entities' expense unless otherwise agreed to in advance in writing by the Parties, a professional engineer to conduct annual updates to modeling or other engineering to accurately evaluate System Modifications to protect deliveries to Other Shareholders. The Parties will use such modeling as one type of information, in addition to field data and observational information, in working to find feasible solutions, whether those solutions are check structures or other structural or operational modifications. The Parties acknowledge that in seeking to find solutions, WSSC's priority will be identifying the most efficient, long-term solutions. WSSC will make all determinations as to any solutions, but WSSC will consult with the Municipal Entities on an annual basis to gather input and discuss potential solutions prior to making final determinations on the necessary modifications to take place during any subsequent fall/winter season. The Parties recognize, however, that there may be urgent issues related to System Modifications that WSSC may need to resolve in its sole discretion. Under such scenario, WSSC shall provide a written summary to the Municipal Entities describing its response to such urgent issues in a timely manner. In the event that such costs related to actions taken to address urgent issues are too high for the Municipal Entities to immediately reimburse WSSC, and in the event that WSSC is financially able to carry such costs, WSSC will carry such costs subject to WSSC's bank's prime interest rate plus 2% ("Interest Rate") until a subsequent Annual System Modification Assessment (defined below in paragraph 6.2) as reasonably agreed upon by the Parties. The Parties will work in good faith to find a solution to any financial barriers including the Municipal Entities' budgeting cycles and WSSC's ability to carry such costs.

3. General Schedule. By April 1st of each year, the Municipal Entities shall in writing to WSSC identify the Municipal Shares that the Municipal Entities intend to utilize for Changed Uses during the next four subsequent irrigation seasons (e.g. Municipal Shares identified by approximately April 1, 2026, for Municipal Shares to be utilized for Changed Uses during the 2026, 2027, 2028, 2029 irrigation seasons). With input from the Municipal Entities, WSSC will identify by approximately October 30th of each year the System Modifications that are appropriate for construction during the third subsequent fall/winter season (e.g., WSSC to determine by approximately October 30, 2026, the System Modifications to be constructed during the fall/winter season of 2028-2029). The Parties recognize that, practically, these deadlines may fluctuate based on annual circumstances, and as such, such deadlines may be altered by written notice to the other Parties.

4. Check Structures. Based on a preliminary engineering analysis, the Parties have identified certain check structures, shown on the map attached as **Exhibit A** ("Check Structures"), as likely being the most immediately necessary modifications for maintaining delivery of water to stockholders under the LCC System. The specific locations identified in **Exhibit A** are intended by the Parties to be guidance on future check structure locations and are not intended to be limitations on actual System Modifications to be installed pursuant to this Agreement.

4.1. Design and Construction of System Modifications. WSSC shall provide to the Municipal Entities the information that it uses to identify the next System Modifications to be constructed, including without limitation any modeling, engineering, and field observations or data. WSSC's Board shall review the System Modifications to be constructed. Unless otherwise agreed to in writing signed by WSSC and all the Municipal Entities, the number of System Modifications to be constructed during any fall/winter

season shall not exceed three structures. However, in the event that, with input from the Municipal Entities, WSSC determines that more than three System Modifications should be installed during any given fall/winter season in order to ensure delivery of water to Other Stockholders, and the Municipal Entities do not agree to those additional System Modifications, WSSC may reduce or limit the amount of water delivered under the Municipal Shares for changed purposes as identified in each respective change decree to ensure that Other Stockholders do not suffer a shortage of water, unless the Parties are able to mutually agree in writing on another solution to any shortage, including but not limited to in-system exchanges of Municipal Entities' water.

- 4.2. Design and Engineering Plans. With input from the Municipal Entities, WSSC will select engineering consultants, manage, oversee, and have final approval over the design and construction of any System Modifications. WSSC will provide the Municipal Entities with a reasonable opportunity to review and comment on the identification of and design and engineering specifications for any System Modifications before such specifications are finalized. WSSC agrees to make decisions related to any System Modifications in good faith and not to engage consultants, adopt design decisions, or take other related actions that would unreasonably increase the costs, obligations or liabilities of the Municipal Entities. With input from the Municipal Entities, WSSC will select the contractor(s) to construct any System Modifications in accordance with the plans and specifications approved by WSSC.

5. Lateral Company Agreements. The Parties acknowledge that the Parties must work collaboratively to negotiate and execute agreements with the companies that own and operate the Laterals ("Lateral Companies") prior to the design and construction of any System Modifications on the Laterals. WSSC reserves the right to require that it be a party to such agreements with the Lateral Companies.

6. Payment and Reimbursement for System Modifications Installation Costs. The Parties acknowledge that, while WSSC may incur some ongoing expenses for minor costs, like internal WSSC expenses, WSSC cannot provide any significant amount of funding for the up-front costs of any project under this Agreement, and therefore the Municipal Entities will provide a funding solution for WSSC with the intent of preventing WSSC from incurring any significant costs.

6.1. The Parties intend that the costs associated with the System Modifications constructed under this Agreement during the fall/winter seasons of 2025-2026 and 2026-2027 will initially be funded by cash paid up-front to the Company ("Cash Reserve") (pursuant to that certain Municipal Cash Reserve Funding Agreement Between the Water Supply and Storage Company and Fort Collins-Loveland Water District dated September 10, 2025). The Parties intend that, after the Effective Date of this Agreement, WSSC will enter into a loan contract with the Colorado Water Conservation Board ("CWCB") for loan funding approved by the CWCB for the System Modifications to be constructed during the fall/winter season of 2025-2026 ("CWCB Loan"). Such CWCB Loan funds will be utilized to reimburse funds

expended from the Cash Reserve, and the Cash Reserve will then be used to pay for costs associated with System Modifications to be constructed during the fall/winter season of 2026-2027. Regardless of the repayment terms under the CWCB Loan, the Municipal Entities shall provide funds to the Company to repay the full loan amount of Two Million, Five Hundred Ninety Thousand, Six Hundred and Fifty Dollars (\$2,590,650.00) on an accelerated timeframe that will allow WSSC to pay the full amount of the CWCB Loan no later than January 31, 2031. At minimum, the Municipal Entities shall provide to the Company all funds to pay any annual principal and/or interest amounts required to be paid under the CWCB Loan.

6.2. The Parties intend that the costs associated with the System Modifications under this Agreement, including, without limitation, any loan repayment amounts but less any grant money received by WSSC will, beginning with the System Modification Structures to be constructed in the fall/winter season of 2027-2028, be covered by assessments on stock held by the Municipal Entities, unless the Municipal Entities and WSSC agree in writing to another funding option. Any assessments levied pursuant to this agreement would be set and approved by the WSSC Board based on anticipated costs and expenses under this Agreement or expenses and costs actually incurred. The Municipal Entities hereby agree to be bound by such assessments without further action or approval. These assessments are separate and apart from the stockholder assessment determined by WSSC under its Bylaws. WSSC may levy an up-front assessment to cover anticipated costs for the coming year ("Annual System Modification Assessment"). WSSC may also specially assess the stock held by the Municipal Entities more frequently throughout the year, but no more frequently than quarterly, to cover additional costs ("Special System Modification Assessment").

6.2.1. In order to determine the amount to be assessed as an Annual System Modification Assessment on each of the Municipal Entities, WSSC will provide the total amount of anticipated costs as determined through the WSSC annual budgeting process to the Municipal Entities Committee by approximately January 31 each year. The Municipal Entities Committee will then provide to WSSC the breakdown of costs to be assessed to each Municipal Entity by approximately March 31 each year.

6.2.2. In order to determine the amount to be assessed as a Special System Modification Assessment on each of the Municipal Entities, WSSC will provide the total amount of anticipated costs to be reimbursed to the Municipal Entities Committee approximately ninety (90) days before such special assessment is to be issued. The Municipal Entities Committee will provide to WSSC the breakdown of costs to be assessed to each Municipal Entity approximately sixty (60) days thereafter. In the event that such Special System Modification Assessments are too high for the Municipal Entities to meet the above schedule, and in the event that WSSC is financially able to carry such

costs, WSSC will carry such costs subject to the Interest Rate until a subsequent Annual System Modification Assessment as reasonably agreed upon by the Parties. The Parties will work in good faith to find a solution to any financial barriers including the Municipal Entities' budgeting cycles and WSSC's ability to carry such costs.

6.2.3. In addition to any other remedies WSSC may have in law or equity, failure by one or more Municipal Entities to pay any assessments levied by WSSC under paragraph 6 may result in a reduction of water delivered for changed uses under the Municipal Shares for that Municipal Entity (or Entities), assessment of interest, and/or sale of stock for nonpayment of assessments, pursuant to WSSC's Bylaws and Policies and the Municipal Entity's (ies') respective agreement(s) with WSSC, as may be applicable.

6.3. Advanced Funding. Notwithstanding the foregoing, any Municipal Entity or group of Municipal Entities may fund any System Modification(s) or Check Structures on their own accord, by providing adequate funding as determined by WSSC to WSSC in advance of the construction of any System Modification(s). The cost allocation by the Municipal Entities for any such advanced funding may be the subject of a separate agreement by and among themselves.

6.4. Grant Funding. The Parties acknowledge that grant funding may be available to cover costs associated with any System Modification. However, the Parties agree that pursuing such funding should be beneficial to and protective of all Parties. In the event the Parties agree that grant funding is mutually beneficial, and in the event the Parties agree that WSSC is the most appropriate entity to seek such grant funding, WSSC will undertake or hire a third-party specialist to conduct the feasibility analysis, application, management, and any associated tasks for such grant funding at the Municipal Entities' expense and shall timely communicate all such expenses to the Municipal Entities Committee. In submitting any application for a grant pursuant to this paragraph, WSSC will comply with all application requirements, including, without limitation, any necessary WSSC Board or stockholder approvals related to the application. WSSC will, with reasonable diligence, prioritize the pursuit of such identified grant funding, and the Municipal Entities shall undertake any efforts reasonably necessary to support WSSC in the pursuit of such grant funding and in any post-award compliance. The Municipal Entities shall be responsible for any costs related to any grant.

6.5. Costs to Be Covered/Reimbursed. Regardless of whether such costs are covered by assessment or other up-front funding by the Municipal Entities or are reimbursed to WSSC, such costs to be covered, in addition to loan repayments, include, generally, but are not limited to:

6.5.1. Annual modeling updates and other engineering analyses determined by the Parties to be necessary in evaluating solutions;

- 6.5.2. Engineering, legal, and other work on the requisite feasibility study/analysis and application for grant and/or loan funding;
- 6.5.3. Plans and specifications for any System Modifications, which must be drawn and stamped by an engineer certified to complete such plans in the state of Colorado, which costs will include WSSC's review of and revisions to the same;
- 6.5.4. Surveying and property inspections;
- 6.5.5. Costs related to easements, including, without limitation, confirmation of easements and any necessary temporary construction easements;
- 6.5.6. Requisite permits;
- 6.5.7. Construction, material, structure, and related costs; and
- 6.5.8. WSSC's employee and equipment time spent in relation to its obligations in this Agreement, including, without limitation, WSSC's oversight of construction.

7. Operation, Maintenance, and Repair of System Modifications. WSSC shall own the System Modifications and shall be responsible for the operation, maintenance, and repair of the same, the costs for which shall be reimbursed by the Municipal Entities pursuant to the terms and conditions of this Agreement. Notwithstanding the foregoing, and outside of urgent circumstances, and for any project anticipated to cost more than \$50,000 (as reasonably adjusted from time to time to account for inflation), WSSC shall provide the Municipal Entities with the total amount of anticipated costs and a reasonable opportunity to review and comment on any necessary maintenance and repair costs for the System Modifications before such costs are incurred. WSSC shall coordinate in good faith and provide the Municipal Entities with a reasonable opportunity to review and comment on design and engineering specifications for operation, maintenance, and repair of the System Modifications. To the extent such costs can be anticipated, they will be included in Annual System Modification Assessments. Any other costs incurred will be reimbursed through Special System Modification Assessments, and such costs will include carrying costs of the Interest Rate.

8. System Modification Operational Information. At the end of the first season in which each System Modification is operational, WSSC will provide a summary of each new structure's operation and the operation of the relevant headgates. WSSC will provide as-built drawings of any System Modification to the Municipal Entities.

9. Permits and Approvals. WSSC shall undertake applications for any permits or approvals necessary for the installation and operation of the System Modifications and will maintain the same, all at the Municipal Entities' expense pursuant to the terms and conditions of this Agreement. Such approvals shall include any jurisdictional determinations by the United States Army Corps of Engineers pursuant to Section 404 of the Clean Water Act or Section 10 of the Rivers and Harbors Act, or any related federal, state, county, or municipal permit.

10. No Waiver of Governmental Immunity. Nothing in this Agreement is intended or shall be construed as a waiver by any of the Municipal Entities of the monetary limitations or any other rights, immunities, and protections to which they are entitled as public entities under applicable law, including, without limitation, under the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101, et seq., as exists now or is hereafter amended.

11. No General Multiple-Year Fiscal Obligation or Indebtedness by Municipal Entities. Notwithstanding any provision of this Agreement to the contrary, the obligations of any Municipal Entity in fiscal years after the fiscal year in which this Agreement is executed shall be expressly contingent on the appropriation by that Municipal Entity of funds sufficient and intended for such purpose in the fiscal year in which the obligation is incurred. Nothing in this Agreement is intended or shall be construed to constitute a general obligation or other indebtedness of that Municipal Entity, or a multiple fiscal year direct or indirect debt or other financial obligation of that Municipal Entity, whether under the Constitution and laws of the State of Colorado or the respective charters and ordinances of the Municipal Entities. The determination of whether funds have been appropriated in sufficient amounts and intended for the purposes of this Agreement by any Municipal Entity shall be made in the sole discretion of that Municipal Entity.

12. Notices. Any notices allowed or required by this Agreement must be in writing and provided by email, with electronic confirmation the email has been delivered and read by the recipient with service deemed completed upon the electronic confirmation of delivery. Such notices shall be sent to the email addresses below. The Parties shall update their respective email addresses as necessary.

12.1. General Communications. General communications shall be directed to:

Municipal Entities Committee:

Thornton: Water Resources Division, Infrastructure Department
Water@Thorntonwater.com

With copy to: City Attorney, Legal Department
attorney@thorntonco.gov

Greeley: City of Greeley Water & Sewer Department, Water Resources Division
wsadmin@greeleygov

With copy to: City Attorney's Office, Environmental and Water Resources
cityattorney@greeleygov.com

Fort Collins: Fort Collins Utilities, Water Resources Division
jdial@fcgov.com

With copy to: City Attorney's Office
epotyondy@fcgov.com

ELCO: Mike Scheid, General Manager

Mikes@elcowater.org

With copy to: Bradley C. Grasmick, Esq., Lawrence Custer Grasmick
Jones & Donovan, LLP
Brad@lcwaterlaw.com

North Weld: Eric Reckentine, General Manager

ericr@nwcwd.org

With copy to: Scott E. Holwick, Esq., Lyons Gaddis, P.C.
sholwick@lyonsgaddis.com

WSSC:

With copy to:

FCLWD: Chris Pletcher, General Manager

cpletcher@fclwd.com

With a copy to: Scott E. Holwick, Esq., Lyons Gaddis, P.C.
sholwick@lyonsgaddis.com

- 12.2. Emergency Communications. Any emergency communications requiring a response within seventy-two (72) hours shall be directed to:

Thornton: Matt Stockton, Water Resources Division
matt.stockton@thorntonco.gov

Greeley: Cole Gustafson, Source Water Supply Manager
cole.gustafson@greeleygov.com

Fort Collins: Jen Dial, Water Resources Manager, jdial@fcgov.com

ELCO: Richard Raines, Water Resources Manager, rraines@scwtp.org

North Weld: Richard Raines, Water Resources Manager, rraines@scwtp.org

WSSC: Eric Westlind, General Manager, ewestlind@wtrsupply.com

FCLWD: Richard Raines, Water Resources Manager, rraines@scwtp.org

13. Term. The term of this Agreement is perpetual, unless terminated or modified by a duly authorized and executed written amendment signed by all Parties.
14. WSSC's Obligations. For all of its obligations under the Agreement, WSSC shall, in good faith, and with reasonable discretion, make decisions and selections of the engineers, contractors, materials and structures necessary to install, operate, maintain, and repair the System Modifications with the goal of achieving the most cost-effective solutions for accomplishing the tasks set forth in this Agreement.
15. Amendment and Waiver. This Agreement may only be amended in a writing duly authorized and executed by the Parties. Any waiver of a term, condition, or potential breach of this Agreement must be made in a writing duly authorized and executed by the waiving Party or Parties.
16. New Entities. In the event any entity that is not a party to this Agreement ("New Entity") enters into an agreement with WSSC whereby the use of that entity's WSSC shares is conditioned on the WSSC Board's approval by written agreement pursuant to Article VIII(3) of the WSSC Bylaws, WSSC shall include a term and condition in such agreement that the New Entity become a party to both this Agreement and the Cost Allocation Agreement. In such an event, the Parties consent to amending this Agreement and the Cost Allocation Agreement to add that municipal entity as a Party on terms and conditions that the existing Parties to those agreements at the time of amendment determine are equitable to past, current, and future financial costs and expense obligations of each Municipal Entity.
17. Restriction on Assignment. Neither WSSC nor the Municipal Entities may assign, delegate, or transfer their respective rights or obligations under this Agreement without the prior written consent of all other Parties. Such consent may be given or withheld in the sole discretion of the other Parties.
18. No Third-Party Beneficiaries. This Agreement is entered into between the Parties for the purposes set forth herein. It is the intent of the Parties that they are the only beneficiaries of this Agreement and the Parties are only benefitted to the extent provided under the express terms and conditions of this Agreement. Any other party that realizes a benefit pursuant to this Agreement shall be deemed an incidental beneficiary only.

19. Successors and Assigns. The provisions of this Agreement are binding on the Parties and their respective successors and permitted assigns.
20. Governing Law. This Agreement is governed by and shall be construed in accordance with Colorado law, with proper venue in the District Court of the county in which the primary office of the defendant is located.
21. Severability. The invalidity or unenforceability of any provision of this Agreement, if found by a court of competent jurisdiction, shall not affect the validity or enforceability of any other provision of this Agreement unless the exclusion of such provision would frustrate the purpose of this Agreement.
22. Cumulative Remedies. The rights, remedies, powers, and privileges provided in this Agreement shall not exclude any other rights, remedies, powers, and privileges to which any Party may be entitled by law or in equity.
23. Entire Agreement. This Agreement constitutes the entire agreement among the Parties.
24. Headings. The headings in this Agreement are intended by the Parties for reference purposes only and shall not affect the meaning or interpretation of this Agreement.
25. Counterparts and Electronic Signatures. This Agreement may be executed in counterparts, which when combined shall constitute one and the same agreement. The Parties agree to be bound by electronic signatures.
26. Signatory Authority. The Parties represent that the individuals executing this Agreement below have the authority to bind the Party they are signing on behalf of to this Agreement.
27. Recording. This Agreement and all exhibits shall be recorded in the real property records of Weld and Larimer Counties, Colorado Clerk and Recorder's office at the Municipal Entities' expense. A copy of the recorded Agreement will be provided to each of the Parties.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties have executed this Agreement, effective as of the date first set forth above.

CITY OF THORNTON

By: _____

CITY OF FORT COLLINS

By: _____

Date:

Kelly DiMartino, City Manager

ATTEST:

By: _____

City Clerk

APPROVED AS TO LEGAL FORM:

By: _____

Eric Potyondy

Senior Assistant City Attorney

NORTH WELD COUNTY WATER DISTRICT

By: _____

CITY OF GREELEY

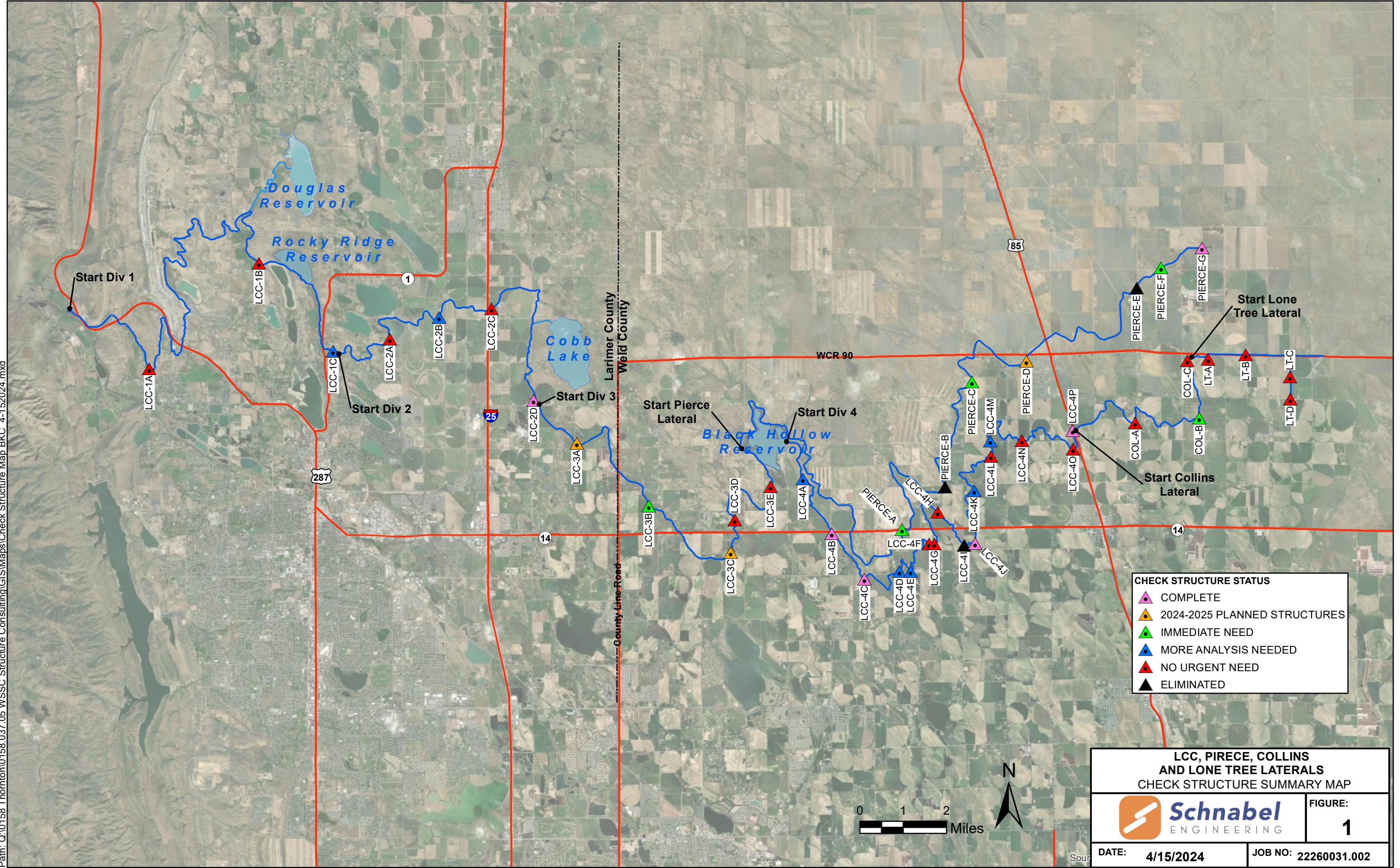
By: _____

EAST LARIMER COUNTY WATER DISTRICT

By: _____

WATER SUPPLY AND STORAGE COMPANY

By: _____



LCC, PIERCE, COLLINS AND LONE TREE LATERALS CHECK STRUCTURE SUMMARY MAP	
 Schnabel ENGINEERING	FIGURE: 1
DATE: 4/15/2024	JOB NO: 22260031.002



Council Agenda Summary

December 16, 2025

Key Staff Contact: Mark Gonzales, Municipal Judge

Title:

Resolution appointing Jerry Manzer as an Assistant Municipal Judge and Assistant Liquor Licensing Hearing Officer for the City of Greeley, Colorado

Summary:

Section 2-939 of the Greeley Municipal Code authorizes the Greeley City Council to appoint Assistant Judges to handle the caseload of the Municipal Court. Section 8-434 of the Greeley Municipal Code establishes a Local Licensing Authority which regulates liquor licensing and provides that Hearing Officers appointed by the City Council act as the Liquor Licensing Authority.

Greeley Municipal Judge Mark Gonzales has recommended that Jerry Manzer be reappointed as an Assistant Judge and Hearing Officer for the Liquor Licensing Authority for a term of four years ending on December 16, 2029.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

No Impact: Assistant Judge is already budgeted for.

Is there grant funding for this item? N/A

Does this action have potential long-term fiscal implications? No

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

High-Performance Government

Decision Options:

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

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 80, 2025

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 80, 2025**

**A RESOLUTION APPOINTING JERRY MANZER AS AN ASSISTANT MUNICIPAL
JUDGE AND ASSISTANT LIQUOR LICENSING HEARING OFFICER FOR THE CITY
OF GREELEY, COLORADO**

WHEREAS, Section 2-939 of the Greeley Municipal Code authorizes the Greeley City Council to appoint one or more Assistant Judges to handle the case load of the Municipal Court; and

WHEREAS, the Charter of the City of Greeley provides that the "Judge or Judges of the Municipal Court" must be admitted to practice law in Colorado, and must be a resident of the City during their tenure;

WHEREAS, the Charter of the City of Greeley provides that the "Judge or Judges" of the Municipal Court shall be appointed by the Council for a term of four (4) years, and may be removed by the Council for cause;

WHEREAS, the Greeley City Council has determined that it is necessary and appropriate to appoint Assistant Judges to handle the case load of the Municipal Court and to act in the absence of the Presiding Municipal Court Judge; and

WHEREAS, Section 8-434 of the Greeley Municipal Code establishes a Local Licensing Authority which regulates licensing related to the sale and service of alcohol beverages within the City of Greeley; and

WHEREAS, Section 8-434 of the Greeley Municipal Code provides that a Hearing Officer appointed by the City Council shall act as the Liquor Licensing Authority; and

WHEREAS, Section 8-434 provides that the Liquor Licensing Authority Hearing Officers are appointed by the Greeley City Council by resolution and may be removed with or without cause by a majority vote of the Greeley City Council; and

WHEREAS, the Greeley City Council has determined that it is appropriate to appoint the Assistant Judges as Hearing Officers to act as the Liquor Licensing Authority as needed; and

WHEREAS, the Greeley Municipal Judge has recommended that Jerry Manzer be appointed as an Assistant Judge and Hearing Officer for the Liquor Licensing Authority and Council has determined that Mr. Manzer is qualified to fill these positions; and

WHEREAS, the Greeley City Council finds that it is in the best interests of the citizens of the City of Greeley to appoint Jerry Manzer as an Assistant Judge and Hearing Officer for the Liquor Licensing Authority.

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

- Section 1. The Greeley City Council appoints Jerry Manzer as an Assistant Municipal Judge for the City of Greeley, Colorado for a term beginning December 16, 2025 ending December 16, 2029.
- Section 2. Pursuant to Section 7-1 of the Greeley Municipal Charter and Section 2-939 of the Greeley Municipal Code, the Greeley City Council has previously set the compensation for the Assistant Municipal Judges.
- Section 3. The Greeley City Council appoints Jerry Manzer as a Hearing Officer for the Greeley Liquor Licensing Authority.
- Section 4. This resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS _____ DAY OF DECEMBER, 2025.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



Council Agenda Summary

December 16, 2025

Key Staff Contact: Mark Gonzales, Municipal Judge

Title:

Resolution appointing Keith Coleman as Assistant Municipal Judge and Assistant Liquor Licensing Hearing Officer for the City of Greeley, Colorado

Summary:

Section 2-939 of the Greeley Municipal Code authorizes the Greeley City Council to appoint Assistant Judges to handle the caseload of the Municipal Court. Section 8-434 of the Greeley Municipal Code establishes a Local Licensing Authority which regulates liquor licensing and provides that Hearing Officers appointed by the City Council act as the Liquor Licensing Authority.

Greeley Municipal Judge Mark Gonzales has recommended that Keith Coleman be reappointed as an Assistant Judge and Hearing Officer for the Liquor Licensing Authority for a term of four years ending on December 16, 2029.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

No Impact: Assistant Judge coverage is already budgeted for.

Is there grant funding for this item? N/A

Does this action have potential long-term fiscal implications? No

Legal Issues:

None

Other issues and Considerations:

Strategic Focus Area:

High-Performance Government

Decision Options:

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

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 81, 2025

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 81, 2025**

**A RESOLUTION APPOINTING KEITH COLEMAN AS ASSISTANT MUNICIPAL
JUDGE AND ASSISTANT LIQUOR LICENSING HEARING OFFICER FOR THE
CITY OF GREELEY, COLORADO**

WHEREAS, Section 2-939 of the Greeley Municipal Code authorizes the Greeley City Council to appoint one or more Assistant Judges to handle the case load of the Municipal Court; and

WHEREAS, the Charter of the City of Greeley provides that the “Judge or Judges of the Municipal Court” must be admitted to practice law in Colorado, and must be a resident of the City during their tenure;

WHEREAS, the Charter of the City of Greeley provides that the “Judge or Judges” of the Municipal Court shall be appointed by the Council for a term of four (4) years, and may be removed by the Council for cause;

WHEREAS, the Greeley City Council has determined that it is necessary and appropriate to appoint Assistant Judges to handle the case load of the Municipal Court and to act in the absence of the Presiding Municipal Court Judge; and

WHEREAS, Section 8-434 of the Greeley Municipal Code establishes a Local Licensing Authority which regulates licensing related to the sale and service of alcohol beverages within the City of Greeley; and

WHEREAS, Section 8-434 of the Greeley Municipal Code provides that a Hearing Officer appointed by the City Council shall act as the Liquor Licensing Authority; and

WHEREAS, Section 8-434 provides that the Liquor Licensing Authority Hearing Officers are appointed by the Greeley City Council by resolution and may be removed without cause by a majority vote of the Greeley City Council; and

WHEREAS, the Greeley City Council has determined that it is appropriate to appoint the Assistant Judge as Hearing Officer to act as the Liquor Licensing Authority as needed; and

WHEREAS, the Greeley Municipal Judge has recommended that Keith Coleman be reappointed as an Assistant Judge and Hearing Officer for the Liquor Licensing Authority and Council has determined that Mr. Coleman is qualified to fill these positions; and

WHEREAS, the Greeley City Council finds that it is in the best interests of the citizens of the City of Greeley to reappoint Keith Coleman as Assistant Judges and Hearing Officer for the Liquor Licensing Authority.

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

- Section 1. The Greeley City Council appoints Keith Coleman as an Assistant Municipal Judge for the City of Greeley, Colorado for a term beginning December 15, 2025 and ending December 16, 2029.
- Section 2. Pursuant to Section 7-1 of the Greeley Municipal Charter and Section 2-939 of the Greeley Municipal Code, the Greeley City Council has previously set the compensation for the Assistant Municipal Judges.
- Section 3. The Greeley City Council appoints Keith Coleman as a Hearing Officer for the Greeley Liquor Licensing Authority.
- Section 4. This resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS _____ DAY OF DECEMBER, 2025.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



Council Agenda Summary

December 16, 2025

Key Staff Contact: Mark Gonzales, Municipal Judge

Title:

Resolution appointing J. William Sierra as an Assistant Municipal Judge and Assistant Liquor Licensing Hearing Officer for the City of Greeley, Colorado

Summary:

Section 2-939 of the Greeley Municipal Code authorizes the Greeley City Council to appoint Assistant Judges to handle the caseload of the Municipal Court. Section 8-434 of the Greeley Municipal Code establishes a Local Licensing Authority which regulates liquor licensing and provides that Hearing Officers appointed by the City Council act as the Liquor Licensing Authority.

Greeley Municipal Judge Mark Gonzales has recommended that J. William Sierra be reappointed as an Assistant Judge and Hearing Officer for the Liquor Licensing Authority for a term of four years ending on December 16, 2029.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

No Impact: Assistant Judge coverage is already budgeted for

Is there grant funding for this item? N/A

Does this action have potential long-term fiscal implications? No

Legal Issues:

None

Other issues and Considerations:

Strategic Focus Area:

High-Performance Government

Decision Options:

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

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 82, 2025

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 82, 2025**

**A RESOLUTION APPOINTING J. WILLIAM SIERRA AS AN ASSISTANT
MUNICIPAL JUDGE AND ASSISTANT LIQUOR LICENSING HEARING OFFICER
FOR THE CITY OF GREELEY, COLORADO**

WHEREAS, Section 2-939 of the Greeley Municipal Code authorizes the Greeley City Council to appoint one or more Assistant Judges to handle the case load of the Municipal Court; and

WHEREAS, the Charter of the City of Greeley provides that the "Judge or Judges of the Municipal Court" must be admitted to practice law in Colorado, and must be a resident of the City during their tenure;

WHEREAS, the Charter of the City of Greeley provides that the "Judge or Judges" of the Municipal Court shall be appointed by the Council for a term of four (4) years, and may be removed by the Council for cause;

WHEREAS, the Greeley City Council has determined that it is necessary and appropriate to appoint Assistant Judges to handle the case load of the Municipal Court and to act in the absence of the Presiding Municipal Court Judge; and

WHEREAS, Section 8-434 of the Greeley Municipal Code establishes a Local Licensing Authority which regulates licensing related to the sale and service of alcohol beverages within the City of Greeley; and

WHEREAS, Section 8-434 of the Greeley Municipal Code provides that a Hearing Officer appointed by the City Council shall act as the Liquor Licensing Authority; and

WHEREAS, Section 8-434 provides that the Liquor Licensing Authority Hearing Officers are appointed by the Greeley City Council by resolution and may be removed with or without cause by a majority vote of the Greeley City Council; and

WHEREAS, the Greeley City Council has determined that it is appropriate to appoint the Assistant Judges as Hearing Officers to act as the Liquor Licensing Authority as needed; and

WHEREAS, the Greeley Municipal Judge has recommended that J. William Sierra be appointed as an Assistant Judge and Hearing Officer for the Liquor Licensing Authority and Council has determined that Mr. Sierra is qualified to fill these positions; and

WHEREAS, the Greeley City Council finds that it is in the best interests of the citizens of the City of Greeley to appoint J. William Sierra as an Assistant Judge and Hearing Officer for the Liquor Licensing Authority.

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

Section 1. The Greeley City Council appoints J. William Sierra as an Assistant Municipal Judge for the City of Greeley, Colorado for a term beginning December 16, 2025 ending December 16, 2029.

Section 2. Pursuant to Section 7-1 of the Greeley Municipal Charter and Section 2-939 of the Greeley Municipal Code, the Greeley City Council has previously set the compensation for the Assistant Municipal Judges.

Section 3. The Greeley City Council appoints J. William Sierra as a Hearing Officer or the Greeley Liquor Licensing Authority.

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

**PASSED AND ADOPTED, SIGNED AND APPROVED, THIS _____ DAY
OF DECEMBER, 2025.**

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



Council Agenda Summary

Title:

Pulled Consent Agenda Items

Summary:

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



Council Agenda Summary

December 16, 2025

Key Staff Contact: Donald Threewitt, Interim Director of Community Development, Betsy Kellums, Planner III

Title:

Public Hearing for a non-owner nomination of City Hall, 1000 10th Street, for designation for historic preservation

Summary:

Historic Greeley Inc submitted a non-owner nomination for the building at 1000 10th Street, currently City Hall, to the Greeley Historic Register for historical, architectural, and geographical significance.

The City of Greeley is the property owner and is contesting the non-owner nomination for historic designation.

On December 1, 2025, the Historic Preservation Commission recommended approval of the historic designation with a vote of 5-0. Pursuant to Section 24-10003(2)(b)(4) of the Greeley Municipal Code, within 30 days of the commission decision, City Council must hold a public hearing and consider all relevant evidence. After the public hearing, Council may affirm, deny or modify the designation by a simple majority vote.

This is the public hearing on the non-owner nomination. City staff, the Applicant and the Owner will all present evidence to Council. Attachments to this agenda item are evidence in the matter. The public will have an opportunity to provide testimony during the public hearing.

Since this is a non-owner nomination, the Greeley Municipal Code requires the historic designation to be reviewed under stricter protections by Council.

Criteria requirements for a non-owner nominated property for designation for historic preservation:

- Meets at least one criteria in one of the categories of Historical, Architectural, and Geographical Significance (Greeley Municipal Code sec. 24-1003.d.1)
- AND meets the Integrity criteria, as defined by the National Park Service (sec. 24-1003.d.4)
- AND meets the non-owner nomination criteria (sec. 24-1003.d.2)

Property must demonstrate that it possesses the characteristics of compelling historic importance to the entire community, including at least one of the following criteria:

- Unusual or uncommon significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community; OR
- Superior or outstanding examples of architectural, historical or geographical significance criteria.

- Superior means excellence of its kind.
- Outstanding means marked by eminence and distinction.

Fiscal Impact:

Designation may have an undetermined fiscal impact on the City as the property owner.

Legal Issues:

Consideration of this matter includes the following public hearing steps:

1. Community Development (review staff) presentation and Council questions
2. Historic Greeley Inc. (applicant) presentation and Council questions
3. City Manager's Office (owner's representative) presentation and Council questions
4. Public input (hearing opened, testimony — up to three minutes per person, hearing closed)
5. Council discussion
6. Council decision

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Affirm the historic designation with a vote of the simple majority; or
2. Deny the historic designation with a vote of the simple majority.

Council's Recommended Action:

A motion and vote to affirm or deny the historic designation.

If Council votes to affirm the historic designation, then move to the next item and adopt the ordinance as presented after a public hearing.

Attachments:

1. Historic Preservation Commission Summary Staff Report
2. Greeley Historic Register Nomination Packet
3. Non Owner Nomination Photos
4. Non Owner Nomination Historic Photos
5. Non Owner Nomination Site Map
6. Public Comment
7. December 1, 2025 Draft HPC Minutes
8. Downtown City Hall Renovation Cost Estimates
9. Downtown City Hall Memo
10. Staff Presentation
11. Applicant Presentation
12. Owner Presentation

HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: Request for Certificate of Designation for the Dean Building/Weld County Bank Building/City Hall Building at 1000 10th Street

LOCATION: 1000 10th Street

APPLICANT: Historic Greeley, Inc

OWNER: City of Greeley

CASE NUMBER: GHR2025-0002

CASE PLANNER: Betsy Kellums, Planner III – Historic Preservation

HISTORIC PRESERVATION COMMISSION HEARING DATE: December 1, 2025

HISTORIC PRESERVATION COMMISSION FUNCTION:

Review the nomination for eligibility for individual designation on the Greeley Historic Register based on criteria for designation for individual, owner-nominated properties and individual, non-owner nominated properties in Section 24-1003(d) of the City of Greeley Municipal Code and recommend approval or denial of the request to City Council.

PROPERTY OVERVIEW AND BACKGROUND

On October 7, 2025, Historic Greeley, Inc, a 501.c.3 historic preservation non-profit organization, submitted a Greeley Historic Register nomination for the Dean Building at 1000 10th Street, in response to submittal of a demolition permit application for 1000 10th Street. The nomination was determined complete on October 8, 2025. The complete nomination includes the complete nomination form, completed Historic Building Inventory form, photos, a legally recorded document, and payment of the nomination fee. Please see attached application and historic building inventory, photographs, legally recorded document, and the existing site map.

Historic Greeley, Inc nominated the property for designation based on research, knowledge of the building and interest in preserving it. They propose that the building is eligible for individual designation under (1) Criteria (a)(1, 3) Historical Significance, (b)(1-5) Architectural Significance, and (c)(1, 2) Geographical Significance, and (2) Non-owner nomination Additional Criteria (a, b) of Section 24-1003(d) of the City of Greeley Municipal Code.

The Municipal Code requires the Commission to make a recommendation to City Council for final decision. Because this is a non-owner nomination, the Historic Preservation Commission will review, have a public hearing, and make a recommendation to City Council, who will make the final determination through the public hearing process. The Code requires Council to have a

public hearing and take action within 30 days of the December 1st Commission hearing. The City Council second reading and public hearing is scheduled for December 16, 2025.

City Hall Facility Assessment Information

In a presentation to City Council on March 14, 2024, Public Works Director stated that the City Hall Heating, Ventilation, and Air Conditioning (HVAC) was 25 years past its useful life, and the renovation costs were greater than the value of the building, although no specific details were provided.

In a follow-up presentation to City Council on June 11, 2024, the Public Works Director provided an update about maintenance of City Hall, following the May 2024 downtown flooding. He stated the building rehabilitation cost was estimated at \$40 million, although he did not provide contractor estimates as documentation. He also indicated that the utilities are located under the asphalt parking lots and that locating them will require Multichannel Acquisition of Seismic Waves (MASW) process and advanced Ground Penetrating Radar (GPR) across the entire block, which, in addition to excavation, was estimated to cost approximately \$300,000.

The city as the owner will present about the building and their position on this nomination at the public hearing.

PROPERTY DATA

Legal Description:	Lots 1-8, Block 75, City of Greeley, County of Weld, State of Colorado
Neighborhood:	Downtown
Year Property Built:	ca. 1968
Architectural Style/Type:	Mid-Century Modern
Dates of Significant Renovations:	Permit #BCX2509-0725 for demolition of the building and debris removal; owner: City of Greeley; applicant and contractor: Ancon Constructors II, Inc. Permit #BCX2010-0089 for installation of public art murals; owner: City of Greeley; applicant: Kim Snyder, Public Art Coordinator; approved 10/12/2020; issued: 11/3/2020; finalized: 11/4/2020. Permit #BCX1906-0524 for roof renovation and new elevator; owner: City of Greeley; contractor: Mark Young Construction; Architect: D2C Architect; electrical contractor: Wayne's Electric, Inc.; plumbing contractor: Corman Mechanical

Contractors, Inc.; approved: 7/24/2019; finalized: 4/22/2020.

Permit #98080248; repair roof; owner: City of Greeley; contractor: Front Range Roofing Systems;

Permit #98040122; replace dome with a polymer plastic dome; owner: City of Greeley; contractor: Powers Products; Date: 4/15/1998; finalized: 1/11/1999.

Permit #880350 5/19/1988, to demolish the mini bank and west drive-through stalls, owner: City of Greeley, contractor: Clearwater Construction.

Variance to move City of Greeley sign to corner of 11th Avenue and 10th Street from 11th Avenue and alley, granted by Zoning Board of Appeals on 12/1/1988.

Permit #871109 11/24/1987, to install fire sprinkler system in existing business and fire alarm system, owner: United Bank, contractor: Jacobs Fire Protection, Inc.

Permit #871120 12/1/1987, to add wall and door to separate bank drive up tunnels from the rest of the bank, owner: United Bank, contractor: Clearwater Constructors.

Permit #860131 3/11/1986, addition to fire sprinkler system, owner: United Bank of Greeley, contractor: Adams Automatic Co.

Permit #820671 12/6/1982, bank teller drive-up roofs, install single ply roof over existing built up roof, owner: United Bank, contractor: Independent Roofing.

Permit #790026 1/31/1979, to remove interior walls and relocate interior furnishings and fixtures as required and finish interior of basement per drawings, owner: United Bank, contractor: Whiteside Construction, plans by: Custom Wood Products, Inc.; final inspection 3/21/1979,

Certificate of Occupancy approval issued
3/19/1979.

Permit #790321 6/15/1979, to replace pre-stressed concrete roof over underground storage vault, owner: United Bank, contractor: Cornerstone Builders, electrical: Cole, plumbing: Greeley Plumbing and Heating, plans by Marvin Knedler & Associates; Certificate of Occupancy Approval issued 7/10/1979.

Permit #790089 3/18/1979, re-roof built up roof, owner: United Bank of Greeley, contractor: Douglass Roofing.

Permit #780281, #78506 10/12/1978, bank drive up addition, owner: United Bank, contractor: Northern Colorado Constructors.

Permit #780401, 11/27/1978, addition and remodel of drive up teller building, owner: United Bank of Greeley, contractor: CDS Electric.

Permit #73259, dated 6/29/1973, drive up facilities addition, contractor: Roche Constructors, Inc., architect: Marvin E. Knedler & Associates.

Permit #684046, dated 10/31/1968, sign permit application for 1000 10th Street, aluminum and steel electrical sign, sign contractor: The Epcon Company (they did the sign at the corner of 10th Street and 11th Avenue).

Permit #733089, dated 10/10/1973, sign permit application contractor: Adtec Advertising Company, approved 12/17/1973.

Permit #73153, dated 4/30/1973, docutel building (bank), owner: United Bank of Greeley, contractor: Hensel Phelps Construction Co., architect: M. E. Knedler & Assoc., 200 square feet, as per plans.

Permit #740002, dated 1/15/1974, sign permit application, contractor: Adtec Advertising Company.

Permit #67233, dated 10/18/1967, construct 2-story bank and office building at 1000 10th Street with 55' radius; owner: Weld County Bank; contractor: Hensel Phelps, architect: M.E. Knedler; Valuation of work: \$420,000. Date issued: 10/18/1967.

Source: Building Permit File for 1000 10th Street

CRITERIA FOR DESIGNATION

Pursuant to Section 24-1003(d) of the Municipal Code, a property shall be eligible for historic preservation designation and eligible for economic incentives if it meets at least one (1) criterion in one (1) or more of the following categories:

1. Criteria for Designation of Individual, Owner-Nominated Properties
 - a. Historical significance
 - b. Architectural significance
 - c. Geographical significance

To determine if a property can convey significance and therefore be eligible for designation, the Commission also evaluates properties according to the areas of II. Periods of Significance, and III. Integrity, as established by the National Park Service for evaluation of properties for the National Register and pursuant to 24-1003(d)(4) of the Municipal Code.

As established in Section 24-1003(d)(2), for Non-owner Nominations, the property must be reviewed under a higher threshold of significance:

2. Criteria for Individual, Non-owner-nominated Properties. In addition to meeting criteria requirements in section 24-1003.d.1, non-owner nominations shall be reviewed under stricter protections. The nominated property must demonstrate that it possesses the characteristics of compelling historic importance to the entire community, including at least one of the following criteria:
 - (a) Unusual or uncommon significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community of Greeley; or
 - (b) Superior or outstanding examples of architectural, historical or geographical significance criteria outlined in the criteria for designation in this section. The term "superior" shall mean excellence of its kind, and the term "outstanding" shall mean marked by eminence and distinction.

STAFF EVALUATION

*Italicized criteria are those criteria under which staff determined the property to be eligible for designation.

I. AREAS OF SIGNIFICANCE

Section 24-1003(d) (1)(a) Historical Significance

The site, building or property:

- 1. Has character, interest and integrity and reflects the heritage and cultural development of the City, State or Nation.***
- 2. Is associated with an important historical event.***
- 3. Is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.***

History of the Dean Building

(Historic Preservation Staff verified the following information through research from the files at the Greeley History Museum.)

Weld County Bank purchased this property and constructed the round building at 1000 10th Street in 1967-68. Norman Dean, president of the bank, hired Colorado architect Marvin Knedler to design the building and then hired Hensel Phelps Construction Company to build it. The city issued a building permit for construction, valued at \$420,000, on October 18, 1967. On Saturday, November 2, 1968, the Weld County Bank hosted a dedication in the new facility. Greeley Historian Hazel E. Johnson wrote of the opening,

“Along with hundreds of others, the writer was present at the dedication of the Weld Co. Bank, 1000 10th St., Sat. afternoon, Nov. 2, in its new round banking facility. Outside – it is unusual; it offers beauty and quiet dignity, along with practicality in serving its clientele.”

City directories also list other agencies and occupants in this building, in addition to Weld County Bank. The October 20, 1969, edition of the *Greeley Tribune* describes the new building and the celebration of the new building’s first year:

The new building, only one of many new services offered by the bank since its establishment in 1889, offers facilities which are unique in the Greeley area, including six television drive-up windows for auto banking and sitdown teller desks which replace the traditional ‘cage.’

Dean issued an invitation to the public to stop in and visit the bank at any time, but particularly during the two-week celebration which began Monday. Special activities scheduled to celebrate the double anniversary include the announcement of a new savings program and a coloring book contest for children between the ages of six and 14. In addition refreshments will be served in the bank lobby during banking hours.

In the December 15, 1968, issue of *Empire Magazine*, the bank was featured, highlighting the innovations:

Have you ever tried to find your way to the money window in a bank that looks like a two-story doughnut, without a teller’s cage in sight?

Round bank buildings aren't exactly new, but what the Weld County Bank has put inside its circular building is novel. For instance, tellers who handle the drive-in customers via television. Sit-down tellers who do business on an armchair-to-armchair basis.

According to Norman's wife Bonnie Dean, Norman wanted people who came to his bank to be comfortable. This desire led to several innovations, including the design, the use of guides to help people get what they needed at the bank, sit-down tellers, and the drive-in with tellers on tv.

In 1970 occupants at this address, in addition to Weld County Bank, included Opdyke Agency Inc., National Sugar Beet Growers Federation, Anderson & Whitney, Frank Sheehy, Keystone Cord, Mountain States Beet Growers, William West and Jerry Winters. In 1972, the occupants included United Bank of Greeley, as Weld County Bank merged with United Bank of Greeley, United Bank Travel Service, Anderson & Whitney, Central Life Insurance, Richard Doyle, Opdyke Agency, Inc., United Mortgage, Keystone Cord, Frank Sheehy, West & Winters and Sugar Beet Growers Federation. Various other occupants during the next fifteen years included Harry Hibbs, several CPAs and attorneys, until the city purchased it for \$1,570,000 in November 1987 from United Bank of Greeley National Association. A public open house for City offices was held February 19, 1988.

Weld County Bank and later United Bank of Greeley President Norman Dean was an active and prominent member of the Greeley community and made great contributions to Greeley. He was born Utah in 1920 and graduated from high school in 1937. He graduated from the University of Utah and Cornell University. He met and married Margaret Hibbs of Greeley in Greeley in May 1941. They had four children, including Norm, Tom, Stacey, and Gini. He and Margaret were married for 29 years, until she passed away in 1970. Their son Norm also preceded him in death.

After Pearl Harbor, he joined the Navy and was commissioned as a Lieutenant Junior Grade. Following World War II, he and Margaret moved to Greeley in 1946 where he worked with her father at Hibb's Men's Clothing Store. In approximately 1955, he joined the board of Weld County Bank. In 1957 he became executive vice president of Weld County Bank. He became president in 1964 and later CEO. As president, he hired architect Marvin Knedler to design the round bank at 1000 10th Street. Weld County Bank later became United Bank of Greeley.

Dean took his position as bank president very seriously, being motivated by respecting his employees and customers while creating innovations in banking to enhance their operations and the customer experience. He believed "a bank president must learn to balance the demands for five different, and sometimes competing interests." (Qtd from *Greeley Tribune* article "A day in the life of a bank president", March 25, 1980) Those interests include people who hold money in the bank, creditors, bank employees, bank shareholders, and the community. In service to the community, "Dean sponsored a city league basketball team through the bank," according to Greeley resident Wes Sargent.

In addition to being bank president, he served on several industry boards, including the Colorado Bankers Association board, the board of the American Bankers Association, the 10th Federal Reserve District of the Foundation for Full Service Banks, the board of trustees for the Colorado School of Banking, president of the First Regional Clearing House Association, and president of

Greeley Clearing House Association.” He served multiple terms as an officer on the board of the Colorado Public Expenditure Council. Additionally, he served as president of the Greeley District 6 School Board and was district treasurer of Rotary International 545. (*Greeley Tribune*, 2/20/1971, page 19) During the 1980s, he served a six-year term on the Board of Trustees for the Consortium of State Colleges, appointed by Governor Richard Lamm.

He married Bonnie Brown in 1971, and one of their primary interests was travel. They traveled around the world to every continent during their 50+ year marriage. Bonnie described Norm, “He had a lot of grit and strength of spirit and mind.” His many achievements and involvements included contributions to the community of Greeley, such as service on the Greeley Water and Sewer Board, the Greeley Rotary Club, UNC Foundation board of directors, Greeley Chamber of Commerce board president, and Greeley United Way chairman. Beyond his service on the Water and Sewer Board, his service to the City of Greeley included serving as vice chairman of the Home Rule Charter committee in 1958, and he served on the committee that updated it in 2009. Water and Sewer Board Chairman Harold Evans “said Dean’s work on the city’s charter was instrumental to helping set the foundation for how the city manages its water, as the charter established the water and sewer board.” (*Greeley Tribune*, 7/8/22)

Finally, his obituary listed many distinguished awards recognizing his service to the community, including the Sonny Mapelli Distinguished Citizen Award from the Long’s Peak Boy Scout Council in 2002, the United Way of Weld County Humanitarian Award in 2002; Co-Grand Marshal with Bonnie of the Greeley Stampede in 2012; the Lifetime Achievement Award for the Bravo Entrepreneur Awards in 2012; and co-honoree with Bonnie of the Greeley Chamber of Commerce Leann Anderson Community Care Award in 2018.

To sum up Norm’s contributions to the bank, the round building, and to the community of Greeley, he “set an example for all the rest of us how to really be a contributing member of our community,” according to Harold Evans. (*Greeley Tribune*, 7/8/22)

Norman passed away at the age of 102 at his home in Greeley in 2022.

Staff Comments:

The Dean Building/Weld County Bank/City Hall, has character, interest, and integrity and reflects the heritage and cultural development of Greeley. The building is significant for association with commercial development due to its use as the Weld County Bank and later the United Bank of Greeley until it was used as City Hall.

The Dean Building/Weld County Bank/City Hall is also significant for association with Norman Dean, bank president. Dean had many significant contributions to Greeley, including changes in banking with the use of televisions for the drive-through tellers, sit-down tellers, using staff to guide customers, and especially his concern for making his customers comfortable through staff assistance, the round design, and the sit-down tellers. He also had many other contributions to Greeley, including with his service on the Home Rule Charter Committee, the update committee, the Water & Sewer Board, School District 6 Board, and many others.

For these reasons, staff finds the property arguably meets **criteria (1a)1 and 3 for historical significance**. Further, staff finds the property does not meet criterion (1a)2 for historical significance.

Section 24-1003(d)(1) (b) Architectural Significance

The site, building or property:

- 1. Characterizes an architectural style associated with a particular era and/or ethnic group.*
- 2. Is identified with a particular architect, master builder or craftsman.*
- 3. Is architecturally unique or innovative.*
- 4. Has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.*
- 5. Has visual symbolic meaning or appeal for the community.*

Architectural Description

This two-story round structure has a 110' diameter, and it has glass curtain walls with 40 reinforced precast concrete columns with arches spanning between them around the circumference of the building. Two symmetrical recessed entrances are located on the north elevation, separated by the interior extension with the spiral staircase wrapping around the original elevator shaft. Each north entrance has paired metal doors with large glazing on the top and bottom halves of the doors. The south elevation has a recessed centered entrance with sidelights and paired metal doors. The roof is TPO (thermoplastic polyolefin, a single-ply membrane roof material) and has a polymer plastic dome (in the shape of a cone) installed in 1998, which was shrink wrapped with white plastic after it was damaged in a hailstorm in 2024. There was a dome previously that was replaced with the existing cone shaped structure because it was not structurally sound. There is a concrete parapet wall all around the building. A long rectangular "moat" like area is located on the west side and the east side, likely constructed for egress and to allow light into the basement. The building columns extend into these areas. A metal balustrade rail separates the sidewalk on the west and grass on the east from these egress areas.

Seven attached round concrete canopies are located to the south of the building, built for the bank drive-through bays, and are now used for city official parking. A one-story, rectangular, metal and glass building is located southwest of the building.

The building is situated on the north half of the block, approximately half-way between 10th and 11th Avenues. Several grass-planted areas are located on the north side of the building. There is a detached sidewalk, and several large trees are planted in the grass-planted strip between the sidewalk and curb along 10th Street. The signs on the northeast and northwest corners of the property were designed in late 1973 and likely added in 1974.

Design and Construction of the Bank

Weld County Bank President Norman Dean envisioned a visually distinctive building. Peggy Ford conducted an interview with Dean, who discussed the inspiration, design, architect, and construction of the building. In Dallas, he saw

a visually striking department store having very tall columns which he liked. For the new bank, he wanted something unusual and distinctive, so the idea of a round building with very tall columns appealed to him. He first interviewed Colorado architect Charles Deaton of Golden.

Mr. Deaton designed a similar bank in Denver, among other unique structures.

Deaton was adamant that he would design the form of the building, and the bank would have to adapt its operations to the form. Mr. Deaton didn't get the job. Mr. Dean then spoke with Marvin Knedler, a Denver architect who had designed the Northern Colorado Savings and Loan Building in Greeley... and it was Knedler who designed the building.

Engineering and structural factors were a challenge, as everything was round. Hensel Phelps Construction Company of Greeley constructed it, and Don Alvarado of Custom Wood Products of Denver oversaw the design and construction of the interior spaces and furnishings.

The new bank officially opened in this newly completed building on October 1, 1968.

Knedler also designed the drive through bays and the kiosk building west of the drive throughs. The drive through bays on the south of the building were constructed when the building was constructed, and then a seventh drive through bay was added on to the west end of the original six bays in 1973, designed by Knedler and built by Roche Constructors. The west auxiliary building was also constructed in 1973, built by Hensel Phelps. The drive through bays and the auxiliary buildings contribute to the significance of the site because they were part of the operations of the bank.

Marvin Knedler, Architect

Architect Marvin Knedler (1924-2002), born in Mount Pleasant, Iowa in 1924, served in World War II flying B-17s for the Air Force. After graduating from Iowa State College, he pursued a career in architecture in Denver. By 1957 he was licensed to practice architecture in Colorado and by the mid-1970s his architecture firm employed 21 people and focused on architecture of financial institutions. He was close friends with Charles Deaton, who was known for his distinctive modern designs, including the Sculptured House in Genesee, also known as the Sleeper House. Deaton may have influenced Knedler's design for Weld County Bank. Knedler also designed a round bank building in Clovis, New Mexico, very similar to Greeley's Weld County Bank Building. That building is a contributing building in Clovis' historic district. Knedler also designed Denver Place, a commercial and retail development in Denver, in 1981, and other commercial properties, and his personal residence in Usonian style in 1963. He passed away in 2002 at the age of 78.

Staff Comments:

The building is significant as an example of mid-century modern architecture, particularly as an innovative and unique design that is unusual and uncommon in Greeley and Colorado. Marvin Knedler was a prominent mid-century Colorado architect who also designed the building at 924 11th Street. It is significant as an example of master architect Knedler's work in Greeley and it is also a significant mid-century example of Hensel Phelps Construction's work in Greeley, particularly since they became an internationally renowned company in the years following construction of the Dean Building/Weld County Bank Building/City Hall Building.

Greeley has a history of unique architecture during the 1960s, with the design and construction of six "round" schools built by approximately 1965 and the design and construction of this round bank building in 1968. Only three of the six "round" schools remain. The Dean Building/Weld County Bank Building/City Hall Building retains a high degree of integrity, retaining all significant exterior architectural features.

The round Dean Building, originally constructed as the Weld County Bank Building and currently known as Greeley City Hall Building, is architecturally significant as a rare and unique in-tact round example of mid-century modern architecture. It is the opinion of city staff and of History Colorado staff that the building is eligible for the National Register of Historic Places for architectural significance and for historical significance in the area of commerce.

The building is architecturally unique and innovative, as the distinctive round building that is an iconic landmark that has visual meaning in the community.

For these reasons, staff finds the property objectively meets **criteria (1b) 1, 2, and 3** and arguably meets **criteria (1b) 4 and 5 for architectural significance**.

Section 24-1003(d)(1)(c) Geographical Significance

The site, building or property:

- 1. Has proximity and a strong connection or link to an area, site, structure or object significant in the history or development of the City, State or Nation.***
- 2. Is a visual feature identifying an area or neighborhood or consists of buildings, homes, replicas, structures, objects, properties, parks, land features, trees and sites historically or geographically associated with an area.***

The Dean Building/Weld County Bank Building/Greeley City Hall Building, is located in the downtown core of Greeley. The Town of Greeley was platted in 1871, which included subdivision into Lots and Blocks, including Block 75, where it is located. This building is one of the most architecturally significant sites located in downtown and in Greeley and is relevant to the financial and commercial development of Greeley.

The building is within two blocks of the Downtown Greeley Historic District to the northeast and numerous other Greeley Historic Register-designated sites, including Lincoln Park, the Old Park

Church, and the Townsend House, and the National Register designated Weld County Courthouse, the Greeley Historic Register and National Register designated Greeley Masonic Temple, and the Greeley Historic Register and National Register designated First Baptist Church Building. It is also within two blocks of Greeley's other Greeley Historic Register District, the Monroe Avenue Historic District along 9th Avenue between 11th Street and 16th Street, headed by the Greeley Historic Register designated Southard-Gillespie House.

This building is a visual feature that identifies this entrance to the historic core of downtown, and it is a landmark that is often used to identify location within downtown.

Staff Comments:

For these reasons, the Dean Building/Weld County Bank Building/City Hall Building, is geographically significant for location identifying the entrance to historic downtown and its contributions to downtown as a financial institution and the center of local government and as an iconic community landmark.

For these reasons, staff finds the property arguably meets **criteria (1c) 1 and 2 for geographical significance.**

Section 24-1003(d)(2) Non-owner Nomination Significance:

Criteria for individual, non-owner-nominated properties. In addition to meeting criteria requirements in section 24-1003.d.1, non-owner nominations shall be reviewed under stricter protections. The nominated property must demonstrate that it possesses the characteristics of compelling historic importance to the entire community, including at least one of the following criteria:

(a) Unusual or uncommon significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community of Greeley; or

(b) Superior or outstanding examples of architectural, historical or geographical significance criteria outlined in the criteria for designation in this section. The term "superior" shall mean excellence of its kind, and the term "outstanding" shall mean marked by eminence and distinction.

The Dean Building/Weld County Bank Building/City Hall Building is the most significant mid-century modern style building in Downtown Greeley. It is an exceptional example of a round bank building maintaining a high degree of integrity. Character-defining features include the arches and columns, the curtain wall glazing system set back behind the columns and extending the height of the first and second floors, the large roof overhang, and the skylight. Additionally, the round drive-up bays to the south of the building, the arched signs on the corners of the property and the drive-up buildings contribute to the significance of the site, as they were constructed within several years of the bank, while it was still in use as a bank. History Colorado, the State Historical Society, determined it eligible for designation on the National Register of Historic Places under Criterion A for association with commerce as the Weld County Bank and under Criterion C for architecture as a great example of mid-century commercial design.

Many old buildings have been torn down in the area and replaced with parking lots, removing the places that make Greeley unique. This iconic building sets Greeley apart from many historic downtowns and many communities in Colorado due to its unique round design and high degree of architectural integrity with no significant exterior alterations. It reflects the history of Greeley, and its loss would significantly impact the core downtown. It would significantly diminish the character of downtown, replacing this significant and unique historic building with a surface parking lot or an unknown use in the future. There are a lot of parking lots in downtown Greeley that once hosted significant historic buildings. and the Dean Building/Weld County Bank Building/City Hall Building has potential for redevelopment. Removal of this unique building would remove an icon that gives a sense of place to Greeley that will not be able to be replaced.

Designating, preserving, and adaptively reusing this building would align with the downtown plan, “Downtown Greeley 2032 – The Path Forward”, adopted by City Council in January 2023, whereas removal of it for more surface parking could further diminish downtown’s character and sense of place. The Downtown Plan online survey, conducted to understand the community’s priorities for physical improvements in downtown, showed the top priority as “Redevelop and repurpose underutilized surface parking lots and vacant buildings and lots,” and the second top priority was to “maintain the historic character and authenticity of downtown” (quoted from Community Outreach section of the plan on page V of the plan summary and taken from Chapter 3: Community Outreach, page 33). Designating the building as historic would meet these two priorities of the downtown plan because it would provide a means for repurposing the building and preserving the remaining character and authenticity, while providing access to financial resources such as grants and/or tax credits to assist in the preservation and adaptive reuse of the building. The location is also identified as an opportunity site where redevelopment of the site, which could include rehabilitation and adaptive reuse of these buildings, would “make a positive impact on the overall vitality of Downtown” (see Chapter 4, page 41 of the plan). “Continue infill development and redevelopment of Opportunity Sites throughout Downtown to fill in the urban fabric and improve the pedestrian experience” is one of the primary aspects of the overall downtown physical framework. A section of the Action Plan of The Path Forward is dedicated to the strategy of “celebrate historic character, charm, and distinctive environment in Downtown” including actions related to helping property owners of historic properties get tax credits, grants, etc for rehabilitation of their properties. It also includes “facilitate adaptive reuse in Downtown that is not limited only to districts or structures that meet historic designation criteria, by providing incentives such as historic preservation grants or tax credits, infrastructure investment, regulatory relief, façade grants, or other incentives as appropriate” (page 68 of the plan).

Further, preservation of this building aligns with the 2018 Imagine Greeley Comprehensive Plan. It meets goals and objectives from the Growth & City Form chapter including to “encourage the preservation, rehabilitation or adaptive reuse of historic structures and other notable site features as part of future development” (Objective GC-3.2 Historic Preservation and Adaptive Reuse, page 45) as well as “encourage historic preservation Downtown through the use of financial, building, and other incentives for rehabilitation, restoration, and/or adaptive reuse of landmark structures and facilities” (Objective GC-5.1 Historic Preservation, page 46). It further has objectives related to historic and character districts and community character. The Historic and Cultural Resources chapter also includes goals and objectives to preserve and promote local heritage, including encouraging designation on the local, state and national registers, as well as

provide tools for protecting historic resources, such as tax credits, grants, design guidelines, etc. Heritage and cultural tourism are an important objective as well, particularly since the downtown buildings reflect Greeley's heritage and make it unique from other historic downtowns. The historic built environment makes Greeley unique and is part of what gives Greeley the sense of place that it has. Designating the Dean Building/Weld County Bank/City Hall Building would contribute to the implementation of the comprehensive plan.

Allowing the building to be removed for surface parking or another unknown use would not only detract from the character of downtown, allowing the demolition does not align with the downtown plan and the comprehensive plan. Designating the building would uphold and implement both plans.

For these reasons, staff finds the property arguably meets **criteria 2(a) and (b) non-owner nomination significance**.

II. PERIODS OF SIGNIFICANCE

In establishing significance and integrity, it is helpful to consider the dates for which the property is significant. According to the National Register Bulletin, *How to Complete the National Register Registration Form*, "the period of significance is the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for" designation. The period of significance establishes whether alterations to a property are significant and contributing to a property or if they detract from the integrity and ability to convey significance. Alterations completed during the period of significance may add to the ability to convey significance. Alterations completed outside the period of significance decrease the ability of the property to convey significance. The following are periods of significance for the areas for which this property is significant:

Historical Significance – (1968-87); *The building is significant for association with Norman Dean and for association with the commercial development of Greeley as a bank that was innovative with customer service and bank operations.*

Architectural Significance – (1968); *The building is significant as an example of mid-century modern architecture as a round building and as an example of a round Marvin Knedler designed bank.*

Geographical Significance – (1968); *The building is significant for location in proximity to and connection with the Downtown Greeley Historic District, the Monroe Avenue Historic District, other designated properties and primarily for being an iconic visual feature identifying the entrance into historic downtown.*

Non-Owner Nomination Significance – (1968); *The Dean Building/Weld County Bank Building/City Hall Building is the most significant mid-century modern style building in Downtown Greeley. It is an exceptional example of a unique round bank building maintaining a high degree of architectural integrity with no significant exterior alterations, setting Greeley apart from many historic downtowns and many communities*

in Colorado. It is eligible for listing in the National Register of Historic Places for commerce and architecture.

III. INTEGRITY

In addition to the Municipal Code Significance criteria, Section 24-1003(d) establishes Integrity criteria. Staff evaluates a property to determine whether it retains sufficient historical, architectural, and geographical integrity. After determining if a property meets the criteria for significance, it is very important to evaluate changes to the exterior of a property to determine if the property can convey that significance. For example, if a property has been changed so much that it does not appear historic or there is little or no historic materials left, then it does not retain enough integrity to convey the significance and would not be eligible for designation.

According to the National Register, “integrity is the ability of a property to convey its significance.” (National Register Bulletin 15, “How to Apply the National Register Criteria for Evaluation,” p. 44) “Integrity is based on significance: why, where and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.” (*sic*, p. 45)

Section 24-1003(d)(4) Integrity criteria. All properties and districts shall be evaluated for their physical integrity using the following criteria, as defined by the National Park Service in the current version of the publication “How to Apply the National Register Criteria for Evaluation:”

- (1) Location – The place where the historic property was constructed or the place where the historic event occurred.
- (2) Design – the combination of elements that create the form, plan, space, structure and style of a property.
- (3) Setting – the physical environment of a historic property.
- (4) Materials – the physical elements that were combined or deposited during a particular period and in a particular pattern or configuration to form a historic property.
- (5) Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- (6) Feeling – a property’s expression of the aesthetic or historic sense of a particular period of time.
- (7) Association – the direct link between an important historic event or person and a historic property.

The Dean Building/Weld County Bank Building/City Hall Building objectively exhibits a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. The only exterior alteration was the replacement of the skylight dome with a skylight cone for maintenance purposes in 1998 and replacement of the south entrance on the rear of the building, lessening its impact. The existing exterior windows and columns are original. Retention of the open interior and skylight, the walkway around the second floor that is open to the first floor, the retention of the fountain and offices around the curtain wall reflects significant interior integrity. Interior alterations have retained significant features, and while interior alterations do not impact eligibility for the Greeley Historic Register, including for the non-owner nomination criteria, they contribute to the eligibility of the building to the National Register of Historic Places.

History Colorado, the State Historical Society, determined the building eligible for listing in the National Register. In conclusion, the building retains sufficient integrity to convey historical, architectural, and geographical significance, as well as the non-owner nomination significance.

NOTICE

Pursuant to Section 24-1003(f) of the Municipal Code, notice was published in the *Greeley Tribune* on November 2nd and 9th, 2025, and a letter notifying the current property owner, the City of Greeley, of the public hearing was emailed to City Manager Raymond Lee and copied to Greeley Community Development Director Brian McBroom, Assistant City Manager Kelli Johnson, applicant Historic Greeley, Inc., and building demolition permit applicant Ancon II Constructors on October 27, 2025. The applicant posted a public hearing notification signs for the Historic Preservation Commission public hearing at the property on October 30, 2025. The notice was posted on the City of Greeley website on October 29, 2025 at this website: <https://greeleyco.gov/government/city-administration/public-notices>.

Due to conflicts of interest of three Historic Preservation Commissioners, on November 17th the Commission voted to continue the designation hearing to December 1st.

SUMMARY OF REQUIRED CRITERIA

Municipal Code requires that a property meet at least one criterion in one of the three areas of significance in Section 24-1003(d), including historical, architectural, and geographical significance, and one of the criterion for non-owner nominations, and must exhibit sufficient integrity to convey the significance.

HISTORIC PRESERVATION STAFF RECOMMENDATION

The Commission may find that the Dean Building/Weld County Bank Building/City Hall Building at 1000 10th Street meets criteria in three areas of significance, retains sufficient integrity to convey historical, architectural and geographical significance, and meets the non-owner nomination significance criteria, and therefore recommend to City Council to adopt the ordinance to designate the Dean Building/Weld County Bank Building/City Hall Building at 1000 10th Street as an historic property on the Greeley Historic Register and issue a Certificate of Designation to be recorded by the Weld County Clerk and Recorder.

COMMISSION MOTION TO APPROVE

A motion, based on the application received and the preceding analysis, that the Commission finds and concludes that the Dean Building/Weld County Bank Building/City Hall Building at 1000 10th Street meets significance criteria of Section 24-1003(d)(1) and (2) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized below, and therefore makes recommendation to City Council to designate the building on the Greeley Historic Register and issue a Certificate of Designation to be recorded by the Weld County Clerk and Recorder.

1(a) Historical Significance:

- 1. The property has character, interest and integrity and reflects the heritage and cultural development of the City, State or Nation.*
- 3. Is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.*

1(b) Architectural Significance:

- 1. Characterizes an architectural style associated with a particular era and/or ethnic group.*
- 2. Is identified with a particular architect, master builder or craftsman.*
- 3. Is architecturally unique or innovative.*
- 4. Has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.*
- 5. Has visual symbolic meaning or appeal for the community.*

1(c) Geographical Significance:

- 1. Has proximity and a strong connection or link to an area, site, structure or object significant in the history or development of the City, State or Nation.*
- 2. Is a visual feature identifying an area or neighborhood or consists of buildings, homes, replicas, structures, objects, properties, parks, land features, trees and sites historically or geographically associated with an area.*

(2)Non-owner nomination Significance:

- (a) Unusual or uncommon significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community of Greeley.*
- (b) Superior or outstanding examples of architectural, historical or geographical significance criteria outlined in the criteria for designation in this section. The term "superior" shall mean excellence of its kind, and the term "outstanding" shall mean marked by eminence and distinction.*

Section 24-1003(d)(4) Integrity criteria.

All properties and districts shall be evaluated for their physical integrity using the following criteria, as defined by the National Park Service in the current version of the publication "How to Apply the National Register Criteria for Evaluation," Location, Design, Setting, Materials, Workmanship, Feeling, and Association.

COMMISSION MOTION TO DENY

A motion, based on the application received and the preceding analysis, that the Commission finds and concludes that the Dean Building/Weld County Bank Building/City Hall Building at 1000 10th Street does not meet significance criteria of Section 24-1003(d)(1) and (2) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized in the staff report, and therefore makes recommendation to City Council to not designate the building on the Greeley Historic Register.

ATTACHMENTS

Application and Historic Building Inventory Form
Current Photographs
Historic Photographs
Site Map
Public Input



Greeley Historic Register

Nomination Packet

Historic Preservation Office

1100 10th Street, Greeley Colorado, 80631

Phone: (970)350-9222

Fax: (970)350-9800

Updated 5/2021

This packet includes the forms and instructions necessary to nominate a building or site to the Greeley Historic Register.

City of Greeley Historic Preservation Commission

Procedures for Nomination and Designation of Historic Properties

The Historic Preservation Commission thanks you for becoming involved in the important process of protecting our city's historical built environment. The following steps will guide you through the nomination and designation procedures. If you have any questions, please call the Historic Preservation Office. Our staff is here to help!

Nomination & Designation Process

Owner nominations – process will take approximately 30-45 days from receipt of application

Non-owner nominations – process may take up to 90-120 days from receipt of application

Incomplete applications will hold up the process. Additional information may be requested.

Step 1. Pre-Application Conference

- Meet with Historic Preservation Staff (call the Historic Preservation Office at 970.350.9222 for an appointment). At this time you will determine the property's significance, review the designation process and learn how to research your historic structure or site.
- The Historic Preservation Staff will also fully explain the benefits, requirements and responsibilities that are conferred upon the owners of historic properties.

Step 2. Formal Application

- Complete *Application Form for Nomination of a Historic Property* (attached)
- Complete the *Historic Building Inventory* form (attached). The Historic Preservation Specialist can assist with completion of this form.
- *Minimum information required* for the application to be considered includes: nominated property address, owner & mailing address/phone number/email address, legal description, historic use, present use, date of construction (estimate), original owner, significance (determined in consultation with the Historic Preservation Specialist if necessary). The legal description can be obtained through the City of Greeley website, ORIGIN Property Facts map. Historic Preservation Specialist can assist with the legal description.
- Current photos of the front, sides and rear.
- Additional requirements for a complete application for non-owner nominations: a copy of a legally recorded document with the legal description.
- Application fee is \$50.00; payable to the City of Greeley; paid through eTRAKiT. (The fee may be waived under certain circumstances, such as economic hardship.)
- Submit the application through the Project module of [eTRAKiT](http://greeleygov.com/services/etrakit) on the City of Greeley website, <http://greeleygov.com/services/etrakit>. For assistance with eTRAKiT, call 970.350.9388.

Step 3. Notification, Scheduling and Posting {As per Section 24-949}

- Historic Preservation Staff will send a letter acknowledging receipt of the application materials and will reference the privileges, obligations and restrictions which apply to historic properties. The letter will also serve as written notice of the date, time, and place of the Hearing for Designation, to be mailed to the owner no less than fifteen (15) days prior to the scheduled hearing. The Historic Preservation Commission holds public hearings on the first and third Monday of each month at 4:00 p.m.
- For owner nominated properties, the letter shall be sent via first class mail, by hand delivery or by electronic mail. For non-owner nominated properties, the letter shall be sent via certified mail, return receipt requested.
- Notice of the Hearing shall also be posted at the property, in a manner clearly visible from a public right of way.
- Notice of Hearing shall be published twice in the newspaper of local circulation in the two weeks prior to the public hearing.

Step 4. Public Hearing {As per Section 24-948}

- Attend Designation Hearing. The hearing will be formal and will follow a pre-written agenda as follows:

Public Hearing

1. Chair introduce public hearing item
2. Historic Preservation Staff report
3. Applicant Presentation
4. Commission questions
5. Chair opens public hearing
6. Chair closes public hearing
7. Applicant rebuttal
8. Commission discussion & vote

Step 5. Disposition {As per Section 24-948}

- Approval or denial of the nomination shall be granted after the Commission has heard all interested parties and relevant evidence.
 - The Commission will be the final decision making authority on all owner nominations, with the option for appeal to City Council.
 - In the case of non-owner nominations, the Commission will review the case in the public hearing process and make a recommendation to the City Council regarding designation.
 - City Council will be the final decision making authority on all non-owner nominations.
- If the property receives designation, official notice will be sent to the owner within fifteen days after the designation has been recorded with the Weld County Clerk and Recorder. The nomination application fee covers the recording fee.
- The Commission will supply and pay for signs for designated properties subject to the availability of funds.

CITY OF GREELEY

**APPLICATION FORM FOR
NOMINATION OF A HISTORIC PROPERTY**

Article 4 of Chapter 8 of Title 24 of the Greeley Municipal Code, the City's Historic Preservation Ordinance provides for a property to be nominated for designation as a Historic Property. The information below must be filled out and submitted to the Commission for consideration. *Historic Preservation Office Staff can assist in completion of this form.*

APPLICANT(S)

Name: Historic Greeley, Inc.
Address: 1103 9th Avenue
Greeley, CO 80631
Telephone: 970-302-8368
Email: historicgreeleyinc@gmail.com
Greeley
City Hall

HISTORIC PROPERTY Name: 1000 10th Street
Address: Greeley, CO 80631

Historic Use: Bank / Office
Current or Proposed Use: City Hall / Office

Legal Description: GR 5164 L1 THRU L8 BLK75 EXC BEG SW COR L8 E62.2' TO TRUE POB N05D23'W 57.7' N89D50'E 99.8' S44D01'E 5.6' S89D50'E 125.65' S53.4' W223.9' TO BEG ALSO EXC BEG SW COR L8 E62.2' N25D23'W 57.7' TO TRUE POB N05D23'W 36.9' S89D52'E 71.5' S39D04'E 27.2' S44D01'E 21.1' S89D50'W 99.8' TO BEG
City of Greeley, County of Weld, State of Colorado

NAME YOU WISH TO HAVE THE BUILDING DESIGNATED AS:

The Dean Building

BRIEF DESCRIPTION OF HISTORICAL QUALITIES RELATING TO THE PROPOSED PROPERTY: Please attach additional information you wish considered on a separate sheet.

Greeley City Hall, originally built as the Weld County Bank, then later United Bank of Greeley, is significant for its mid-century modern styling and iconic in downtown Greeley as "the Round Building." It was commissioned by prominent Greeley banker and citizen, Norman Dean, president of the bank, who desired an "unusual and distinctive building" for his new bank. He admired the round building designs of architect Marvin Knedler and commissioned him to design the two-story, precast concrete structure, then it was built in 1968 by the Greeley-based construction firm, Hensel-Phelps. The building is eligible for local, state, and possibly national register designation as an historic building.

Certification: I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Applicant (Print): Historic Greeley, Inc. **Telephone:** 970-302-8368

Signature: see attached **Date:** October 3, 2025

APPLICANT IS THE OWNER? YES ☐ NO ☒

**CITY OF GREELEY
HISTORIC PRESERVATION COMMISSION
HISTORIC BUILDING INVENTORY**

Fill out the form as completely as possible. *Please answer all questions. Unknown is an acceptable answer. Historic Preservation Office Staff can provide assistance with completion of this form. Adequate information will allow us to evaluate the building's significance and eligibility for nomination to the Greeley Historic Register.*

Historic Property Name: Greeley City Hall

Current Property Name: Greeley City Hall

Address: 1000 Tenth Street

Legal Description: GR 5164 L1 THRU L8 BLK 75 EXC BEG SW COR L8 E62.2' TO TRUE POB N05D23'W 57.7' N89D50'E 99.8' S44D01'E 5.6' S89D50'E 125.65' S53.4' W223.9' TO BEG ALSO EXC BEG SW COR L8 E62.2' N25D23'W 57.7' TO TRUE POB N05D23'W 36.9' S89D52'E 71.5' S39D04'E 27.2' S44D01'E 21.1' S89D50'W 99.8' TO BEG

Owner Name & Address: City of Greeley, 1000 Tenth Street, Greeley, CO 80631

Style: Mid-century Modern

Materials: Precast concrete, glass,

Stories: Two stories with full basement

Other historic designation: Yes: No: × Date:

Designating Authority:

Addition/Year of Addition: 1973 underground storage; 1978 drive-thru kiosks

Original Site: Yes: × No: Date moved:

Historic Use: bank and office building

Present Use: city municipal office building

Date of Construction: Estimate: Actual: 1968 Original Cost: unknown

Source:

Condition: "The building retains a high degree of its material and structural integrity, both on the exterior and interior."
— Historic Structure Assessment, Hord Coplan Macht Architects; JVA, Inc. Structural Engineer

Architect: Marvin Knedler

Source: Historic Structure Assessment and Preservation Plan, Hord Coplan Macht Architects; JVA, Inc. Structural Engineer

Builder/Contractor: Hensel Phelps Construction

Source: Denver Public Library, Greeley historic building archive

Original Owner: Weld County Bank

Source: Historic Structure Assessment and Preservation Plan, Hord Coplan Macht Architects; JVA, Inc. Structural Engineer

Associated building(s): 1973 underground storage; 1978 drive-thru kiosks

Architectural description: (add continuation sheet if necessary) *See Staff for assistance*

Greeley City Hall, originally built as the Weld County Bank, then later United Bank of Greeley, is significant for its mid-century modern styling and is iconic in downtown Greeley as "the Round Building." The structure features two-story, arching precast concrete columns with curtain-wall glass from the first floor to the roof, and a domed, central skylight in the center which slopes to the outer parapet.

Significance: Check all that apply. Buildings, sites or other structures must meet at least one criterion in one category of historical, architectural and geographical significance to qualify for nomination. Staff will evaluate the property for integrity of location, design, setting, materials, workmanship, feeling and association, as defined by the National Park Service, and included in Section 24-947 of the Greeley Municipal Code.

Historical:

- ☒ Has character, interest and integrity and reflects the heritage and cultural development of the city, state or nation
- ☐ Is associated with an important historical event
- ☒ Is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community

Architectural:

- ☒ Characterizes an architectural style associated with a particular era and/or ethnic group
- ☒ Is identified with a particular architect, master builder or craftsman
- ☒ Is architecturally unique or innovative
- ☒ Has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance
- ☒ Has visual symbolic meaning or appeal for the community

Geographical:

- ☒ Has proximity and a strong connection or link to an area, site, structure or object significant in the history or development of the city, state or nation
- ☒ Is a visual feature identifying an area or neighborhood or consists of buildings, homes, replicas, structures, objects, properties, parks, land features, trees and sites historically or geographically associated with an area

Integrity Criteria:

All properties and districts shall be evaluated for their physical integrity using the following criteria, as defined by the National Park Service in the current version of the publication, "How to Apply the National Register Criteria for Evaluation":

1. Location – the place where the historic property was constructed or the place where the historic event occurred.
2. Design – the combination of elements that create the form, plan, space, structure and style of a property.
3. Setting – the physical environment of a historic property.
4. Materials – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. Feeling – a property's expression of the aesthetic or historic sense of a particular period of time.
7. Association – the direct link between an important historic event or person and a historic property.

Non-owner nomination additional criteria:

Non-owner individual nominations are to be reviewed under stricter protections and must meet the following criteria of compelling historic importance to the entire community, including at least one of the following criteria:

☒ Unusual or uncommon significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community of Greeley; or

☒ Superior or outstanding examples of architectural, historical or geographical significance criteria outline in the criteria for designation in Section 18.36.060. The term "superior" shall mean excellence of its kind and the term "outstanding" shall mean marked by eminence and distinction.

Statement of Significance: (add continuation sheet if necessary)

Greeley City Hall, originally built as the Weld County Bank, then later United Bank of Greeley, is significant for its mid-century modern styling and iconic in downtown Greeley as "the Round Building." It was commissioned by prominent Greeley banker and citizen, Norman Dean, president of the bank, who desired an "unusual and distinctive building" for his new bank. He admired the round building designs of architect Marvin Knedler and commissioned him to design the two-story, precast concrete structure, then it was built in 1968 by the Greeley-based construction firm, Hensel-Phelps. In addition as a recognizable and iconic building in downtown Greeley for almost 60 years, it is eligible for local, state, and possibly national register designation as an historic building.

Photographs: Include color photos of *each* building elevation. High quality digital photos are acceptable.

References: Indicate *specific* information sources (add continuation sheet if necessary)

Historic Structure Assessment and Preservation Plan, Hord Coplan Macht Architects; JVA, Inc. Structural Engineer

Inventory completed by: Linde Thompson, Historic Greeley

Signature: see attached

Date: October 3, 2025 Phone: 970-302-8368

Address: 1103 9th Avenue Greeley, CO 80631

**City of Greeley
Historic Preservation Commission**

How to complete the *Historic Building Inventory Form*

Fill out the form as completely as possible. *Please answer all questions. Unknown is an acceptable answer.* Adequate information will allow us to evaluate the building's significance and eligibility for nomination to the Greeley Historic Register.

All of the required information may be found in the Greeley Municipal Archives - Hazel E. Johnson Research Center, Weld County Public Libraries, Weld County Assessor's office and the Weld County Clerk and Recorder's office. Please visit the Historic Preservation Office for assistance.

Historic Property Name: Original name of building, if known.

Current Property Name: Current name of the building.

Address: Exact address with zip code.

Legal Description: The Historic Preservation Office staff can assist in obtaining the legal description. It is also available using the Property Facts map on the Maps page on the City of Greeley website: <http://greeleygov.com/government/gis>.

Owner Name and Address: Correct owner name and address is crucial for the inventory record. Indicate a specific federal, state or local agency or the name and address of a private individual.

Style: Assess the building's architectural style by consulting standard style books such as *What Style Is It?* or *Identifying American Architecture*. These books are available for use in the Historic Preservation Office. The Historic Preservation Office staff can assist in determining style.

Materials, Stories, Square footage: Give major building materials, number of stories and square footage.

Other historic designation: Mark yes or no. If yes, give date of designation and list the designating authority.

Addition, Year of Addition: This information may be obtained from the Weld County Assessor's Office.

Historic Use, Present Use: Briefly note the building's original and present use.

Date of Construction: Determine the construction date with care. Give inclusive dates for buildings built over a period of years. If an exact date is unknown, after and before dates can be used (for example, after 1870 but before 1875). Give name of source for information.

Condition: Indicate Excellent, **Good**, Fair or Poor.

Architect, Builder/Contractor, Original Owner: List the names of the Architect, Builder (or Contractor) and Original Owner. Indicate source of information, if known.

Associated building(s): Indicate the existence of any outbuildings (eg. carriage house, detached garage, privy, shed)

Architectural description: Describe the major stylistic elements of the building. Mention such features as porches, window styles, ornamentation, chimneys, roof types and other distinguishing features. *Historic Preservation Office staff can assist with writing the architectural description.*

Significance/Statement of Significance: Indicate appropriate area(s) of significance by checking all that apply. Then explain the reasons why the building is significant in the community's history. For example, the Meeker Home Museum "Is architecturally unique or innovative" because it is a two-story adobe structure. *Determination of the significance can be done in consultation with Historic Preservation Office staff if needed.*

Photographs: Include photos of each elevation.

References: Indicate specific information sources.

Historic Greeley

11039th Avenue, Greeley, CO 80631

Applicant (print): Ronald Thompson Telephone: [REDACTED]
Signature: R. J. Thompson Date: 10-3-2025

Applicant (print): Kimberly Bode Telephone: [REDACTED]
Signature: Kimberly Bode Date: 10-3-2025

Applicant (print): Marshall S. Clough Telephone: [REDACTED]
Signature: Marshall S. Clough Date: 10-3-2025

Applicant (print): Kyle Ragland Telephone: [REDACTED]
Signature: Kyle Ragland Date: 10/3/25

Applicant (print): Paul Richard Telephone: [REDACTED]
Signature: Paul W Richard Date: 10/3/25

Applicant (print): Linde Thompson Telephone: [REDACTED]
Signature: Linde Thompson Date: 10/3/2025

Applicant (print): Robert Brunschwig Telephone: [REDACTED]
Signature: Robert H. Brunschwig Date: OCT. 3, 2025

Applicant (print): Rebecca Brunschwig Telephone: [REDACTED]
Signature: Rebecca Brunschwig Date: October 3, 2025

Applicant (print): Julia Richard

Telephone: [REDACTED]

Signature: Julia Richard

Date: 10-6-2025

Applicant (print): Sean Jaehn

Telephone: [REDACTED]

Signature: SS

Date: 10/6/25

Applicant (print): Annette Jaehn

Telephone: [REDACTED]

Signature: Annette

Date: 10/06/2025

GENERAL WARRANTY DEED

UNITED BANK OF GREELEY NATIONAL ASSOCIATION, a national banking association ("Grantor"), with an address of 1025 9th Avenue, Greeley, Colorado 80631, for the consideration of \$1,575,000 in hand paid, hereby sells and conveys to THE CITY OF GREELEY, COLORADO, a municipal corporation ("Grantee"), with an address of Greeley Civic Center, 919 Seventh Street, Greeley, Colorado 80631, the following real property in the County of Weld, State of Colorado (the "Land"), to wit:

Lots 1 through 8,
Block 75,
CITY OF GREELEY,

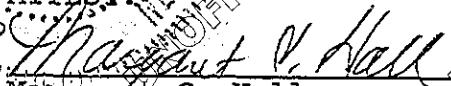
also known as 1000 10th Street, Greeley, Colorado;
together with all easements and rights-of-way appurtenant thereto, all improvements thereon and all fixtures of a permanent nature currently on the Land; but excepting, reserving and retaining unto Grantor the improvements and fixtures of a permanent nature known as the Drive-up Teller Facilities and all appurtenances thereto located on a portion of the Land and more particularly described on Exhibit A attached hereto; and Grantor hereby warrants unto Grantee the title to the same, subject to easements, rights-of-way, restrictions, exceptions, reservations, protective covenants and encumbrances of record, if any, and to the real property taxes and assessments for 1987 and subsequent years.

EXECUTED this 7th day of December, 1987.

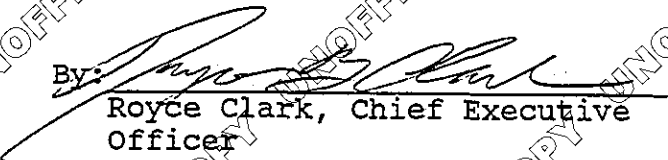
(Corporate Seal)

UNITED BANK OF GREELEY NATIONAL
ASSOCIATION, a national banking
association

ATTEST


Margaret C. Hall,
Secretary

By:


Royce Clark, Chief Executive
Officer

STATE OF COLORADO

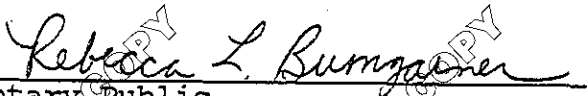
COUNTY OF WELD

SS.

The foregoing instrument was acknowledged before me
this 7th day of December, 1987, by Royce Clark as Chief Exec-
utive Officer and Margaret C. Hall as Secretary of United Bank
of Greeley National Association, a national banking associa-
tion, on behalf of such national banking association.

Witness my hand and official seal.

(notarial seal)


Notary Public

My commission expires:

December 1, 1990

1143 10th Ave
Greeley Co.
80637

EXHIBIT A

(Attached to and forming a part of General
Warranty Deed, dated December 7, 1987,
from United Bank of Greeley National
Association to The City of Greeley.)

Description of the Drive-Up Teller Facilities

The following described improvements and fixtures of
a permanent nature (the "Drive-Up Teller Facilities"):

One 490 square foot, 1 story building located south of the
main building on the rear alley and servicing 5 drive-up
lanes;

One 678 square foot, 1 story building with full basement
located southwest of the main building and used for servicing
5 additional drive-up lanes;

Twelve circular (10'-12' diameter) umbrella type structures
located adjacent to the drive-up teller buildings; and

All other improvements and fixtures, above or below ground, in
anyway connecting or otherwise associated with the drive-up
teller buildings or bays, all of which are located on the
following described real property:

PARCEL 1:

A tract of land being part of
Lots 5, 6 & 7,
Block 75,
in the CITY OF GREELEY,

and being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 8, Block 75 and
considering the South line of Lots 1 through 8, Block 75 to
bear N90°00'00"E with all other bearings contained herein
being relative thereto;

thence N90°00'00"E, 62.2 feet;

thence N05°23'50"W, 57.7 feet to the true point of beginning;

thence N05°23'50"W, 36.9 feet to a point on the face of an
existing curb;

thence along the face of the curb by the following three (3)
courses:

S89°52'51"E, 71.5 feet;

S39°04'51"E, 27.2 feet;

S44°01'02"E, 21.1 feet;

thence S89°50'26"W, 99.8 feet to the TRUE POINT OF BEGINNING;

PARCEL 2:

A tract of land being part of
Lots 3 through 6,
Block 75,

in the CITY OF GREELEY,

and being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 8, Block 75 and
considering the South line of Lots 1 through 8, Block 75 to
bear N90°00'00"E with all other bearings contained herein
being relative thereto;

thence N90°00'00"E, 62.2 feet to the true point of beginning;

thence N05°23'50"W, 57.7 feet;

thence N89°50'26"E, 99.8 feet to a point on the face of an
existing curb;

thence along the face of the curb by the following three (3)
courses:

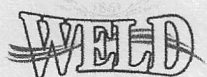
S44°01'02"E, 5.6 feet;

S89°50'48"E, 125.65 feet;

S00°00'00"E, 53.4 feet to a point on the South line
of said Lot 3, Block 75;

thence S90°00'00"W, 223.9 feet to the TRUE POINT OF BEGINNING;

together with reasonable access easements for the Drive-Up
Teller Facilities through and across the Land for ingress and
egress from and to Tenth Avenue, Tenth Street and Eleventh
Avenue, and easements and rights-of-way for utility services
for the Drive-Up Teller Facilities.


Weld County
 PROPERTY PORTAL

 Property Information (970) 400-3650
 Technical Support (970) 400-4357

Account: R0071688
October 2, 2025

Account Information

Account	Parcel	Account Type	Tax Year	Buildings	Actual Value	Local Govt Assessed Value	School Assessed Value
R0071688	096105333008	Exempt	2025	1	1,704,200	460,130	460,130

Legal

GR 5164 L1 THRU L8 BLK75 EXC BEG SW COR L8 E62.2' TO TRUE
 POB N05D23'W 57.7' N89D50'E 99.8' S44D01'E 5.6' S89D50'E 125.65'
 S53.4' W223.9' TO BEG ALSO EXC BEG SW COR L8 E62.2'
 N25D23'W 57.7' TO TRUE POB N05D23'W 36.9' S89D52'E 71.5'
 S39D04'E 27.2' S44D01'E 21.1' S89D50'W 99.8' TO BEG

Subdivision	Block	Lot	Land Economic Area
GREELEY CITY	75	1	COMM N 11 ST E 11 AV

Property Address	Property City	Section	Township	Range
1000 10TH ST	GREELEY	05	05	65

Owner(s)

Account	Owner Name	Address
R0071688	GREELEY CITY OF	C/O REAL ESTATE MANAGEMENT 1000 10TH ST GREELEY, CO 806313808

Photos 1000 10th Street

Photos taken by Historic Greeley, Inc.

October 2025



Front façade (north)



East façade



South façade and drive through bays south of the building



West facade

1000 10th Street Historic Photos

Courtesy City of Greeley Museums



1992.75.0551, City of Greeley Museums, Lew Dakan Collection, 1967-68, photograph by Kadlecek Studios.



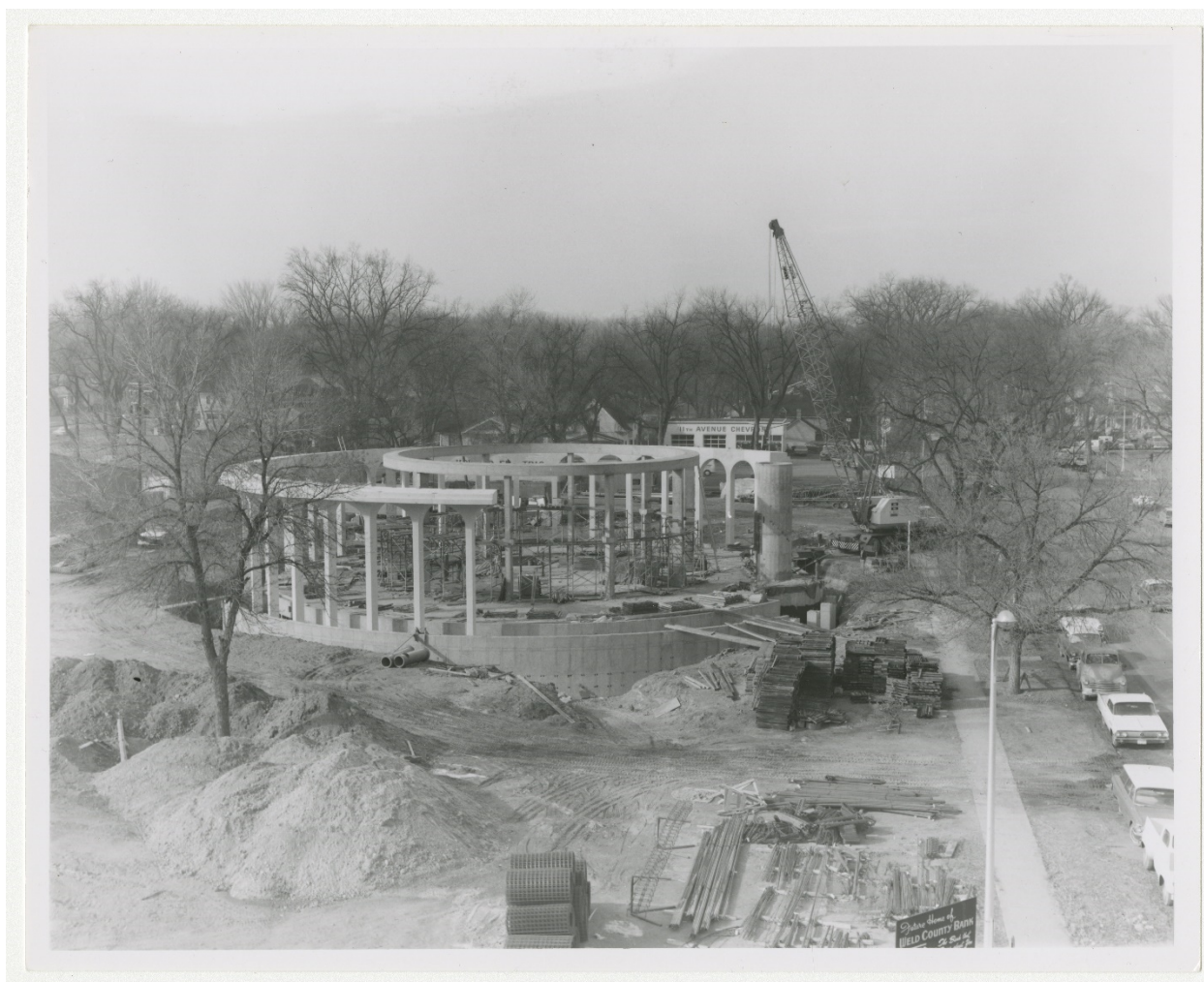
1992.75.0554, City of Greeley Museums, Lew Dakan Collection, 1967-68, photograph by Lew Dakan.



1992.75.0547, City of Greeley Museums, Lew Dakan Collection, 1967-68, photograph by Lew Dakan.



1992.75.0548, City of Greeley Museums, Lew Dakan Collection, 1967-68, photograph by Lew Dakan.



1992.75.0550, City of Greeley Museums, Lew Dakan Collection, 1967-68, photograph by Kadlecek Studios.



1992.75.0549, City of Greeley Museums, Lew Dakan Collection, 1967-68, photograph by Kadlecek Studios.



1992.75.0439, City of Greeley Museums, Lew Dakan Collection, 1967-68, photograph by Kadlecek Studios.



1992.75.0555, City of Greeley Museums, Lew Dakan Collection, 1967-68, photograph by Lew Dakan.



2015.40.0004, City of Greeley Museums, Permanent Collection. Weld County Bank exterior, 1968, photographer unknown.



2015.40.0002, City of Greeley Museums, Permanent Collection. Norman Dean, Weld County Bank President, 1968, Photographer unknown.



2015.40.0006, City of Greeley Museums, Permanent Collection. Transaction in Weld County Bank, 1968, photographer unknown.



2015.40.0008, City of Greeley Museums, Permanent Collection. Bank teller at Weld County Bank, 1968, photographer unknown.

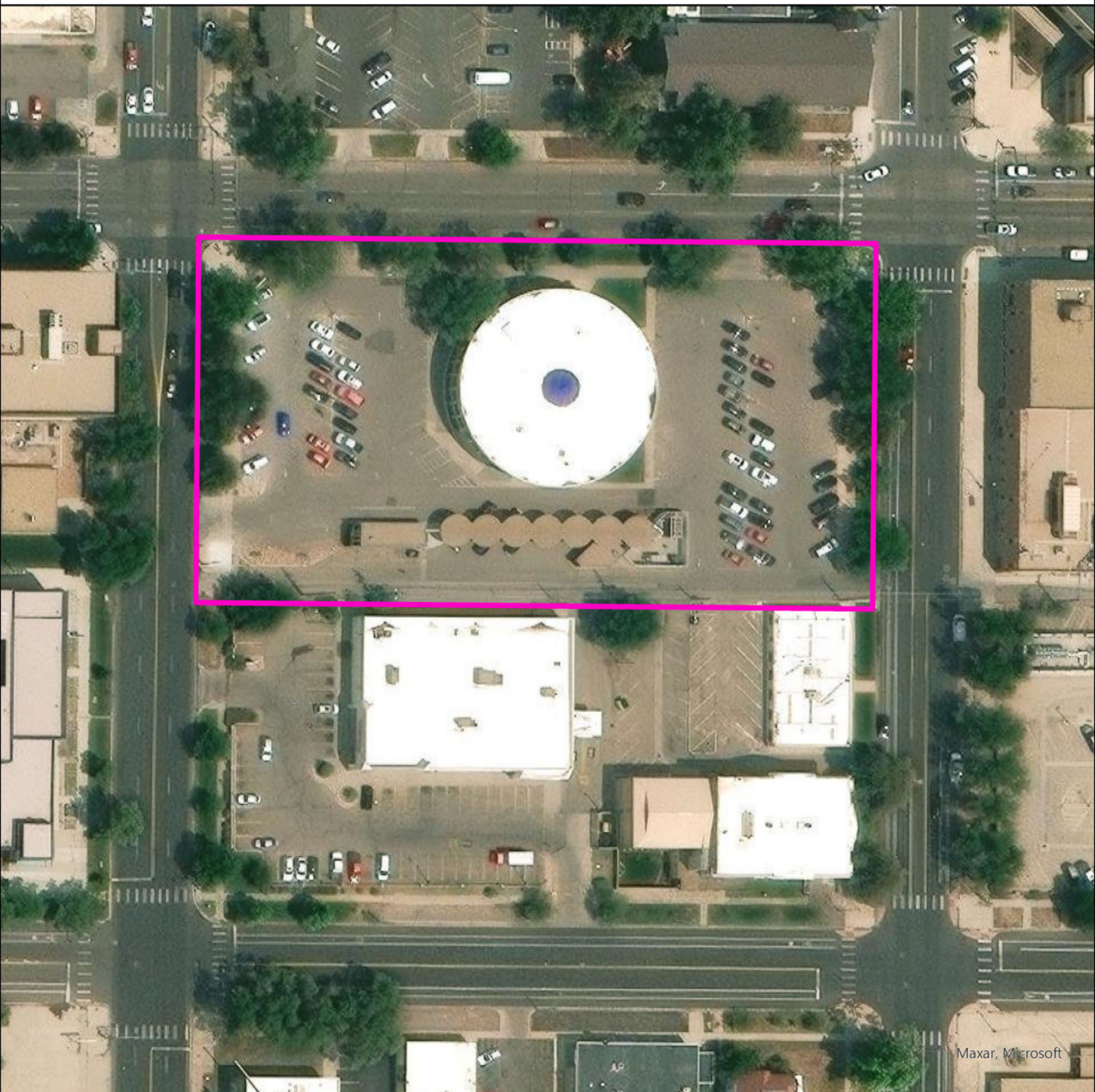


2015.40.0003, City of Greeley Museums, Permanent Collection. "Genesis" sculpture in Weld County Bank lobby, 1968, photographer unknown.



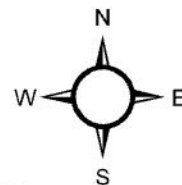
2015.40.0005, City of Greeley Museums, Permanent Collection. Weld County Bank exterior at night, 1968, photographer unknown.

Site Map - Dean Building/City Hall, 1000 10th Street



Legend

 City Hall Site Area



0 0.01 0.03 0.05 Miles



December 3, 2025

Honorable Mayor and Members of the Greeley City Council
City of Greeley
1000 10th Street
Greeley, CO 80631

Re: Opposition to Historic Designation of 1000 10th Street (City Hall Building)

Dear Mayor and Council members,

On behalf of the Downtown Development Authority Board of Directors, I am writing to respectfully express our opposition to the proposed historic designation of the City Hall building located at 1000 10th Street.

While we recognize and value Greeley's rich history and architectural heritage, the DDA Board believes that designating this structure as historic at this time would present a significant impediment to the successful advancement of the Civic Campus Project—one of the most transformative projects envisioned for the future of downtown. A constrained Civic Campus redevelopment would create uncertainty around the County's judicial expansion and relocation of administrative staff and could directly impact the businesses whose operations depend on this activity. The ability to thoughtfully reimagine the Civic Campus with flexibility, efficiency, and long-term community benefit is essential, and this designation would severely limit that effort.

We are also mindful that the City has already indicated its intention to vacate the existing building. Without a feasible plan or market demand for adaptive reuse—and with estimates between \$24-\$34 million to retrofit the building—the possibility of a long-term vacant, deteriorating, and ultimately blighted structure in the heart of downtown is a realistic and deeply concerning scenario. Such an outcome would stand in direct conflict with the City's and DDA's shared goals for a vibrant, safe, and inviting downtown environment.

For these reasons, the DDA Board respectfully urges City Council to decline the historic designation of 1000 10th Street and to allow the Civic Campus Project to move forward unencumbered. We remain committed to working collaboratively with the City to ensure downtown continues to thrive and serve as a strong economic, civic, and cultural center for our community.

Thank you for your consideration. Please do not hesitate to reach out if we can provide additional insight or serve as a resource in your deliberations.

Sincerely,

Andy Feinstein
Board Chair, Greeley Downtown Development Authority

Greeley Downtown Development Authority
802 9th Street, Ste. 100, Greeley, CO 80631
(970) 356-6775 // www.greeleydowntown.com

Betsy Kellums

From: Carol Brickley [REDACTED]
Sent: Sunday, November 2, 2025 9:47 PM
To: Betsy Kellums
Subject: 1000 10th St.

You don't often get email from [REDACTED] [Learn why this is important](#)

I agree that the City Building is attractive and iconic. Its distinctive appearance adds to the character of downtown. I would hope it can be repurposed and enjoyed. It isn't THAT old!!

Carol Brickley

[REDACTED]
Greeley, CO 80634

Betsy Kellums

From: Mardy Gerwig [REDACTED]
Sent: Monday, November 3, 2025 8:45 AM
To: Betsy Kellums
Subject: First United Methodist Church

You don't often get email from [REDACTED]. [why this is important](#)

Good morning -

I was excited to see that you are working on adding the City Hall to the Greeley Historic Register. Has there been any consideration of adding the First United Methodist Church to the Greeley Historic Register? It is also slated to be torn down. The Methodist Church was the first church located in "Union Colony" and that first church was actually located at the First United Methodist Church's current location, 917 10th Avenue. The first addition of the current building dates back to the 1940's I believe.

Thank you for your time.

Mardy Gerwig

Betsy Kellums

From: BRENDA SPENCE [REDACTED]
Sent: Tuesday, November 25, 2025 9:07 AM
To: Betsy Kellums
Subject: City Hall

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Is the a petition I can sign to support you in preserving Greeley's City Hall building?

Brenda Spence
Greeley resident for 53 years

Sent from my iPhone

Betsy Kellums

From: Susan Brown [REDACTED]
Sent: Wednesday, November 12, 2025 4:52 PM
To: Betsy Kellums
Subject: City Hall

You don't often get email from [REDACTED]. [why this is important](#)

I adore this building. It gives downtown Greeley character.

Susan Brown

[REDACTED]

[REDACTED]

Betsy Kellums

From: [REDACTED]
Sent: Thursday, November 13, 2025 8:45 AM
To: Betsy Kellums
Subject: City Hall

Follow Up Flag: Flag for follow up
Flag Status: Flagged

You don't often get email from [REDACTED] [why this is important](#)

Hi Betsy: I sure hope they do not destroy the old City Hall. It is a unique building and something different to look at other than a square box. It adds character to the city. A parking lot with tons of cement just contributes to global warming. I would think the city could find another space for parking besides demolishing an unusual building. Certainly, the city could find a use for the building. I know at one time it was going to be used for the library. Keep the character of Greeley by saving this special building.

Shirley Quinn

Betsy Kellums

From: Dave Turner [REDACTED]
Sent: Wednesday, November 12, 2025 8:17 PM
To: Betsy Kellums
Subject: City Hall

You don't often get email from dacoturner@gmail.com. [Learn why this is important](#)

In Europe, there are buildings that are older than America, BUT in America we tend to demolish buildings that are part of our history and need to be preserved. And why demolish a beautiful historic building for a parking lot when the park across the street is a better location (and less expensive to develop for a parking lot) for UCCC as well as other businesses.

A Proud Citizen of Greeley
Connie Turner



Historic Preservation Commission Meeting Minutes

December 1, 2025, at 4:00pm

1. Call to Order

Chair Podell called the meeting to order at 4:00pm.

2. Roll Call – Present

Commissioner Doran Azari
Commissioner Marshall Clough
Commissioner Christen DePetro
Commissioner Sean Jaehn
Commissioner Melissa Martinez
Commissioner Brent McHattie
Chair Dan Podell
Alternate Commissioner Gabe Llanas
Absent: none.

3. Approval of the agenda

There were no changes to the agenda
Motion by: Commissioner Azari
He moved to approve the agenda as written.
Second: Commissioner Clough
Vote: Motion passed 7-0

4. Approval of Minutes

There were no changes to the minutes
Motion by: Commissioner Clough
He moved to approve the minutes as written.
Second: Commissioner Jaehn
Vote: Motion passed 7-0

5. Report from Historic Greeley Inc

Julia Richard noted that the prior minutes correctly captured their review of Historic Greeley's annual weekend preservation project and expressed appreciation for it. She also reminded everyone about the upcoming Historic Greeley Christmas tea, mentioning a few Saturday afternoon tables were still available, calling it a lovely event in a historic home and leaving information for the commissioners.

6. A Public Hearing to Consider a Request for Certificate of Designation for the Dean Building/Weld County Bank Building/City Hall, at 1000 10th Street, Case No. GHR2025-0002

The following Commissioners had to recuse themselves from this vote because they are on the board of Historic Greeley Inc.: Commissioner Clough and Commissioner Jaehn. Commissioner Azari had to recuse himself because he is a member of the School Board for District 6, an entity involved in the Downtown Civic Campus project. Alternate Commissioner Llanas filled in for Commissioner Azari for this hearing.

Chair Podell opened the item at 4:06pm. He noted that some commission members needed to recuse themselves from this portion of the meeting. As those members left the room, former commissioner Gabe Llanas joined the commission on a temporary basis to sit in for Doran Azari. Chair Podell confirmed they had five members present, constituting a quorum for the designation hearing.

Staff Presentation

Betsy Kellums (Planner III – Historic Preservation) began her presentation by reviewing the stricter criteria for non-owner nominations, noting that such properties must demonstrate compelling communitywide historic importance—either uncommon significance whose loss would diminish Greeley’s character or status as a superior or outstanding example of architectural, historical, or geographical significance.

Kellums then summarized the staff report, explaining that the property must meet at least one historical, architectural, or geographical criterion, one non-owner criterion, and integrity requirements.

For historical significance, Kellums outlined the building’s association with longtime Weld County Bank president Norman Dean, who commissioned the round bank at 1000 10th Street in 1967–68. The building’s customer-friendly innovations—its round plan, guides, sit-down tellers, and early TV-based drive-through—reflected Dean’s approach. She also highlighted his extensive civic leadership, board service, and numerous community awards.

Architecturally, Kellums described the structure as an intact and rare mid-century modern example, the only surviving round bank of its kind in Greeley. Designed by Marvin Knedler and built by Hensel Phelps, it retains key features such as arches and columns, curtainwall glazing, a large roof overhang, and a skylight, along with period drive-up elements. The building has been deemed eligible for the National Register. She showed historic photos illustrating these features, interior innovations, and construction methods.

Geographically, Kellums shared the building contributes to downtown’s historic fabric, serves as an iconic landmark, and helps mark the entrance to the historic core.

On the non-owner criteria, Kellums stated that the building is one of downtown’s most significant mid-century structures, with exceptional integrity and a distinctive design that sets Greeley apart. Its loss could materially diminish downtown character.

Kellums added that preservation and adaptive reuse support both the Downtown Greeley 2032 plan and the Imagine Greeley comprehensive plan, which prioritize redeveloping

underused sites and maintaining historic authenticity. Its designation would also open financial incentive opportunities.

Kellums concluded that the building retains integrity of location, design, materials, workmanship, feeling, and association, with only minor exterior changes, and meets the integrity criteria.

Applicant Presentation

Linde Thompson, speaking for Historic Greeley Inc., opened their presentation by noting the irony of “non-owner” status when the public effectively owns the property, though she acknowledged the legal distinction. She explained that Historic Greeley’s nomination stems from decades of losses of major historic buildings, many demolished for parking lots, including the Camfield Hotel, Chief Theater, Meeker Junior High, and what she called downtown’s greatest loss, the Sterling Hotel and Theater. She argued that these demolitions weakened both community identity and economic vitality, contrasting Greeley with places like Old Town Fort Collins and LoDo that have benefited from preservation.

Linde Thompson said the round building is featured prominently in city marketing and reflects the legacy of figures like Norman Dean and Hensel Phelps’s president Bob Tointon. She urged designation as a sign that Greeley has learned from past mistakes, stressing that Historic Greeley supports keeping Weld County downtown and believes redevelopment and preservation can coexist. She rejected claims that designation would “derail” the Civic Campus, saying the building could offer far more value than a small increase in parking.

Ron Thompson, also from Historic Greeley Inc. then summarized a 2016 structure assessment conducted for the High Plains Library District by highly qualified architects and engineers. The 140-page report identified mainly HVAC and maintenance issues, not structural problems, with most deficiencies categorized as fixable and relatively modest in cost. Adjusted to 2025 dollars, repairs would total about \$1.8 million. Ron Thompson shared that the study found renovation roughly half the cost of constructing a comparable new building. He criticized recent city and county estimates of \$30–60 million as baseless and urged officials to consider renovation rather than demolition. He described an architect’s quick concept sketch showing how the existing building could anchor a new Civic Campus, arguing that imagination, not demolition, should guide planning.

Annette Jaehn, also with Historic Greeley, spoke to the cultural and emotional value of historic environments. She contrasted the richness of historic downtowns with the sterility of areas rebuilt during 1960s urban renewal, when many of Greeley’s most significant buildings were razed and replaced with architecture lacking character. Jaehn described the round building as a rare surviving example of expressive, optimistic modernism that gives Greeley a distinct visual identity. Losing it, she said, would erase one of the few remaining landmarks that provide continuity and sense of place. Jaehn concluded that good community development blends old and new, allowing historic buildings to anchor future growth rather than be sacrificed to it.

Owner Presentation

Kelli Johnson (Assistant City Manager), representing the property owner, began her presentation by recognizing the commission's role in preserving Greeley's history and introduced the city and project team. She explained that the Civic Campus project is a major, long-term effort to reshape downtown in line with the city's master plans, strengthening economic vitality, retaining downtown employers, centralizing civic functions, activating public spaces, and improving long-term sustainability.

Johnson described nearly two years of collaboration among the City of Greeley, Weld County, and School District 6, an unprecedented partnership designed to keep all three entities downtown. The project consolidates and reduces surface parking from 6.5 acres to 1.7 acres, provides more than 100 spaces for the county's judicial center, and relies on extensive land swaps, financial commitments, and real estate acquisitions by all partners. Johnson presented economic analyses projecting major investment, job creation, and increased tax revenue, emphasizing that the project aligns with the city's 2037 vision for a more vibrant and walkable downtown.

Turning to the round building, Johnson said Greeley City Hall has changed locations historically as community needs grew, and continuing to occupy this building would require taxpayers to fund costly renovations to a space that no longer functions for modern services. She argued that adaptive reuse is unusually difficult here due to flooding issues, failing systems, tunnels, and operational constraints. Updated cost estimates place restoration between \$24–33 million, not including likely overruns.

Johnson addressed the 2016 High Plains Library District report, stating it was preliminary, not a comprehensive assessment, and noted it did not account for major unknowns such as asbestos, technology upgrades, and high operating costs.

Johnson argued the nomination fails the high threshold for non-owner designation. She asserted the building lacks documented historic events or figures that meet the ordinance criteria, that mid-century modern design is not rare in Greeley, and that the round form is not sufficient architectural distinction. She also said the structure has no meaningful geographic significance and is known mainly through familiarity, not historic importance.

Johnson emphasized that neither the Downtown Master Plan nor Imagine Greeley identifies this building as a preservation priority, and both prioritize catalytic redevelopment, precisely what the Civic Campus delivers. Johnson said integrity alone does not make a property significant, and preservation incentives apply only when reuse is feasible and beneficial, which she argued this building is not.

Johnson concluded that designation would halt the multi-agency Civic Campus project, jeopardize millions already invested, and prevent coordinated land transactions. She urged the commission to weigh whether perceived historic value of a 1960s bank outweighs the substantial, tangible benefits of a modern civic campus that could guide downtown Greeley's future for decades.

Discussion and Public Comment

Commissioner DePetro asked for clarification about the land swap and whether the site would inevitably be a parking lot. Johnson said the site would serve as required parking for Weld County's new judicial center and could also accommodate the county's long-term expansion needs.

Commissioner DePetro asked if Weld County could potentially build on the parcel. She also asked about the parking garage plans and whether it wouldn't assuage the parking needs of the county, questioning the need to demolish the building for additional spaces if a parking garage was already planned. Johnson explained that unless they wanted a 10-story parking garage, the planned 4-story structure plus surface parking was necessary for the school district's needs, Weld County's needs, the city's needs, and the size and complexity of the judicial center with Weld County's administrative staff moving downtown.

Chair Podell asked about the number of spaces in the proposed parking garage and the number of current spaces at City Hall. Adam Frazier from Richmark Development came to the microphone and stated it would be 1,000 stalls at the proposed parking garage and confirmed there are 81 existing stalls at the round building.

Chair Podell asked about the orange area on the map being the proposed parking garage location, which Frazier confirmed. Chair Podell asked if the juror lot would remain, Frazier explained it would become the location for city hall, District 6, and a new hotel.

Commissioner McHattie asked about the height of the proposed parking garage. Frazier explained it would be four stories with parking on the roof, taking up the whole half block.

Commissioner Llanas questioned why, if they're planning 1,000 spaces in the garage, the county needs extra spaces where City Hall is. He asked if the county needs more than 1,000 spaces. Johnson explained that between the new judicial center and the county's over 1,000 employees coming downtown, plus required jury trial parking, both the thousand-stall garage and surface parking were needed.

Commissioner Llanas then asked why a bigger garage is not being proposed. Frazier explained cost was a major factor. The garage costs about \$45,000-47,000 per stall, making monetary cost the limiting factor. He also confirmed the existing 81 stalls would become approximately 210-220, a net gain of about 120-140 spaces. Commissioner Llanas stated it is hard to see how such a minimal advantage could justify removing an entire building.

Commissioner DePetro asked whether the county had given any consideration to preserving the building, as the city appeared to see no value in maintaining it, even though the site would only serve as a temporary parking area. Johnson clarified that "temporary" use meant roughly 15 to 25 years. She noted that the current land map was about the fifth iteration reviewed by the county, the city, and the school district, all of which aimed to consolidate resources and better align their operational needs. The process had been highly collaborative, with alternative uses for the building thoroughly considered. Johnson continued by sharing that the data and architectural assessments showed that renovating the structure would require substantial investment in a facility that no longer served the City of Greeley's needs. While the city had considered keeping the building, it could not do so at the expense of meeting modern standards and supporting the demands of one of the region's fastest-growing communities. Johnson

concluded by stating that the resulting land-use plan, enabling consolidation of city and county functions and bringing more employees downtown, was a meaningful win for all parties involved.

Commissioner DePetro questioned whether Greeley, particularly downtown, had fallen behind neighboring communities like Fort Collins, Loveland, and Longmont due to past short-sighted decisions about demolishing historic buildings in favor of parking lots. She noted that sites once dismissed in the 1980s and 1990s are now widely recognized as valuable, yet many were lost and replaced with asphalt.

Commissioner DePetro continued by saying that given Greeley's longstanding reputation for lagging behind regional trends, she asked whether continuing to demolish buildings for parking was repeating the same short-sighted pattern. She pointed out that communities today aim for fewer parking lots and greater access to cultural and public spaces. In her view, the former City Hall and bank building could serve as vibrant venues, concert spaces or arts-focused gathering places rather than more parking. Commissioner DePetro questioned how the city could claim to be forward-thinking while still pursuing decisions that echo the short-sightedness of its past.

Johnson emphasized that the proposal would reduce surface parking overall. The new parking garage, owned and operated by the City of Greeley, would serve government operations during weekdays and be available evenings and weekends for events like the Farmers Market and UCCC activities. She explained that, as the city considered how to keep itself, the county, and the school district downtown, this plan offered a path toward long-term vitality and helped Greeley remain competitive with downtown Loveland and Fort Collins.

Johnson added that historic reuse had been considered; the city already owns the historic Baptist church behind City Hall and is working to repurpose it for community use. However, she noted that each restoration project draws from the same limited pool of funds needed to meet growing service demands and workforce needs. She stated this proposal strikes a balance, allowing the city to do more good than harm.

Commissioner DePetro acknowledged that everyone agreed on the need for a parking garage, especially in a hail-prone community where covered parking is a clear benefit. No one was asking for more acres of asphalt. She questioned the logic of tearing down this particular building and replacing this specific lot merely providing additional county parking, especially when the new garage would be located on an entirely different parcel. She asked who would be responsible for demolishing the old bank building in the end.

Johnson explained that the city would be responsible, just as the county must transfer its juror parking lot to the city, and just as the school district is responsible for demolishing its own building as part of the land exchange.

Chair Podell asked if there were any more questions from the Commission for the owner. Seeing none, he stated he knew of some emailed comments that were included in the packet. He then asked if there was anyone online wishing to speak to the item. Seeing

none, Chair Podell asked Kellums about those emailed comments. Kellums stated there were five emails all in favor of the designation and are a part of the record.

Chair Podell opened the public hearing then asked if there was anyone in attendance wishing to speak to the item.

Drew Notestine 804 8th Street Greeley spoke in opposition to the designation. As a downtown property owner and supporter of historic preservation, he expressed respect for the round building's uniqueness but argued that true preservation involves balancing heritage with sensible growth and adaptation to sustain the community's identity. Notestine continued by sharing that he supported the proposed redevelopment as a rare opportunity for vital investment that outweighs the loss of the building, warning that rejecting it could jeopardize downtown's fragile historic core and the city's long-term vitality.

Commissioner DePetro appreciated Notestine's comments. She acknowledged that the situation posed a real dilemma. She wants Greeley to grow and avoid repeating past short-sighted decisions, yet she also felt a deep personal attachment to the building, having known it since childhood. While she didn't want to stand in the way of the city's progress and appreciated the attention being given to this part of town, she admitted she remained torn.

Bianca Fisher 2393 43rd Avenue Greeley, Executive Director of the Greeley Downtown Development Authority, spoke in opposition to the designation. She emphasized the difficult balance between historic preservation and the economic realities of redevelopment in downtown Greeley. Redevelopment is costly, interest from developers is limited, and many past successes relied on philanthropic investment rather than profitability. While the DDA values arts, culture, and historic character, it also must confront blight and ensure the long-term vitality of downtown. Fisher also shared that she fears that designating the property would jeopardize the Civic Campus project, which is critical for bringing people downtown and supporting local businesses. The DDA declined to nominate the property themselves because they believe designation would have a significant negative impact on redevelopment potential and downtown's future vibrancy.

Frazier spoke in opposition of the designation. He emphasized that after two years of observation, extensive study, and work by top planners, the only plan all three government entities could agree on, and the only one that kept major employers downtown, involves demolishing the building. Frazier warned that political pressures on the city, county, and District 6 are already intense, and adding a nomination could jeopardize the entire project, potentially driving hundreds of employees and visitors out of downtown and damaging the local economy.

Linde Thompson spoke in favor of the designation. She stressed that Historic Greeley fully supports keeping the county, school district, and city downtown, but believes that doing so should not require demolishing yet another historic building, especially for what amounts to roughly 40 additional parking spaces. She stated that better collaborative solutions exist, as seen in many other communities, and that downtown's vitality is strengthened by preserving and adapting historic structures rather than replacing them with parking lots.

Chair Podell asked if anyone else would like to speak to the item, seeing none, he closed the public hearing and turned it over to the Commission for discussion. Conversation ensued between the Commissioners regarding the criteria for non-owner nomination, the history of the building, the architecture, the structure in general as well as the proposed civic campus.

Commissioner Martinez asked whether, if the building is designated, the city would continue to use it, or if the city would still vacate the property, leaving it empty. Johnson stated the city will likely need to vacate the building. One key issue is the lack of centralized city space: staff are spread throughout the city, and there is no coordinated customer service location. Visitors often need to navigate multiple buildings for services. The current building, never designed as an office, has inefficient and unusable space, making it unsuitable for modern staff needs. Johnson shared that there are no current plans to rehab or repurpose the historic building, and costs for redevelopment are prohibitive. While soliciting developers remains an option, the city may not be in a market comparable to larger cities like California or Denver for such projects.

Chair Podell clarified with Kellums that the vote is strictly whether it meets the criteria and it should be designated or does not meet the criteria and should not be designated. Discussion between the Commissioners ensued regarding the non-owner nomination criteria.

Chair Podell asked if there was anyone else in attendance wishing to speak to the item. Seeing none, he asked if there was any other discussion among the Commissioners. Seeing none, Chair Podell invited a motion.

Motion by: Commissioner DePetro

A motion, based on the application received and the preceding analysis, that the Commission finds and concludes that the Dean Building/Weld County Bank Building/City Hall Building at 1000 10th Street meets significance criteria of Section 24-1003(d)(1) and (2) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized below, and therefore makes recommendation to City Council to designate the building on the Greeley Historic Register and issue a Certificate of Designation to be recorded by the Weld County Clerk and Recorder. Based on 1A historical significance.

1(a) Historical Significance:

1. The property has character, interest and integrity and reflects the heritage and cultural development of the City, State or Nation.
3. Is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.

1(b) Architectural Significance:

1. Characterizes an architectural style associated with a particular era and/or ethnic group.
2. Is identified with a particular architect, master builder or craftsman.
3. Is architecturally unique or innovative.
4. Has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.
5. Has visual symbolic meaning or appeal for the community.

1(c) Geographical Significance:

1. Has proximity and a strong connection or link to an area, site, structure or object significant in the history or development of the City, State or Nation.
2. Is a visual feature identifying an area or neighborhood or consists of buildings, homes, replicas, structures, objects, properties, parks, land features, trees and sites historically or geographically associated with an area.

(2) Non-owner nomination Significance:

- (a) Unusual or uncommon significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community of Greeley.
- (b) Superior or outstanding examples of architectural, historical or geographical significance criteria outlined in the criteria for designation in this section. The term "superior" shall mean excellence of its kind, and the term "outstanding" shall mean marked by eminence and distinction.

Section 24-1003(d)(4) Integrity criteria.

All properties and districts shall be evaluated for their physical integrity using the following criteria, as defined by the National Park Service in the current version of the publication "How to Apply the National Register Criteria for Evaluation," Location, Design, Setting, Materials, Workmanship, Feeling, and Association.

The term, "superior" shall mean excellence of its kind, and the term "outstanding" shall mean marked by eminence and distinction. Section 24-1003, Subsection D, Subsection 4, Integrity Criteria. All properties and districts shall be evaluated for their physical integrity using the following criteria as defined by the National Park Service in the current version of the publication, "How to Apply" the National Register Criteria for evaluation. Location design, setting materials, workmanship, feeling, and association.

Second: Commissioner Martinez

Vote: Motion passed 5-0.

Chair Podell asked the recused members to join the meeting.

Former Commissioner Llanas stepped down, and recused commissioners re-entered the meeting.

7. Commission Member Report

There were no Commission member reports.

8. Staff Report

Kellums reminded the Commission that registration for the Colorado Preservation Inc Saving Places is open, and they can use the CLG rate.

9. Adjournment

Chair Podell adjourned the meeting at 6:14pm.

Dan Podell – Chair

Betsy Kellums – Secretary

Greeley - Existing City Hall - Full Renovation			Updated Cost Estimate - 2025-10-13		
Construction Divisions	Division Sections	Construction Costs - LOW Range	Construction Costs - HIGH Range	Percent of Construction Cost	
01 — General Requirements					12.00%
Notes: 60 year old facility - will require design work, estimating const. management and bid contingency, temp controls, etc.	Division Total	\$1,759,680.00	\$2,431,200.00		
02 — Existing Conditions					6.75%
Notes: Testing reports show Asbestos throughout building Asbestos Abatement, Demolition, etc.	Division Total	\$989,820.00	\$1,367,550.00		
03 — Concrete					0.50%
Notes: Age of building, settling of building and water damage. Concrete cracks throughout facility.	Division Total	\$73,320.00	\$101,300.00		
04 — Masonry					0.50%
Notes: Age of building, settling of building and water damage. Masonry cracks throughout facility.	Division Total	\$73,320.00	\$101,300.00		
05 — Metals					3.00%
Notes: Structural steel framing will need upgraded. Metal roof decking replacement. Miscellaneous metal work.	Division Total	\$439,920.00	\$607,800.00		
06 — Wood, Plastics, and Composites					4.00%
Notes: Carpentry needs updated throughout building. Cabinets, countertops, any wood work needs updated.	Division Total	\$586,560.00	\$810,400.00		
07 — Thermal and Moisture Protection					3.00%
Notes: Known water leaks - roof and flooring leak protection. Building insulation, firestop, all sealants and joints.	Division Total	\$439,920.00	\$607,800.00		
08 — Openings					9.50%
Notes: All doors, dampers and grills need updated. Replacement of all glass.	Division Total	\$1,393,080.00	\$1,924,700.00		
09 — Finishes					11.50%
Notes: This includes ceiling tiles, flooring systems, wall work, paint, and other special coating finishes.	Division Total	\$1,686,360.00	\$2,329,900.00		
10 — Specialties					1.00%
Notes: Includes all new signage, LED lighting, restrooms, flagpoles, voting boxes, fire protection etc.	Division Total	\$146,640.00	\$202,600.00		
11 — Equipment					0.25%
Notes: General appliances for breakrooms, conference rooms	Division Total	\$36,660.00	\$50,650.00		
12 — Furnishings					1.75%
Notes: Window shades, blinds, cabinets All furnishings other than office furniture.	Division Total	\$256,620.00	\$354,550.00		
13 — Special Construction					0.00%

Greeley - Existing City Hall - Full Renovation		Updated Cost Estimate - 2025-10-13		
Construction Divisions	Division Sections	Construction Costs - LOW Range	Construction Costs - HIGH Range	Percent of Construction Cost
Notes: Do we need any portable or mobile devices for temp storage or construction trailer. May be an added cost.	Division Total	\$0	\$0	
14 — Conveying Equipment				0.00%
Notes: Elevator in good condition.	Division Total	\$0	\$0	
21 — Fire Suppression				1.25%
Notes: Installation of new fire suppression system.	Division Total	\$183,300	\$253,250	
22 — Plumbing				3.75%
Notes: All plumbing is 60 years old. During construction remodel would be the time to replace all piping.	Division Total	\$549,900.00	\$759,750.00	
23 — Heating, Ventilating, and Air Conditioning				14.00%
Notes: Replacement of entire HVAC System as system original to building.	Division Total	\$2,052,960.00	\$2,836,400.00	
25 — Integrated Automation				0.00%
Notes: Currently not planning to make this a smart building.	Division Total	\$0	\$0	
26 — Electrical				14.00%
Notes: Electrical is 60 years old. Entire system should be replaced, Need to meet new electrical codes.	Division Total	\$2,052,960.00	\$2,836,400.00	
27 — Communications				1.00%
Notes: This includes video systems, audio systems, cabling, room fittings.	Division Total	\$146,640.00	\$202,600.00	
28 — Electronic Safety and Security				2.00%
Notes: The security systems need upgraded, new security system and camera systems.	Division Total	\$293,280.00	\$405,200.00	
31 — Earthwork				4.25%
Notes: Known issues around exterior of the building. New cement, trees, greenery.	Division Total	\$623,220.00	\$861,050.00	
32 — Exterior Improvements				4.00%
Notes: Asphalt paving, cement paving, decorative upgrades	Division Total	\$586,560.00	\$810,400.00	
33 — Utilities				2.00%
	Division Total	\$293,280.00	\$405,200.00	
	Const. Cost - Low Range Total		Const. Cost - High Range Total	Project Percent Total:
	\$14,664,000.00		\$20,260,000.00	100.00%
Construction Cost per sqft	\$524		\$724	Building sqft

Greeley - Existing City Hall - Full Renovation				Updated Cost Estimate - 2025-10-13		
Construction Divisions		Division Sections	Construction Costs - LOW Range		Construction Costs - HIGH Range	Percent of Construction Cost
					28,000	
INDIRECT COSTS - SUBTOTAL						
Escalation to Mid Point of Construction	3.93%		\$288,147.60	\$398,109.00		
Preconstruction Services	0.35%		\$51,324.00	\$70,910.00		
General Conditions (Staff/Reimbursables)	4.50%		\$659,880.00	\$911,700.00		
Contractor BIM Coordination Fee	0.11%		\$16,130.40	\$22,286.00		
Construction Management Fee	4.00%		\$586,560.00	\$810,400.00		
	12.89%		\$1,602,042.00	\$2,213,405.00		
Construction Costs (with Indirect Included)			\$16,916,683.68	\$23,372,341.20		
Construction Cost per sqft			\$604	\$835	Building sqft 28,000	
OWNER SOFT COST SUBTOTAL						
FURNITURE AND EQUIPMENT						
		TOTAL	\$575,167.25	\$794,659.60		
DESIGN AND MANAGEMENT						
		TOTAL	\$2,310,818.99	\$3,192,661.81		
CONST. ADDITIONAL CONTINGENCIES						
		TOTAL	\$3,662,462.02	\$5,060,111.87		
MISCELLANEOUS PROJECT COSTS						
		TOTAL	\$239,681.76	\$331,147.88		
	OWNER SOFT COST SUBTOTAL		\$7,059,655.21	\$9,753,724.40		
Project Grand Total			\$23,976,338.89	\$33,126,065.60		
Construction Cost per sqft			\$856.30	\$1,183.07	Building sqft 28,000	



To: Kelli Johnson, Assistant City Manager

From: William Jones, Deputy Public Works & Transportation Director *WJ*

Date: October 28, 2025

Subject: Budgetary range and cost analysis to restore and modernize Greeley City Hall (1000 10th Street, Greeley, CO)

Executive Summary

This memo provides an updated overview of the budgetary estimate provided for the potential Greeley City Hall remodel. The attached estimate, developed by the City's architect, excludes floodwalls and berms previously considered due to the planned stormwater improvements in the downtown as the result of the additional funding approved as part of the 2025 adopted stormwater budget. The revised total remodel project cost (TPC) is estimated at \$24.0M to \$33.1M in 2026 dollars (\$856 - \$1,183 per square foot). This includes furniture, construction, and a significant contingency for site uncertainties, but excludes temporary space rental for staff relocation (12-18 months). Additionally, while no building remodel is identical, the memo includes examples of other remodel projects for context and comparison.

In Public Works & Transportations option, continuing to use the 1965 City Hall as a governmental facility is financially irresponsible and inadequate in meeting both current and future space needs. The combined use of City Hall with City Center North and South fails to accommodate the city's current operational requirements. Presently, multiple departments are housed in other facilities due to space constraints, making this continued usage an inefficient allocation of resources.

From a City perspective, maintaining City Hall incurs not only significant rehab costs, but also operational inefficiencies that detract from strategic growth and service delivery. Additionally, the potential for developer interest is limited due to the financial uncertainties and risks associated with the building's extensive reconstruction needs. These include unknown utilities, stormwater infiltration, and hazardous materials, which are further complicated if historical designation becomes a factor. This makes alternative uses for the building economically discouraging and technically complex, undermining its viability as an asset for both municipal and private use.

Background and Scope Assumptions

- Building: City Hall built 1965; ~28,000 SF; three floors including replacement of the mechanical system and addition of fire protection in the basement.

- Rehabilitation level: Full remodel/modernization to a finish level commensurate with surrounding communities municipal City Halls; complete space reconfiguration/new walls and system moderations.
- Systems and envelope: Full MEP/FP replacement and modernization; fire sprinkler system installation, sunlight and window/envelope replacement with contingencies for structural as required by code.
- Sustainability: No formal LEED/HPCP targets; design will comply with adopted codes.
- Site/utilities: Flood walls/berms and similar measures are now out-of-scope due to planned downtown stormwater system work. In scope site work includes foundation waterproofing due to continued water infiltration, unknown site drainage into the stormwater system, and investigation/coordination of unknown utilities. This requires a significant amount of investigation and unknown, requiring significant contingencies.
- Hazardous materials: Asbestos is present in the building and MEP/FP; abatement will be required per CDPHE Regulation No. 8, Part B. (cdphe.colorado.gov)

Note on prior ~\$40M figure: That planning value included substantial downtown stormwater defenses (e.g., flood walls/berms) that are now out-of-scope due to the approved 2025 downtown stormwater program. The range herein preserves robust contingency for basement waterproofing and underground utility unknowns, but excludes those large, offsite stormwater works.

“Ground-truthing” via per-square-foot comparisons

Benchmark (2026 dollars)	Scope basis	Cost per SF	Notes
~\$87 Million	Colorado Springs City Auditorium (1923) – restoration program ~40,000 sq ft.	\$2,175	Project is on hold because of Budget: initially estimated ~\$53M (2021); now assumption is ~\$87M.
~26 Million	Historic Evans School, Denver (1904) – adaptive reuse ~50,000 sq ft.	\$520	
~\$100 Million	The New Witte Museum Size 114,000 SF Completed January 2017 Sustainability LEED Silver	\$877	https://www.lakeflato.com/project/witte-museum-mays-family-center/
~29.3 Million	The Dolph and Janey Briscoe Western Art Museum Size Existing 37,500 sf new construction 21,000 sf	\$500	https://www.lakeflato.com/project/briscoe-western-art-museum/
~62.6 Million	Trinity University Halsell/Chapman Renovation and Addition: 103,600 sf New Construction 34,400 sf	\$454	https://www.lakeflato.com/project/trinity-university-dicke-hall-business-and-humanities-district/



City Hall Non-Owner Nomination GHR2025-0002

Don Threewitt, Interim Director of Community Development
Don.Threewitt@Greeleygov.com
City Council Meeting – December 16, 2025



Community Vitality

Agenda

- Purpose
- Request and Site Background
- Location
- Photos
- Criteria Requirements
- Process

Purpose

- Hold a public hearing to consider all relevant evidence regarding the request for Certificate of Designation for the non-owner nomination of the City Hall to the Greeley Historic Register.
- Make a determination on that application.

Request & Site Background



- Request:
 - Non-owner nomination of 1000 10th Street to the Greeley Historic Register by Historic Greeley Inc.
- Background:
 - Associated with Norman Dean, Weld County Bank President & prominent Greeley resident (banking innovations, community leader)
 - Superior example of Mid-Century Modern style architecture with high integrity (built 1967-68 w/ few minor changes) and National Register eligible

Location

- Entrance to historic Downtown Greeley
- SE of Downtown Greeley Historic District, NW of Monroe Ave Historic District



Photos



Historic Photos



City of Greeley Museums, Permanent Collection and Lew Dakan Collection

Non-Owner Nomination Designation Criteria Requirements



- Meets at least one criteria in one of the categories of Historical, Architectural, and Geographical (24-1003.d.1)
 - Objectively meets criteria of Architectural significance.
- AND meets the Integrity criteria, as defined by the National Park Service (24-1003.d.4)
 - Objectively meets Integrity criteria.
- **AND meets the non-owner nomination criteria (24-1003.d.2)**
 - Shall be reviewed under stricter protections by Council
 - Property must demonstrate that it possesses the characteristics of **compelling historic importance to the entire community**, including at least one of the following criteria:
 - Unusual or uncommon significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community; OR
 - Superior or outstanding examples of architectural, historical or geographical significance criteria.
 - Superior means excellence of its kind. Outstanding means marked by eminence and distinction.

Historic Preservation Designation Process

Historic Preservation Commission

- Complete non-owner nomination application filed and accepted.
- Proper Notification to the Owner and Notice to the Public prior to the hearing.
- Hearing on December 1, 2025.
- Voted 5-0 to recommend in favor of historic designation of the non-owner nominated property.

City Council

- Pursuant to 24-1003.e.2.(b).(4)., within 30 days of the Commission's decision, City Council shall hold a public hearing and consider all relevant evidence.
- City Council shall vote and render a decision to affirm, deny or modify the designation with a vote of the simple majority.

Thank you!



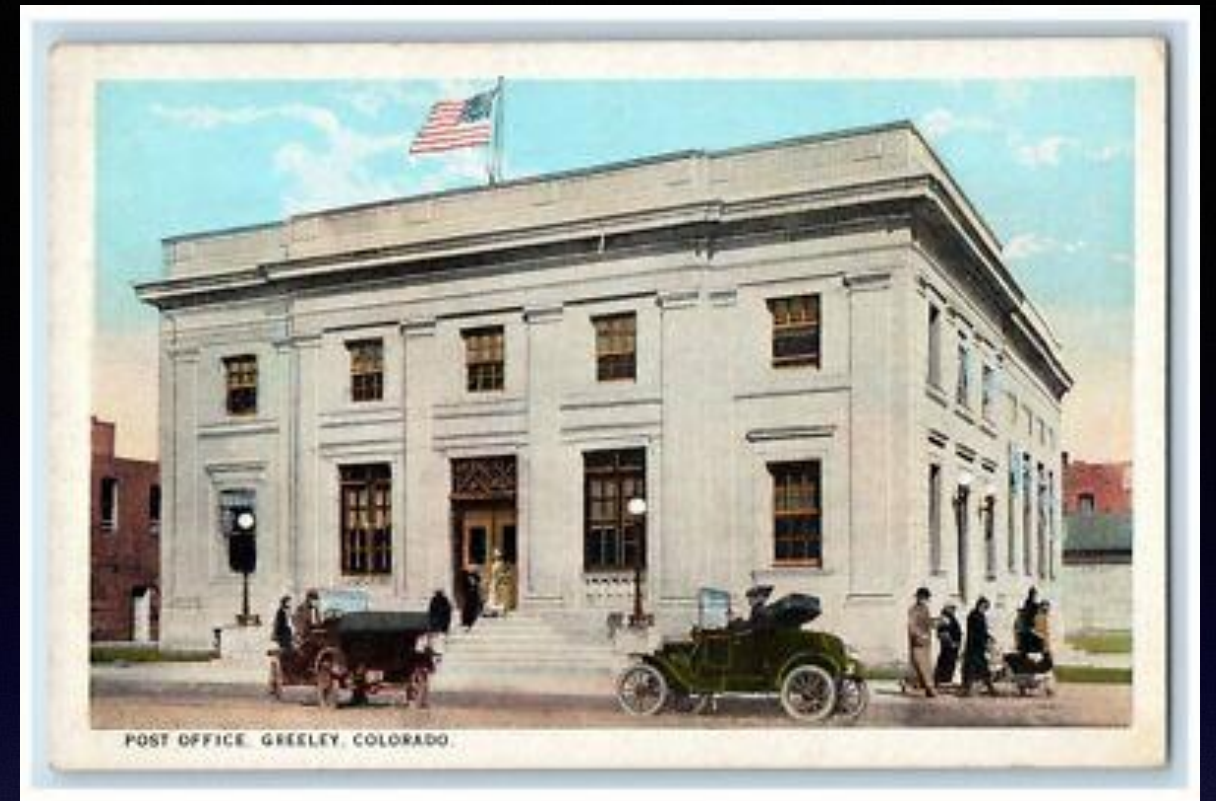


Greeley City Hall

Nomination to the Greeley Historic Register



Camfield Hotel



Post Office



Chief Theater



Meeker Junior High School located at 9th Avenue and 14th Street was razed in 1968. Hazel E. Johnson Collection



Meeker Junior High School



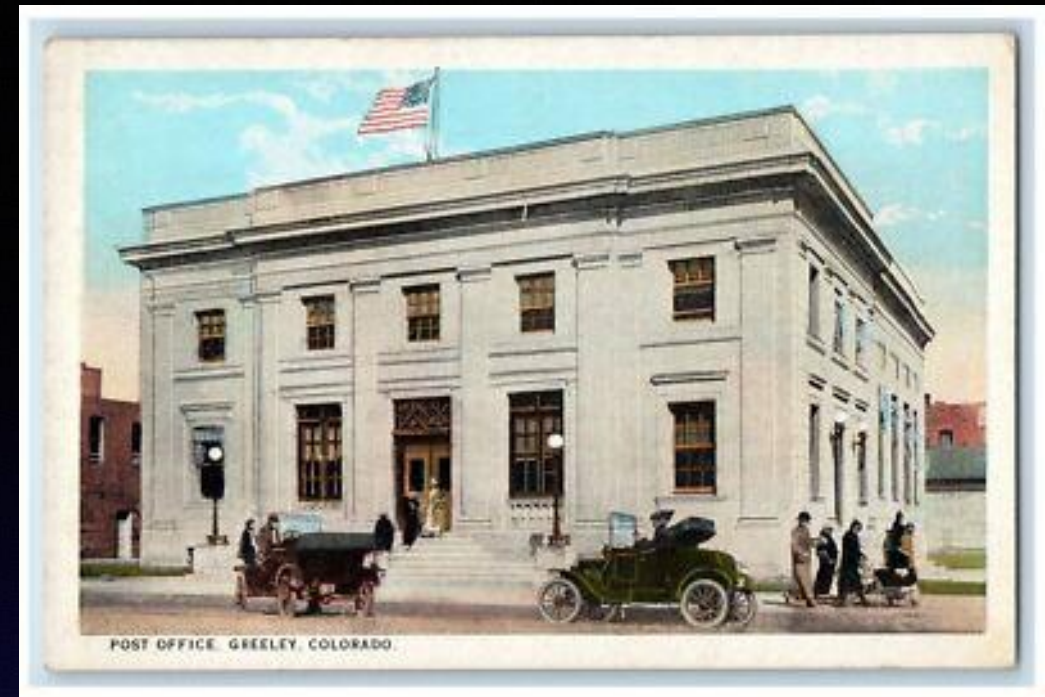
Sterling Hotel and Theater



Weld County Centennial Center



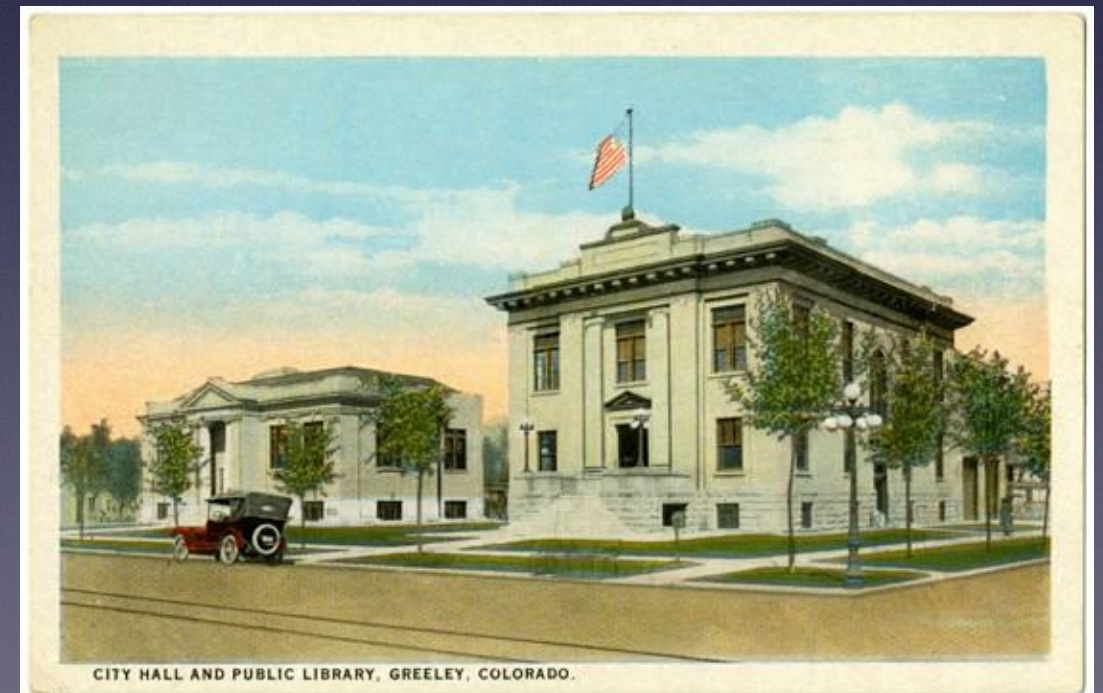
Greeley Opera House



Post Office



Elks' Lodge



Greeley City Hall and Public Library
at Lincoln Park



Shaw Lofts & Retail



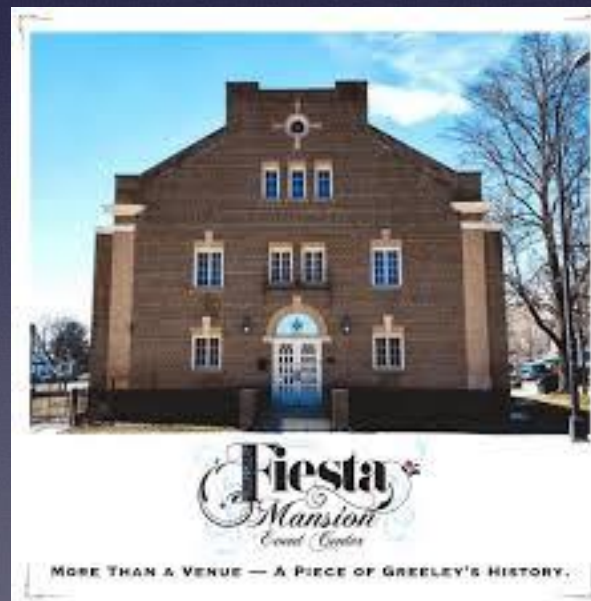
Campus Pharmacy Building



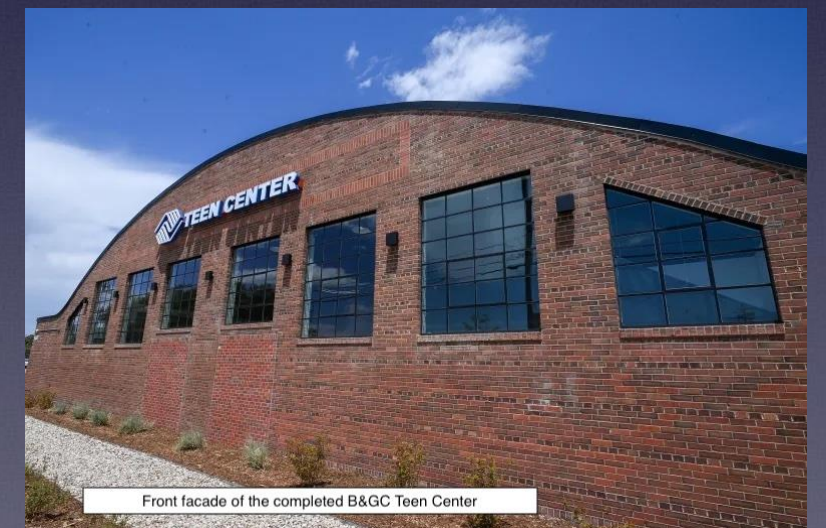
Kress Cinema & Lounge



Austin's American Grill
Historic Garnsey Wheeler Ford Façade



Masons' Event Center
Fiesta Mansion



Warnoco Roller Rink
Boys & Girls Club Teen Center

Images from City of Greeley Facebook page,
Economic & Urban Revitalization guide, BizWest,
Colorado Encyclopedia



Demo'd in 2026 for a parking lot?

5WL.8187

Greeley City Hall
1000 10th Street
Greeley, Colorado

HISTORIC STRUCTURE ASSESSMENT
AND
PRESERVATION PLAN

Final Report December 2016

Architect: Hord Coplan Macht
Structural Engineer: JVA, Inc.

Historic Nomination & Preservation Criteria

Property Owner Analysis and Civic Campus Implications

Kelli Johnson
December 16, 2025



**downtown
revitalization**



Agenda

- Criteria Evaluation
 - General Criteria for Nomination
 - Criteria for Non-Owner Nomination
 - Reuse Potential
- Building Needs and Renovation Costs
- Civic Campus and City Hall Project Overview



Greeley City Hall Through Time

3



1819



1907



1968



1987



2028



**downtown
revitalization**

GREELEY, CO

Criteria Evaluation

- General Criteria for Nomination
- Criteria for Non-Owner Nomination
- Reuse Potential



“Meeting” vs. “Arguably Meeting” a Standard

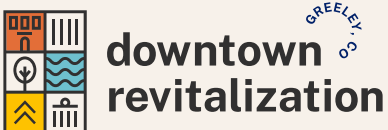
5

The code requirement is clear that to be designated the property must **meet** the criteria.

- **Meeting** a standard means the requirements or criteria have been fully or objectively satisfied.
- **Arguably meeting** a standard means the finding is open to interpretation, debate, and/or dispute.

The finding of the HPC for each criteria are as follows:

- Section 24-1003.d.1 (a) Historical Significance - "...arguably meets..."
- Section 24-1003.d.1 (b) Architectural Significance - "...objectively meets..."
- Section 24-1003.d.1 (c) Geographical Significance - "...arguably meets..."
- Section 24-1003.d.2 (a) and (b) Non-owner Nomination Significance - "...arguably meets..."



Criteria - Historical Significance

6

24-1003.d. 1 (a) Historical Significance

1. The property has character, interest and integrity and reflects the heritage and cultural development of the City, State or Nation.
3. Is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.

HPC Finding: "...arguably meets..."

Owner Response:

- Mid-century commercial buildings are common in Greeley.
- No significant historical events occurred at this site.
- The building was a typical mid-century bank.
- The site has no unique historical association.
- Nostalgia is not historical significance.
- Shape alone does not justify designation.

Criteria - Architectural Significance

7

24-1003.d. 1 (b) Architectural Significance

1. Characterizes an architectural style associated with a particular era and/or ethnic group.
2. Is identified with a particular architect, master builder or craftsman.
3. Is architecturally unique or innovative.
4. Has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.
5. Has visual symbolic meaning or appeal for the community.

HPC Finding: “...objectively meets...”

Owner Response:

- Mid-century modern architecture is common locally and not exceptional in Greeley.
- The building is not meaningfully associated with a master architect, builder, or craftsman.
- The structure is not architecturally unique or innovative; it reflects a standard mid-century commercial form.
- Nearby buildings vary in style, scale, and age and have no cohesive architectural relationship.
- Visual recognition or nostalgia does not constitute community symbolic significance.

Criteria - Geographic Significance

8

24-1003.d. 1 (c) Geographical Significance

1. Has proximity and a strong connection or link to an area, site, structure or object significant in the history or development of the City, State or Nation.
2. Is a visual feature identifying an area or neighborhood or consists of buildings, homes, replicas, structures, objects, properties, parks, land features, trees and sites historically or geographically associated with an area.

HPC Finding: "...arguably meets..."

Owner Response:

- Proximity to downtown alone does not establish historical or geographical significance.
- The building has no documented connection to a historically or geographically significant site, district, or event.
- It is not a defining visual feature of the neighborhood or downtown area.
- Recognition of the building is based on familiarity, not historic or geographic meaning.
- City plans, signage, and downtown identifiers do not designate this building as a gateway or landmark.

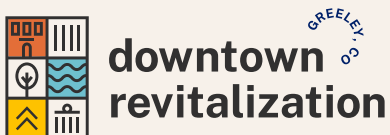
Non-Owner Criteria

9

In addition to meeting criteria requirements in section 24-1003.d.1, non-owner nominations shall be reviewed under stricter protections. The nominated property must demonstrate that it possesses the characteristics of **compelling historic importance to the entire community**, including at least one of the following criteria:

- (a) Unusual or uncommon significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community of Greeley; or
- (b) Superior or outstanding examples of architectural, historical or geographical significance criteria outlined in the criteria for designation in this section. The term "superior" shall mean excellence of its kind, and the term "outstanding" shall mean marked by eminence and distinction.

Owner Response: There has been no evidence provided that the building is of “...**compelling historic importance to the entire community.**” (emphasis added)



Non-Owner Criteria - Significance

10

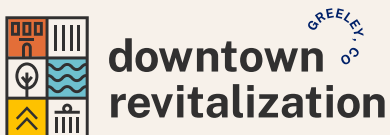
Section 24-1003.d.2 (a) -

Unusual or uncommon significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community of Greeley;

HPC Finding: "...arguably meets..."

Owner Response:

- "Icon" or "entrance" claims reflect opinion, not documented significance.
- No studies or plans identify the building as character-defining.
- Adopted plans do not designate the building as a preservation priority.
- Demolition would not diminish downtown's character or sense of place.
- The "arguably meets" finding is subjective and does not meet the higher non-owner standard.



Non-Owner Criteria - Superior/Outstanding

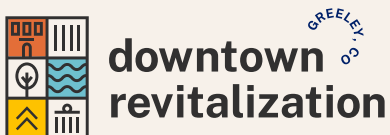
Section 24-1003.d.2 (b) -

Superior or outstanding examples of architectural, historical or geographical significance criteria outlined in the criteria for designation in this section. The term "superior" shall mean excellence of its kind, and the term "outstanding" shall mean marked by eminence and distinction.

HPC Finding: "...arguably meets..."

Owner Response:

- Recognition alone does not establish superior or outstanding significance.
- Claims of superiority lack external validation or professional recognition.
- Uniqueness does not equal excellence.
- Novelty of form does not demonstrate architectural distinction.



Reuse Potential

12

- No identified end user or investor.
- Historic designation increases vacancy and deterioration risk.
- Significant physical and code-related constraints.
- Tax credits are uncertain and not guaranteed.
- Rehabilitation costs exceed reasonable economic return.



Building Needs and Renovation Cost Estimates



Estimated Renovation Costs

14

RENOVATION CONSIDERATIONS

- Asbestos remediation
- Replacement of original HVAC system
- New fire protection system
- Significant remodel for office use(s)
- Utility unknowns & water barrier addition
- Significant contingencies required
- Inflation

CITY HALL RENOVATION ESTIMATE

- **\$24 million to \$ 33 million***
 - Comparative Analysis Completed



*Excludes cost of temporary relocation of staff during renovation.

Civic Campus and City Hall Project Overview



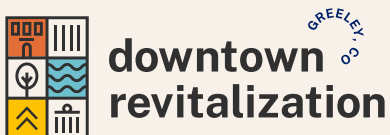
Background and Partnership

16

City, County and School District 6 have all been assessing replacement of aging buildings.

Richmark Properties and Vertikal Collaborative are interested in investing downtown and create a LLC Richmark Vertikal (RV).

- **October 2024:** MOU executed between City and Richmark Vertikal
- **March 2025:** RV presented masterplan concepts to City Council
- **May 2025:** City staff presented initial funding alternatives for proposed City Hall
- **July 2025:** County voted to construct new Justice Center and administrative offices downtown
- **August 2025:** Council approved a Pre-Development Agreement (PDA) with RV and committed \$10.7 million



Opportunities for Partnership & New Development

TIMING

Capitalize on facility replacement needs timing between City, County, and School District.

LAND OWNERSHIP

Explore options to consolidate fragmented land ownership among partners.

INVESTMENT

Leverage private investment through a partnership with a private developer.

REVITALIZATION

Retain three largest downtown employers and reinvest in new facilities serving Greeley and Weld County for next century.

PARTNERSHIP

Enhance other public-private investments to boost downtown economic activity.



Current Work Status

18



- PDA executed with Richmark Vertikal
 - Names RV as Development Manager
 - Establishes \$10.7 million predevelopment budget
- Regular meetings with County, City, and School District 6
- Engaged civil engineer, landscape architect, land planner, and architect for conceptual design
- Completed City Hall programming analysis
- Negotiating land exchange agreement with the County
- Cost estimates and construction budget forthcoming with design process

Balancing Preservation and Progress

19

- The nomination does not meet the required designation criteria.
- The higher non-owner standard has not been met.
- No viable reuse or financing pathway has been identified.
- Designation would restrict property rights without clear public benefit.
- The Civic Campus advances adopted plans and long-term community value.



Thank You



**downtown
revitalization**

GREELEY, CO





Council Agenda Summary

December 16, 2025

Key Staff Contact: Donald Threewitt, Interim Director of Community Development, Betsy Kellums, Planner III

Title:

Public hearing and second reading of an ordinance designating 1000 10th Street on the Greeley Historic Register

Summary:

Historic Greeley Inc submitted a non-owner nomination for the building at 1000 10th Street, currently City Hall, to the Greeley Historic Register for historical, architectural, and geographical significance.

The Historic Preservation Commission recommended approval of the designation (5-0) on December 1, 2025. Section 24-1003(2)(b) of the Greeley Municipal Code requires the City Council to hold a public hearing within 30 days of the Historic Preservation decision to determine whether to affirm, deny or modify the recommendation of the Historic Preservation Commission. The Council must consider all relevant evidence in making this decision. The Public Hearing is scheduled for December 16, 2025, immediately preceding this item.

According to the Charter, an Ordinance is required when an act of Council may place any burden upon or limiting the use of private property. It is recommended to adopt an Ordinance that burdens or impacts any property, including public property, for consistency and best practice for any future property owner. The attached ordinance is provided for Council consideration if Council affirms the historic designation. If Council denies the historic designation, this ordinance is not necessary.

Fiscal Impact:

Designation may have an undetermined fiscal impact on the City as the property owner.

Legal Issues:

Consideration of this matter includes the following public hearing steps:

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

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

If Council voted to deny the historic designation:

1. Table the ordinance; or
2. Deny the ordinance.

If Council voted to affirm or modify the historic designation:

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

Council's Recommended Action:

If Council voted to deny the historic designation:

A motion to table the ordinance.

If Council voted to affirm or modify the historic designation:

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

Attachments:

1. Ordinance No. 40, 2025 with Exhibit A

CITY OF GREELEY, COLORADO
ORDINANCE NO. 40, 2025

AN ORDINANCE DESIGNATING 1000 10th STREET ON THE GREELEY HISTORIC REGISTER

WHEREAS, Historic Greeley, Inc. has submitted a non-owner application to designate property located at 1000 10th Street as historic, which application is designated as Case No. GHR2025-0002; and

WHEREAS, the Greeley Municipal Code requires that the Historic Preservation Commission first consider Historic Greeley, Inc.'s application before the application is considered by the Greeley City Council; and

WHEREAS, the Historic Preservation Commission considered the application on December 1, 2025 and five votes were cast in favor of recommendation of historic designation; and

WHEREAS, City Council must determine whether the property possesses characteristics of compelling historic importance to the entire community and meets one of the following criteria: unusual or uncommon significance that the structure's potential demolition or major alteration would diminish the character and sense of place in the community of Greeley; or superior or outstanding examples of architectural , historical or geographical significance criteria outlined in the criteria for designation in section 24-1003 of the code; and

WHEREAS, City Council held a public hearing and considered all relevant evidence on December 16, 2025; and

WHEREAS, the City Council determined that the property at 1000 10th Street met or exceeded the criteria for designation of individual, non-owner nominated property pursuant to Greeley Municipal Code section 24-1003.

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

Section 1. That 1000 10th Street in Greeley, Colorado possesses qualities that meet or exceed the criteria for designation of individual, non-owner nominated properties pursuant to Sections 24-1003d.1. and -1003d.2 of the Greeley Municipal Code.

Section 2. That 1000 10th Street shall be designated as an historic property on the Greeley Historic Register and that evidence of such designation shall be recorded in the property records of the Weld County Clerk and Recorder.

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 DECEMBER, 2025.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

EXHIBIT A

LEGAL DESCRIPTION:

LOTS 1 THROUGH 8, BLOCK 75, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



Council Agenda Summary

December 16, 2025

Key Staff Contact: Caleb Jackson, Planning Supervisor

Title:

Public hearing and second reading of an ordinance amending Title 24 of the Greeley Municipal Code relating to a text amendment to the Greeley Development Code codifying the fast track review process for affordable housing

Summary:

The City of Greeley is considering a code amendment to codify the fast track review process for affordable housing. Greeley opted into Proposition 123, which provides state funding for affordable housing. The code amendment is intended to satisfy a state requirement as part of Proposition 123 to implement a fast-track review process for affordable housing. Planning Commission recommended approval (4-0) at their November 18 meeting.

The ordinance was introduced on December 2, 2025 and, by a majority vote of the Council, the public hearing and second reading was scheduled for December 16, 2025.

Fiscal Impact:

No Impact

Legal Issues:

Consideration of this matter 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:

Housing For All
Community Vitality

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. Ordinance No. 38, 2025
2. 11.18.2025 Draft Planning Commission Minutes
3. Item - Presentation

CITY OF GREELEY, COLORADO

ORDINANCE NO. 38, 2025

**AN ORDINANCE AMENDING TITLE 24 OF THE GREELEY MUNICIPAL CODE
RELATING TO A TEXT AMENDMENT TO THE GREELEY DEVELOPMENT CODE
CODIFYING THE FAST TRACK REVIEW PROCESS FOR AFFORDABLE HOUSING**

WHEREAS, a Development Code amendment is needed to align with and support the City's Housing for All Strategic Plan and the implementation of Proposition 123; and

WHEREAS, the City promotes the construction of mixed-income neighborhoods where affordable and attainable units are integrated with market-rate units; and

WHEREAS, the City desires the provision of housing opportunities for individuals who work in the community; and

WHEREAS, the City seeks to address the housing needs as identified in the City's Housing Needs Assessment; and

WHEREAS, maintaining a balanced housing portfolio that provides housing for residents at various income levels is desired.

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

Section 1. Section 24-404.k of the Greeley Municipal Code is amended to read as follows with additions in underlined text and deletions stricken through:

~~k. *Affordable housing.* Affordable housing, as defined in section 24-1301, is permitted within any approved dwelling unit and is primarily designated as affordable housing for the purpose of qualifying for the affordable housing parking reduction. Projects that include affordable housing units should follow the approval process for the equivalent residential use shown in Table 24-4-2 including, but not limited to, single-family dwelling, two-family dwellings, row house dwellings, and multi-family dwellings. Affordable housing should also follow the residential development standards for the equivalent building type including, but not limited to, detached house, multi-unit house, row house, and apartment. Transitioning an affordable housing unit to a regular dwelling unit is considered a change of use requiring an amendment to the approved plans and the provision of adequate parking by the applicant.~~

1. Affordable housing, as defined in section 24-1301, is permitted within any dwelling unit.

2. Projects that include affordable housing units shall follow the approval process for the equivalent residential use shown in Table 24-4-2 including, but not limited to, single-family dwellings, two-family dwellings, row house dwellings, and multi-family dwellings.

3. Affordable housing shall follow the residential development standards for the equivalent building type including, but not limited to, detached house, multi-unit house, row house, and apartment unless a variance or alternative compliance request is approved.

4. When a project that entails a procedure listed in Chapter 2 of Title 24, construction documents, or building permit is received by the Community Development Department where 50 percent or more of the proposed dwelling units are affordable housing, as defined in Section 24-1301, and the project is deemed eligible by City staff in accordance with City housing policy, the applicant may opt into the expedited review process outlined below.

(a) Pre-Application. Prior to application, the Community Development Department may require the applicant to complete one or more pre-application meetings and/or scoping reviews to ensure that the applicant understands the processes required and the submittal requirements.

(b) Submittal. It is the responsibility of the applicant to submit a complete application with the initial submittal. The Community Development Department shall determine the application's completeness within seven business days of submission. After the application is deemed complete, the expedited review period begins. Failure to submit a complete application to the satisfaction of the Community Development Department will delay the commencement of the expedited review until the application is complete. If the applicant fails to fully rectify an incomplete application to the satisfaction of the Community Development Department within 30 calendar days of being notified of the application being incomplete, then the application is considered withdrawn.

(c) Expedited Review. The City and the applicant shall make good faith efforts to reach a final decision on eligible affordable housing applications within 90 calendar days of the Community Development Department verifying that a complete application was received. If the application is not approved, denied, or extended within the initial 90 calendar days or the extended deadline from paragraphs (d) or (e), then the application shall be automatically denied or immediately extended if allowed by paragraph (d) or (e).

(d) City Extension. The Community Development Department may initiate one or more extensions to the expedited review of up to 30 calendar days per extension to allow additional time to review modifications made to an application, for unique project circumstances, or to accommodate time needed for a public hearing and/or neighborhood meeting.

(e) Applicant Extension. The applicant may request a single, one-time extension to the expedited review of up to 90 calendar days to address review comments at any point after receiving a review letter from the Community Development Department or to address comments from an agency that has approval authority

over the project. This single request may not be extended, and no additional applicant extension requests may be made. Additionally, the applicant may extend the expedited review to comply with a state law or court order and the duration of such extensions shall be determined by the subject law or court order.

Section 2. Section 24-1301 of the Greeley Municipal Code is amended to add or revise the following definitions with added text underlined and deleted text stricken through:

Affordable housing. Any dwelling unit ~~with an executed and recorded deed restriction stating that the dwelling unit will be reserved for renting to households making 60% or less of the area median income or selling to households making 100% or less of the area median income at rental rates or sales prices that do not exceed 30% of household income.~~ affordable housing by adhering to the income limits and maximum rents published annually by the department of housing and urban development for no less than 15 years

Section 3. This ordinance shall become effective five (5) days after its final publication.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF _____, 2025.

ATTEST: THE CITY OF GREELEY COLORADO

By: _____
City Clerk

By: _____
Mayor



Planning Commission Meeting Minutes

November 18, 2025, at 1:15pm

1. Call to Order

Chair Yeater called the meeting to order at 1:15 pm.

2. Roll Call - Present

Chair Justin Yeater

Commissioner Erik Briscoe

Commissioner Brian Franzen

Commissioner Larry Modlin

Absent

Vice Chair Louisa Andersen

Commissioner Jeff Carlson

Commissioner Christian Schulte

3. Approval of the agenda

Chair Yeater asked if there were any changes to the agenda. Seeing none, Chair Yeater proceeded with the agenda as published.

4. Approval of the October 14, 2025 & October 28, 2025, Planning Commission Meeting Minutes

Motion by Commissioner Franzen:

He moved to approve both sets of minutes as presented.

Second: Commissioner Modlin

Vote: Motion approved 4-0

Absent:

Vice Chair Louisa Andersen

Commissioner Jeff Carlson

Commissioner Christian Schulte

EXPEDITED AGENDA

The following items are routine in nature, fully described in the accompanying reports, and therefore staff summary presentations will be suspended unless requested by the Commission or members of the public in attendance at the meeting.

5. A public hearing to consider a request for approval of a Preliminary Subdivision request to create twelve lots, four outlots, and dedicate public right-of-way on approximately 36.21 acres in the Commercial High Intensity (C-H) zoning district

located at the Northeast Corner of 83rd Avenue and 10th Street, known as West Greeley Commons (SUB2025-0011).

Chair Yeater asked the Commission if they would like to see a presentation. Seeing none, Chair Yeater asked anyone in attendance or online if they wished to see a presentation. Seeing none, Chair Yeater invited Staff to answer questions from the Commission.

Commissioner Briscoe asked how the stoplight decision was made and who was involved, including whether CDOT had a role. He expressed concern about the increasing number of stoplights and the risk of the corridor becoming another Harmony Road, suggesting that added signals could impede traffic and deter residents and businesses on both the east and proposed west sides of Greeley. Dylan Belanger (Civil Engineer III) explained that 77th Avenue has long been designated for a signal in the CDOT access control plan. A development agreement for the site, dating back to the early 2000s, had already identified and planned for that signal.

Chair Yeater sought clarification, asking whether “planned” meant the signal was required to be installed or simply intended as part of the long-term layout. Mr. Belanger explained that while the signal was originally an intended part of the plan, CDOT will ultimately require its installation. The city has been coordinating with CDOT, and both agencies support adding the signal because full-movement access and traffic volumes on both sides make it the most practical and logical solution.

Chair Yeater asked for more detail on the basis for recommending the signal, requesting an explanation of the analysis that supported its installation. Mr. Belanger explained that traffic volumes from the new development, combined with the existing neighborhood to the south, create a need for a full-movement intersection, which in turn warrants a signal for both safety and traffic control. Mr. Belanger added that the city requires full access for emergency vehicles, since 83rd offers only right-in/right-out access, and that both CDOT and the city mandate the signal for these operational and safety reasons.

Commissioner Franzen asked if the signal would also loop into the smart signals that are already in place. Mr. Belanger confirmed that this would be the case.

Commissioner Modlin asked whether the same reasoning would apply to the next potential intersection at 95th—essentially, whether any four-way intersection would warrant a similar approach. Mr. Belanger answered yes, specifically to a major arterial roadway like this one.

With no other questions for staff, Chair Yeater invited the applicant to speak if present.

Applicant Brian Bartels spoke to the traffic questions asked earlier by saying that this section of 10th Street falls under both CDOT and the City of Greeley. He noted that staff are working closely with CDOT, with the hope of reducing speeds along the corridor. According to police, the stretch from 83rd to 47th has the city’s highest rate of severe and fatal crashes, largely due to speed. He added that long-term plans already envision lowering speed limits farther west on 10th Street.

Commissioner Modlin noted that it also connects to 83rd, similar to the configuration on the west side of that road. Mr. Bartels confirmed and added that the project’s access would be similar to the development on the south side of 10th Street.

With no other questions for the applicant, Chair Yeater opened the public portion of the meeting at 1:24pm.

Sara Witherell 450 25th Ave. Ct., Greeley, spoke in opposition of the project noting a concern about urban sprawl on open lands in western Greeley.

Seeing no others in attendance nor online wishing to speak to the item, Chair Yeater closed the public portion of the meeting at 1:27 pm and turned it back to the Commission for action.

Motion by Commissioner Franzen:

He moved that based on the application received in the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code Section 24-203.b.1, and therefore approves the preliminary subdivision plat with the condition of approval that the 9th Street section of the neighboring parcel to the west be dedicated as a right-of-way prior to acceptance and approval of the final subdivision.

Second: Commissioner Modlin

Commissioner Briscoe emphasized the need to accelerate the synchronization of traffic signals along 10th Street, noting that efficient flow is critical for east-west travel into Greeley, given that most access to the city comes from the west. While acknowledging Highway 34 as an alternative, he pointed out it routes traffic to the far southeast, making 10th Street the primary corridor. His concern was the increasing frequency of stoplights—about every third of a mile—not the applicant’s responsibility, though he recognized CDOT’s role in the decisions.

Chair Yeater agreed but clarified that his concern was not about CDOT’s involvement. He suggested a different approach, emphasizing that the stoplight was not the applicant’s responsibility and that careful consideration is needed to manage signal development while keeping traffic moving, as the Commission recommended.

Vote: Motion passed 4-0

Absent:

Vice Chair Louisa Andersen

Commissioner Jeff Carlson

Commissioner Christian Schulte

6. A public hearing to consider a request for approval of a Use by Special Review request to allow a new 105' monopole plus 5' lightning rod for a wireless communication facility in the Industrial Medium Intensity (I-M) zoning district located at 2115 117th Avenue (WCF2025-0005).

Chair Yeater asked the Commission if anyone wished to see a presentation. Seeing none, Chair Yeater asked the public in attendance and online if they wished to see a presentation. Seeing none, Chair Yeater asked if the applicant was present and wished to speak.

Applicant Jared White stated that he was available to answer questions regarding the cell site, which is needed to fill a coverage gap. He noted that the staff report contains detailed information, including answers to most anticipated questions. He added that he had no initial comments beyond offering to respond to questions as they arise later in the meeting.

Chair Yeater inquired whether the depiction of the pole in the packet represents its permanent configuration or if further equipment could be installed on it in the future. Mr. White explained that antennas and equipment on cell towers are periodically upgraded, which may cause minor but not significant changes to the tower's appearance. He added that city requirements mandate allowing other providers to co-locate equipment on the tower, and it will be built to support such use.

Commissioner Briscoe asked if a monopine installation is more expensive than a monopole installation. Mr. White explained that monopines are significantly more expensive. They're also more difficult to co-locate, there's a lot less space for that. They also tend to stand out more if there's not something to blend them in with.

Chair Yeater asked the applicant if they would still be interested in developing the site if the monopole is rejected by the commission and a monopine is their only option. Mr. White confirmed that they would still be interested. If that were their only option, they would pursue it, as providing coverage to that area is essential, especially with the expected growth. They also noted that the tower would very likely be co-located.

Chair Yeater noted that in other applications they have seen, a single pole was used with no external hardware. They asked whether a similar design would be possible in this case, with the antennas housed inside the tower. Mr. White explained that this type of design requires a very specific deployment and that the slim, internal antennas used in such structures cannot provide the necessary capacity or coverage. While those antennas may work for limited voice service, they are not suitable for the full data and coverage needs of a macro cell tower.

Seeing no other questions for the applicant, Chair Yeater directed a question to staff regarding the height differential between the existing building elevations and the proposed tower height.

Caleb Jackson (Planning Supervisor) shared that the building is likely under 40 feet tall, and with the tower at 100 feet, it would clearly extend above the roofline.

Commissioner Briscoe asked how many additional carriers are allowed to co-locate on this pole. April Medeiros (Planner I) shared there can be at least two other co-locators on that pole.

With no other questions for staff, Chair Yeater asked if anyone in attendance wished to speak on the matter. Mr. White presented a visual to the Commission illustrating the location of the proposed tower and the position of a similar existing pole nearby.

With no other questions Chair Yeater turned it over to the Commission for action.

Motion by Commissioner Franzen:

He moved that based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a new 105-foot monopole plus 5-foot lighting rod wireless communication facility in the I-M (Industrial Medium Intensity) District is in compliance with the development code criteria of Section 24-206.B.1-8 and therefore approves the use by special review as submitted.

Second: Briscoe

Vote: Motion passed 4-0

Absent:

Vice Chair Louisa Andersen

Commissioner Jeff Carlson
Commissioner Christian Schulte

END OF EXPEDITED AGENDA

7. A public hearing regarding a recommendation on an ordinance amending Title 24 of the Greeley Municipal Code relating to a text amendment to the Greeley Development Code codifying the fast-track review process for affordable housing.

Caleb Jackson (Planning Supervisor) introduced himself and his item as published. Commissioner Modlin asked whether the developer must adhere to a specific project timeline once approval is granted. He added that, considering the financial framework and the expectations for those investing in property, a defined schedule for development should be required if the City is to meet its obligations. Mr. Jackson explained that if approvals are granted within 90 days, they would expire in the same manner as any other development approval, typically within a year. Deb Callies (Housing Director) added that often with affordable housing projects, time is especially critical, and maximizing every phase of the process is essential. For that reason, the developers are moving forward promptly.

Commissioner Modlin asked whether, if the process is delayed for any reason, the indices used to qualify for the change would require the process to start over, or if a modification or amendment could be made instead, and how that would work. Ms. Callies explained that if the property is for sale, the sale price is updated annually based on income changes, maintaining a continuous, rolling set of data. Similarly, for rental properties, the rent is administered through CHFA, ensuring that the information remains current and self-updated.

Commissioner Franzen asked for clarification that the city's policy for determining the price is based on a matrix. The calculation is not on a rolling 12-month basis but rather follows the calendar year to establish the price for that year. Ms. Callies explained that while the method has not been finalized, the review will occur at least once a year. Depending on market conditions, it may be conducted two or three times annually to ensure prices remain realistic yet affordable.

Commissioner Modlin asked if the changes in the index as it goes forward would be included in one of the subtitles in the ordinance, so people understand. Ms. Callies explained that the policy outlines the exact calculation used to determine the sales price, including how frequently the various data points are updated, ensuring the process remains as objective as possible.

Commissioner Briscoe asked a question regarding the definitions and recent changes, specifically whether Proposition 123 prohibits deed restrictions. Ms. Callies explained that Proposition 123 does not prohibit deed restrictions. They prefer not to codify them because flexibility is needed for each project, depending on funding and other factors. The length of a deed restriction is particularly important, as overly long restrictions can affect mortgage eligibility, so each project must be evaluated individually to determine what will work.

Commissioner Briscoe inquired if specifying 60%, instead of allowing flexibility, could result in any future liability. Ms. Callies stated no, because it's always going to be flexible based on the HUD AMI.

Chair Yeater asked if an applicant applies for the Fast Track process, for which the required characteristics have already been defined, what mechanism the City of Greeley has, including continual review of the project after the full permitting process is complete, to ensure it remains affordable. Ms. Callies explained that most projects enter into development-type agreements with the city. Following feedback from developers, interdepartmental teams, and stakeholders, many of the relaxed standards were paused, and individualized incentive packages are now created for each project. These packages account for land, resources, project type, and funding, with affordability expectations tied to sales prices or CHFA rents. The Housing Solutions department continuously monitors compliance, ensuring properties remain affordable, owner-occupied, and that any deed restrictions are upheld, including annual checks on ownership and occupancy.

Chair Yeater asked about the code, noting that there appears to be limited latitude for ongoing monitoring of these properties and observed that this may need to be addressed in the future. Mr. Jackson explained that if a project demonstrates pursuit of the affordable housing designation and reserves affordable units, it qualifies for the 90-day process. If the project later transitions to market rate, any consequences would be addressed in the agreements with Housing.

Commissioner Modlin asked how many additional developers might be attracted to the area if the code changes, whether this would expand the pool of development, and if there are developers in other areas who have avoided projects here because the current code does not support their preferred housing designs. Ms. Callies reported that their department speaks with at least two new developers each week who are interested in building in Greeley, including affordable housing projects. There is strong demand from builders eager to develop, depending on how their projects align with the City's plans.

Commissioner Briscoe asked if there is an estimate of the 100% Area Median Income (AMI) in today's market dollars. Ms. Callies stated it's \$113,600.00 for a family of four. Affordable monthly rent or mortgage payment would be the same dollar amounts.

Chair Yeater asked if there were any more questions from the Commission. Seeing none, he asked if there was anyone in attendance wishing to speak. Seeing none, Chair Yeater closed the public portion of the meeting at 2:11pm and turned it over to the Commission for action.

Motion by Commissioner Franzen:

Based on the preceding analysis, the Planning Commission finds that the proposed code amendment to the Greeley Municipal Code is consistent with the Development Code criteria of Section 24-211.b (Items 1 through 4) and therefore recommends that the City Council approves the code amendment to the Greeley Municipal Code as submitted.

Second: Commissioner Briscoe

Discussion between Commissioners ensued. Chair Yeater expressed concerns about enforcement, particularly the City's ability to manage potential bad actors, though he acknowledged that the policy aligns with state statute. He commended Planning for streamlining the process and noted that while he will vote in favor, he expects the issue to arise again in the future. Commissioner Briscoe voiced the same concerns as Chair Yeater. He expressed concern that the language is too broad and noted that other agreements are typically handled administratively within the city. He suggested including references in the code to ensure the city retains appropriate tools. He

cautioned against developers proposing short-term solutions without restrictions or administrative agreements, as agreeing to such terms could create long-term problems.

Ms. Callies explained that each application will be unique. Housing cannot approve contracts with builders without prior approval, and the Council will retain the ability to approve, deny, or request modifications for each development. All projects must still comply with existing City requirements. The current action is to approve code language aligning with Proposition 123, which must be completed by the end of the year to qualify for certain incentives.

Mr. Jackson stated that Phase 2 would be brought back to the Planning Commission, including the eligibility standards and long-term enforcement measures. The current proposal, however, is solely to align with Proposition 123's fast track requirements, while the remaining details are developed and returned for review.

Michael Axelrad (Senior Attorney) outlined two options given the deadline: approve the code amendments as submitted, trusting staff to later present the desired criteria, or approve with the condition that Housing Solutions returns within a set timeframe with a matrix of recommended changes for Planning Commission review.

Commissioner Modlin stated that he supports the motion on the floor to recommend approval, with the understanding that further details will be worked out over time. He emphasized the need to move the item forward to Council before year-end and did not want to delay the process.

Commissioner Franzen noted that two separate issues, enforcement conditions and incentive packages, are under discussion and may not be codified in an alternative motion. He expressed confidence in Planning and the Housing Solutions Department to continue evolving these matters over time.

Chair Yeater called for a vote.

Vote: Motion passed 4-0

Absent:

Vice Chair Louisa Andersen

Commissioner Jeff Carlson

Commissioner Christian Schulte

Chair Yeater observed that meeting only minimum standards makes a 90-day timeline difficult for complex projects and inquired about potential incentives to achieve this timeline for specialized developments. Don Threewitt (Interim Director of Community Development) explained that the average review time for such developments is 78 days. While the code commits to a 90-day review for affordable housing, the department's internal goal is to process all housing and even commercial projects within 90 days. Executive housing projects unrelated to affordable housing would follow the same process, though it would not be codified. Mr. Threewitt proposed committing to an extended work session on affordable housing incentives, led by Ms. Callies and Mr. Jackson, to review the full range of possibilities, potential initiatives, guardrails, and long-term enforcement. The goal is to provide a comprehensive overview for all stakeholders.

Commissioner Briscoe noted that over the past five years, Greeley's housing stock has lacked diversity, with developers focusing on multifamily housing due to the comprehensive plan and affordable housing language in the code. He expressed concern that incentives could be misused,

emphasizing the importance of ensuring projects honor the intended purpose, rather than resulting in only some levels of homes being built.

More conversation ensued regarding affordable housing between the Commissioners and Ms. Callies.

8. Staff Report:

Don Threewitt (Interim Director of Community Development) explained that a key part of the code audit and update is reassessing and right-sizing housing categories within the development code. With core development provisions and incentive structures beginning to overlap, he believes a joint, topic-focused work session is necessary and will require substantial time, likely a full commission meeting rather than a brief presentation. Although the current code technically allows a full range of “missing middle” housing, in practice it has produced only high-density multifamily and single-family development. To address this gap, Community Development aims to determine what is required to bring a full spectrum of housing products to the market in Greeley.

Mr. Threewitt shared that Brian McBroom (Community Development Director) has been appointed Interim City Manager. In the meantime, Mr. Threewitt will temporarily step into the Community Development Director role to ensure continuity. He assured the group that they do not anticipate any slowdown or change in the scope of Community Development’s projects and expressed optimism about bringing forward several exciting initiatives in 2026.

Mr. Jackson provided an update on the Eastside Area Plan. He reported that community feedback has been very strong, with hundreds of survey responses collected. The project team has been actively engaging residents by attending local events and connecting directly with people on the east side to help shape and guide the plan.

Mr. Jackson reported that consultants for the Westside Area Plan will return at the end of January. A public open house is scheduled for Monday, January 26, from 6–8 p.m. at the Family FunPlex, where the draft plan, covering land uses, development patterns, and a potential form-based code option, will be presented for community input. A Planning Commission work session will follow the next day to discuss the draft plan and the form-based code in more detail.

Mr. Jackson also noted that staff expect to receive the first draft of the development code audit by the end of the month. A Planning Commission work session is planned for mid-January, along with a City Council session, to review the audit, identify key areas needing attention, and establish the strategy for forthcoming code updates.

Adjournment:

Chair Yeater adjourned the meeting at 2:43 pm.

Justin Yeater – Chair

Don Threewitt – Interim Community Development Director



Affordable Housing Code Update

Caleb Jackson, AICP | Interim Planning Manager
City Council Meeting - December 16, 2025



Agenda

- Define Affordable
- Purpose
- Fast Track Review
- Recommendation & Questions



Define Affordable

- Rental
 - 30% of income on housing for up to 60% AMI
 - Max rent determined by annual HUD chart
- Owner
 - 30% of income on housing up to 100% AMI
 - Max sales price determined by City policy

Purpose

- Proposition 123
- Housing for All Strategic Plan
- Fast-Track Review

Fast-Track Review

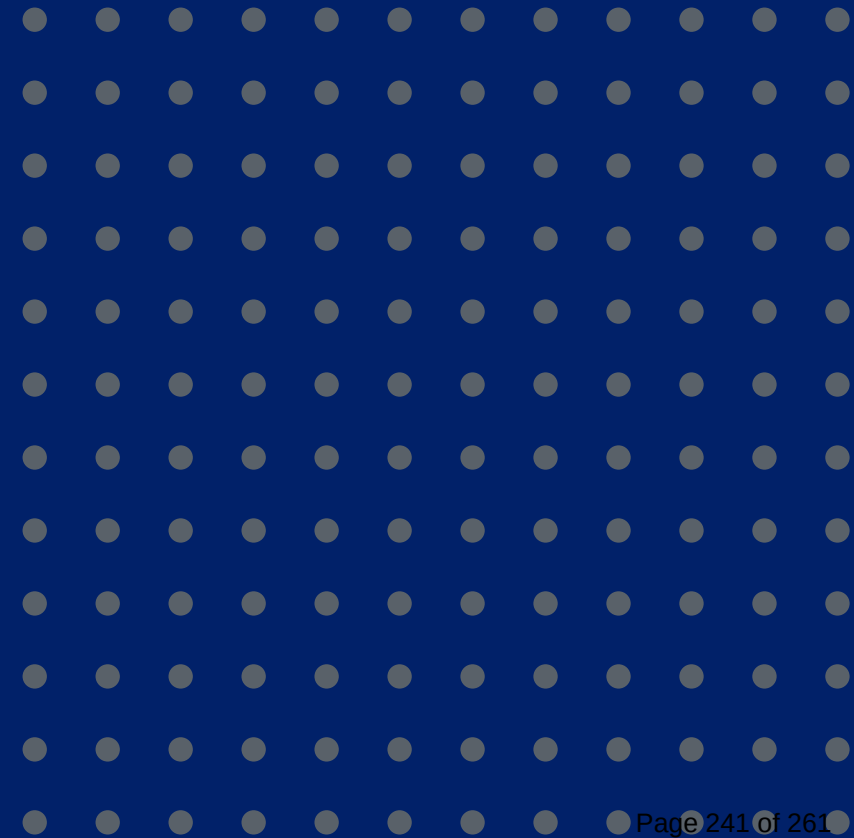
If 50%+ are affordable units:

Pre-App / Scoping	Completeness	Decision	City Extension	Applicant Extension
Pre-application meetings and scopings may be required to ensure the applicant is informed about expectations	7 business days for the City to confirm an application is complete	Approval, denial, or extension within 90 calendar days	30-day extensions available for reviewing applicant changes, unique circumstances, public hearings, neighborhood meetings	One-time 90-day extension to address City review comments

Staff Recommendation

Planning Commission Recommended Approval (4-0)

Thank you





Council Agenda Summary

December 16, 2025

Key Staff Contact: Heidi Leatherwood, City Clerk, Jennifer Middleton, Deputy City Clerk

Title:

Public hearing and second reading of an ordinance reauthorizing the Citizen Budget Advisory Committee, Citizen Transportation Advisory Board, Commission on Disabilities, Downtown Development Authority, Golf Advisory Board, Historic Preservation Commission, Rodarte Community Center Advisory Board, Stormwater Board, and Youth Commission for a period of three years

Summary:

Each year a group of boards and commissions are scheduled for review by the City Council to determine if their primary purpose has been fulfilled and if they should be reauthorized to continue serving in their selected capacity. This option to review boards and commissions was made by a charter amendment from the registered electors of the City of Greeley in 2001. An ordinance (2002) was adopted to establish a schedule to make sure these boards are reviewed every three (3) years.

The above boards and commissions have submitted a questionnaire and provided information on their contributions to the community. This information was reviewed and considered by Council at the November 18, 2025, Council Meeting and consensus was reached to reauthorize them.

The following boards were part of the 2025 Triennial Review:

- Citizen Budget Advisory Committee
- Citizen Transportation Advisory Board
- Commission on Disabilities
- Downtown Development Authority
- Golf Advisory Board
- Historic Preservation Commission
- Rodarte Community Center Advisory Board
- Stormwater Board
- Youth Commission

The ordinance was introduced on December 2, 2025 and, by a majority vote of the Council, the public hearing and second reading was scheduled for December 16, 2025.

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:

None.

Other issues and Considerations:

None

Strategic Focus Area:

Business Growth
Community Vitality
High-Performance Government
Housing For All
Infrastructure and Mobility
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. Ordinance No. 39, 2025
2. Item - Presentation

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 39, 2025**

**AN ORDINANCE RE-AUTHORIZING VARIOUS BOARDS AND COMMISSIONS FOR
THREE YEARS**

WHEREAS, in November, 2001, Greeley voters approved an amendment to the Home Rule Charter, in Section 2-8 Appointive Boards and Commissions, to require that City Council review its advisory groups every three years to determine whether the board or commission continues to serve the purpose for which it was created and decide whether or not to authorize its continuance; and

WHEREAS, Ordinance No. 59, 2002, was adopted by City Council October 15, 2002, to implement this Charter amendment and thereby created a triennial review schedule for appointive boards and commissions; and

WHEREAS, City Council is prepared to re-authorize these appointive groups for a three-year period.

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

Section 1. The following groups are hereby re-authorized for a period of three years from January 1, 2026, to expire December 31, 2028:

1. Citizen Budget Advisory Committee
2. Citizen Transportation Advisory Board
3. Commission on Disabilities
4. Downtown Development Authority
5. Golf Course Advisory Board
6. Historic Preservation Commission
7. Rodarte Community Center Advisory Board
8. Stormwater Board
9. Youth Commission

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

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS _____ DAY OF _____, 2025.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

Boards & Commissions Reauthorization 2025

Jennifer Middleton, Deputy City Clerk
City Council Meeting – December 16, 2025



Agenda

- Municipal Code Reference
- Review Process
- Boards and Commissions Reviewed
- Staff Recommendation

Greeley Municipal Code § 2-551

The city council shall periodically review each board, excepting those specifically created by the City Charter.

Recent Review Process

The City Clerk's Office supplied a questionnaire and asked for data on engagement and efforts over the last three (3) years.

General data was compiled from attendance records, bylaws and work plans (if applicable).

The data was compiled to supply information on whether the boards or commissions were effective in furthering the purpose for which they were created.

November 18, 2025 Council Meeting

Council received a presentation and had the opportunity to meet with board chairs to ask questions.

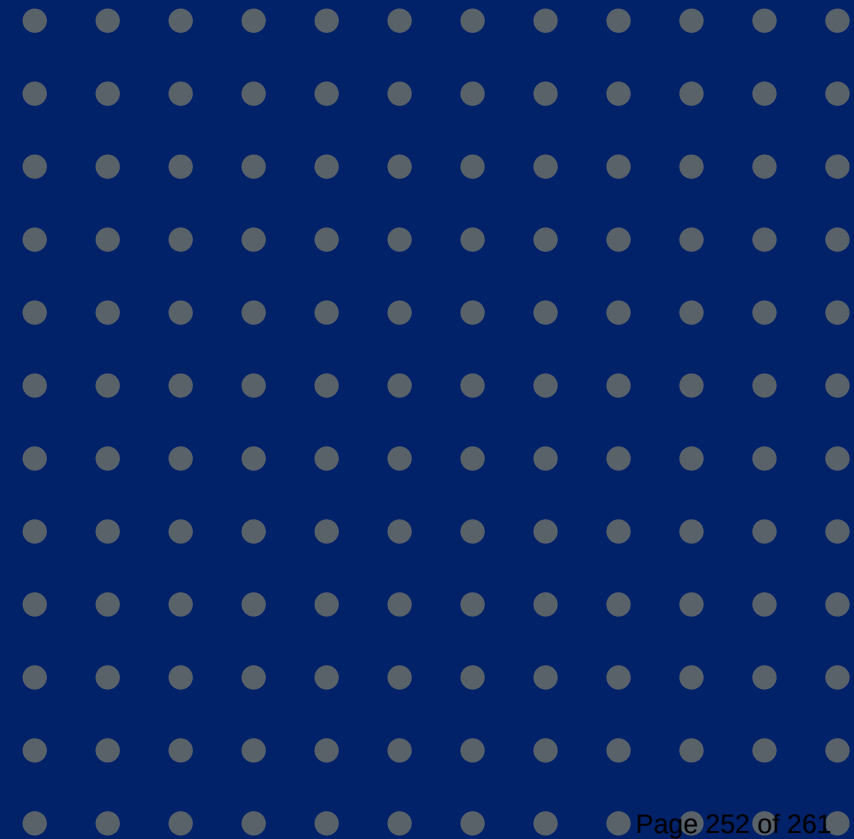
Council consensus was to draft an ordinance reauthorizing the following boards to continue serving in their initial purpose and capacity:

- Citizen Budget Advisory Committee
- Citizen Transportation Advisory Board
- Commission on Disabilities
- Downtown Development Authority
- Golf Course Advisory Board
- Historic Preservation Commission
- Rodarte Community Center Advisory Board
- Stormwater Board
- Youth Commission

Staff Recommendation

Adopt the ordinance and publish with reference to title only.

Thank you





Council Agenda Summary

December 16, 2025

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Appointments to Boards and Commissions - Citizen Budget Advisory Board, Greeley Urban Renewal Authority, Human Relations Commission

Summary:

The City's Code and the City Council policies set forth the board and commission appointment and removal provisions. Council appoints board or commission members by written ballot during a council meeting.

Board and commission members may be appointed based on a variety of criteria and may include the following:

- Councilmember(s) recommendations resulting from interviews with each board or commission applicant
- Recommendation from a chair of a board or commission
- Existing board or commission members may continue to serve in their positions until their successors are appointed
- Council will fill a vacant position for the unexpired term of a member whose position becomes vacant

Council appointments are needed due to vacancies and expiring terms for the Citizen Budget Advisory Board, the Greeley Urban Renewal Authority, and the Human Relations Commission.

New applicants were interviewed by two council members on December 4, 2025. Interviews are conducted on a monthly basis by two council members for applicants who have applied to fill open vacancies or expiring terms.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley? 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:

Business Growth
Community Vitality
High-Performance Government
Housing For All
Infrastructure and Mobility
Quality of Life
Safe and Secure Communities

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. Sample Ballot



Applicants for the boards and/or commissions listed below are in alphabetical order and recommendations from the interview team are shown in bold. Virtual interviews are customarily held on the second week of each month, and appointments are decided during the second City Council meeting (third week of the month).

***** BALLOT *****

Citizen Budget Advisory Committee	
<i>3 Positions: 3 Year Term</i>	
☐	BARRY EASTMAN (I)
☐	JOHN SHULL (I)
☐	Brandon Wark
☐	NICOLE RINER
☐	Nicole Eitmann
☐	(Recruit for Additional Applicants)

Human Relations Commission	
<i>3 Positions: 3 Year Term</i>	
☐	RICARDO PEREZ
☐	TIFFANY SIMMONS
☐	(Recruit for Additional Applicants)

Comments:

(I) = Incumbent

Greeley Urban Renewal Authority	
<i>1 Position: 5 Year Term</i>	
☐	Nicole Riner
☐	NICOLE EITMANN
☐	(Recruit for Additional Applicants)



Council Agenda Summary

Title:

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 Agenda Summary

Title:

Scheduling of Meetings, Other Events

Summary:

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Planning Calendar and Schedule for City Council Meetings and Work Sessions and make any necessary changes regarding any upcoming meetings or events.

Attachments:

Council Meetings and Other Events Calendar

Council Meeting and Work Session Schedule

Council Meetings and Other Events Calendars

December 14, 2025 – January 10, 2026

Tuesday, December 16, 2025

- City Council Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Wednesday, December 17, 2025

- Water & Sewer Board Meeting 2 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)
- Greeley Police Department Retirement Celebration 3 p.m. Greeley Police Department Kent Donahue Room (2875 W 10th St, Greeley, CO 80634)
- Annual Greeley Menorah Lighting 5:30 p.m. Downtown Greeley (802 9th St, Greeley, CO 80631)

Thursday, December 18, 2025

- Downtown Development Authority 7:30 a.m. (802 9th Street, Greeley CO 80631)
 - Airport Authority 3:30 p.m. Greeley-Weld Airport (600 Airport Road, Greeley CO 80631)
-

Monday, December 22, 2025

- Greeley Chamber of Commerce 11:30 a.m.

Tuesday, December 23, 2025

- **City Council Work Session Cancelled**
-

Wednesday, December 31, 2025

- Upstate Colorado Economic Development 7 a.m. Upstate Colorado Conference Room (822 7th Street Greeley CO 80631)
-

Tuesday, January 6, 2026

- City Council Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

2025 Council Meeting/Work Session Agenda Items Schedule			
	12/8/2025 This schedule is subject to change		
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
December 23, 2025 City Council Work Session	Cancelled- No Meeting- Christmas/Holiday		
January 6, 2026 City Council Meeting			
	Motion - Posting Sites for Council Meeting and Work Session Meetings	Heidi Leatherwood	Consent
	Motion - Posting Site for B&C	Heidi Leatherwood	Consent
	Motion - Cancel the Feb. 24 WS Meeting due to the Special Election	Heidi Leatherwood	Consent
	Resolution - Change Order for Wing Way Final Design	Wendy Bethel	Consent
	Resolution - Approving Venue Use Agreement with the Colorado Eagles	John Herge/Bret Naber	Consent
	Resolution - 3 Mile Plan (annual item)	Don Threewitt	Consent
	Resolution - City Clerk Authority to Appoint Election Judges	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Amending Greeley Municipal Code for the Floodplain Overlay District	Brian Hathaway	Consent
	Intro & 1st Rdg Ord - Appropriation	Nathan Mosley	Consent
	PH & Resolution - Private Activity Bond Affordable Housing Program	Deb Callies	Regular
	Informational - West Greeley Project Update	John Herge/Bret Naber	Regular
	Consensus - Communities Strategic Plan Reducing Homelessness	Mandy Shreve	Regular
	Consensus - Greeley Spring Clean Up	Will Jones	Regular
January 13, 2026 City Council Work Session Meeting			
January 20, 2026 City Council Meeting			
	Resolution - Land Exchange Agreement (Hold)	Kelli Johnson	Consent
	Intro & 1st Rdg Ord - Setting forth procedure for City Appointments to 501 (c)(3) Board (Hold)	John Herge/Bret Naber	Consent
	PH & 2nd Rdg Ord - Amending Greeley Municipal Code for the Floodplain Overlay District	Brian Hathaway	Regular
	PH & 2nd Rdg Ord - Appropriation	Nathan Mosley	Regular
	Informational - Housing Affordability Financing and Incentives	Deb Callies	Regular
	Consensus- Weld County Hazard Mitigation Plan	Dom Tatti/Peter Perez	Regular
	Executive Session - Municipal Judge (Hold)	Martha Lanaghen	ES
	Executive Session - City Attorney (Hold)	Martha Lanaghen	ES
January 27, 2026 City Council Work Session Meeting	West Subarea Plan Update	Don Threewitt	WS
	Wildfire Resiliency Adoption	Brian Kuznik	WS
	Combining Boards for the Culture Division under CPRD	Diana Frick	WS
	Habitat Fee Waivers - Hope Springs	Deb Callies	WS
February 3, 2026 City Council Meeting			
	Council Appointments to 501 (c)(3) board (tentative)	John Herge/Bret Naber	Consent
	Resolution - Weld County Hazard Mitigation Plan	Dom Tatti/Peter Perez	Consent
	Intro & 1st Rdg Ord - setting compensation for Municipal Judge (Hold)	Martha Lanaghen	Consent
	Intro & 1st Rdg Ord - setting compensation for City Attorney (Hold)	Martha Lanaghen	Consent
	PH & 2nd Rdg Ord - Setting forth procedure for City Appointments to 501 (c)(3) Board (Hold)	John Herge/Bret Naber	Regular
	Informational - Homeless Solutions Department Update	Mandy Shreve	Regular
	Informational - Public Art/Performing Artist Follow up	Diana Frick	Regular
February 10, 2026 City Council Work Session Meeting	Spin Pilot & Micromobility Update	Victoria Leonhardt/Bhooshan Karnik	WS
	Contractor Licensing	Matt Wagdy/Don Threewitt	WS
	Comprehensive Financial Policies	Allena Portis	WS
	Safe Streets for All Planning and Demonstration Grant Project	Steve Younk/Bhooshan Karnik	WS
February 17, 2026 City Council Meeting			
	Resolution - Lessening Burdens on Government	John Herge/Bret Naber	Consent
	Resolution - Habitat Fee Waivers - Hope Springs	Deb Callies	Consent
	TEFRA Hearing	John Herge/Bret Naber	Consent
	PH & 2nd Rdg Ord - setting compensation for Municipal Judge (Hold)	Martha Lanaghen	Regular
	PH & 2nd Rdg Ord - setting compensation for City Attorney (Hold)	Martha Lanaghen	Regular



Council Agenda Summary

Title

Adjournment