

Greeley City Council Agenda

Regular Meeting
Tuesday, January 20, 2026 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/89545618216>

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/>

Participation:

Citizen Input

Residents are welcome to share comments or speak on agenda items that are not part of a public hearing.

Each speaker will have up to 3 minutes. Comments are most effective when offered as statements.

Council will listen attentively but may not respond to questions during this time. Staff will follow up to pertinent questions.

- **In Person:** Sign up in Council Chambers (1001 11th St.) with name and address.
- **Virtual via Zoom:** After in-person speakers has concluded. Name and address required.
- **Written:** Submit by **12 p.m. meeting day** via email (cityclerks@greeleygov.com), mail, or drop-off at City Clerk's Office (1100 10th St.). Comments will be shared with Council and retained for the record.

Public Hearings

Comments must apply to the specific agenda item. **Time Limit: 3 min.** Same sign up required and participation options as noted above.

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



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

Consent Agenda

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

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 January 6, 2026
 10. Motion to appoint Weld County Commissioner Lynette Peppler to the Island Grove Advisory Board as the County Representative, with a term to expire December 31, 2026
 11. Resolution authorizing the city to enter into a contract for professional services between the City of Greeley and Mark Thomas & Company Inc for additional services for the downtown campus project
-

End of Consent Agenda

12. Pulled Consent Agenda Items
13. Public hearing and second reading of an ordinance repealing a portion of Title 24, Chapter 10 of the Greeley Municipal Code relating to the FloodPlain Overlay District and amending Title 12 of the Greeley Municipal Code by adding a new Chapter 12 relating to floodplain management
14. Public hearing and second reading of an ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2026
15. Housing Affordability Financing and Incentives Informational Presentation
16. Appointments to Boards and Commissions - Human Relations Commission, Parks and Recreation Advisory Board, Youth Commission
17. 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
18. Scheduling of Meetings, Other Events
19. Adjournment



Council Agenda Summary

Item: 5.

Title:

Recognitions and Proclamations

Summary:

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

Attachments:

Item 5 – Presentation



City Council Meeting
January 20, 2026

An aerial photograph of a city, likely Denver, with a large white banner overlaid in the center. The banner contains the text: ***In all ways, we will transmit this City not only, not less, but greater and more beautiful than it was transmitted to us.*** The city below shows various buildings, including a large brick building on the left, and is surrounded by green trees. In the background, a range of mountains is visible under a clear sky.

***In all ways, we will transmit
this City not only, not less, but
greater and more beautiful than
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- Athenian Oath

Jennifer Daigle Chosen to March in the Rose Parade on New Year's Day

- Jennifer is the Brentwood Middle School band director.
- Marched with the Band Directors Marching Band with over 350 band directors ages 19 to 82.

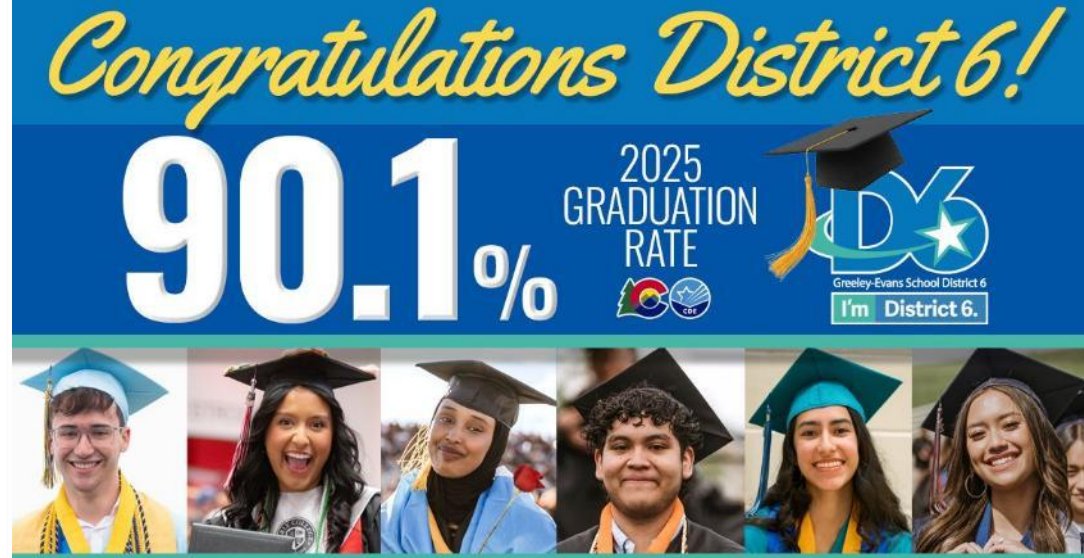


Kirsten Daniel Appointed to Serve as Non-Attorney on the 19th Judicial Performance Commission



On-time Graduation Rate in District 6 exceeds 90 Percent, Exceeds the Average State Graduation Rate

- In 2015, on-time graduation rate was 76.9 percent.
- Every traditional high school, charter and Early College Academy exceeded the 90 percent graduation rate.



Aims Community College Recognized for Marketing and Communication Excellence

- Education Digital Marketing Award – Digital Advertising; Special Video Over 2 Minutes
- MarCom Award – Advertising/Marketing Display Ad; Video/Film Educational Institution
- Viddy Awards – Facility Overview







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Citizen Input

Summary

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4/20/2024
Steve Teets
Citizen
Input

Need Improvements of the Bus/TRANSPORTATION system

- * ① Fix the squeaky breaks on the Buses
- * ② DON'T OVERCROWD The Buses with students (IT'S UNSAFE, unhealthy)
- * ③ DO NOT ALLOW E-Bikes AND scooters IN the BUS
- * ④ DO NOT ALLOW WAGON CARTS ON THE BUS TAKES UP TOO MUCH ROOM (4-SEATS)
- * ⑤ Need BUS shelters THAT protect you FROM the weather while waiting for the BUS
- * ⑥ BUS STOP need be completely cleared OF SNOW (including gutters)
- * ⑦ Promote more of the "ADOPT A BUS STOP PROGRAM"
- * ⑧ Fire "HAMAR INC." because Haven't kept the sub-contract Greeley-EVANS TRANSIT since year one.
- * ⑨ Get rid OF Broomerang - LAST FEW YEARS BEEN UNDER 25,000 Passengers A year
- * ⑩ Get rid Poudre express - (NOT FeS. BLE AT the time)
- ** ⑪ Have A good Routing AND timings on the greeley-EVANS TRANSIT
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- ** ㉓ NO pets ALLOWED ON the BUS, unless IN cage
- ** ㉔ TRAINED service DOGS ONLY
- ① Government shouldN'T be INVolve in the E-Bike AND E-scooter Program IF started BY the Private sector NOT GOVERNMENT AND the company HAVE the SPIN Program should be Accountable.
- * ㉖ there should more Bike LANES (over)

* ⑥ Have ordinances about where they can ride them AND ENFORCE the ordinances

* ⑦ There should be TRAINING CLASSES AND GIVEN PROOF you took the class

* ⑧ Need A GOOD REGIONAL TRANSIT/TRANSPORTATION system

* ⑨ Need A REGIONAL TRANSPORTATION Authority (RTA) or AN REGIONAL TRANSPORTATION District (RTD) HERE IN THE NORTHERN COLORADO

* ⑩ The BUS DRIVERS need TO AUTOMATICALLY FOR THE ELDERLY AND DISABLE bring it down when they can get ON AND OFF BUS SAFELY AND GET CLOSE ENOUGH TO curb.

* ⑪ The BUS AND TRANSPORTATION systems needs better management

* ⑫ Need TO Fix The Streets, SIDE WALKS, CURB CUTS AND keep them maintain IN good condition AND need more BIKE LANES

NEED IMPROVEMENTS OF THE BUS/TRANSPORTATION SYSTEM

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- ** ㉓ NO PETS ALLOWED ON THE BUS, UNLESS IN CAGE
- ** ㉔ TRAINED SERVICE DOGS ONLY
- ① Government shouldn't be INVOLVED IN THE E-BIKE AND E-SCOOTER PROGRAM IF STARTED BY THE PRIVATE SECTOR NOT GOVERNMENT AND THE COMPANY HAVE THE SPIN PROGRAM SHOULD BE ACCOUNTABLE.
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*~~16~~ (B) Have ordinances about where they can ride them AND ENFORCES the ordinances

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*~~18~~ (E) Need A REGIONAL TRANSPORTATION Authority (RTA) OR AN REGIONAL TRANSPORTATION DISTRICT (RTD) HERE IN THE NORTHERN COLORADO

*~~19~~ (F) The BUS DRIVERS need TO AUTOMATICALLY FOR THE ELDERLY AND DISABLE bring it DOWN when they can get ON AND OFF BUS SAFELY AND get close enough to curb

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*~~21~~ (H) Need TO Fix THE STREETS, SIDE WALKS, CURB CUTS AND keep them maintain IN good condition AND need more BIKE LANES

Need Improvements of the Bus/Transportation system

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- ** ⑲ NEED A BETTER ~~PARAT~~ TRANSIT SYSTEM
- * ⑳ NEED TO GET RID OF Z-TRIPS SUB-CONTRACT FOR PARATRANSIT RIDES (TAXI SERVICE)
- * ㉑ NEED TO HIRE MORE BUS DRIVERS FOR PARATRANSIT SYSTEM (SERVICE)
- ** ㉒ GREELEY-EVANS TRANSIT BUS DEPARTMENT DON'T NEED TO BE RENAMED
- ** ㉓ NO PETS ALLOWED ON THE BUS, UNLESS IN CAGE
- ** ㉔ TRAINED SERVICE DOGS ONLY
- ⑵ GOVERNMENT SHOULDN'T BE INVOLVE IN THE E-BIKE AND E-SCOOTER PROGRAM IF STARTED BY THE PRIVATE SECTOR NOT GOVERNMENT AND THE COMPANY HAVE THE SPIN PROGRAM SHOULD BE ACCOUNTABLE.
- * ㉕ THERE SHOULD MORE BIKE LANES (OVER)

16 Have ordinances about where they can ride them AND ENFORCE the ordinances

* 17 There should be TRAINING CLASSES AND GIVEN PROOF you took the class

18 Need A GOOD REGIONAL TRANSIT/TRANSPORTATION system

19 Need A REGIONAL TRANSPORTATION Authority (RTA) OR AN REGIONAL TRANSPORTATION DISTRICT (RTD) HERE IN THE NORTHERN COLORADO

20 The BUS DRIVERS need TO AUTOMATICALLY FOR THE ELDERLY AND DISABLE bring it DOWN when they CAN get ON AND OFF BUS SAFELY AND get close enough to curb.

21 The BUS AND TRANSPORTATION systems needs better management

22 Need TO Fix The Streets, SIDE WALKS, CURB CUTS AND keep them maintain IN good condition AND need more BIKE LANES



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. Remains on track. The snow removal education campaign was launched via the City Scoop on December 4, 2025. Council was updated through the Weekly Council Update on December 5, 2025. A follow-up presentation is scheduled to be brought back to Council on March 10, 2026.	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

01-2026	Olson	MERGE Project Update	Council Meeting 1/6/2025	Monthly MERGE update with Mayor and Councilmember Olson. A quarterly meeting to be done at a meeting.	Staff is working on scheduling a monthly meeting with Mayor Hall and Councilmember Olson.	Public Works
02-2026	Hall	Economic Development Mayor Task Force	Council Meeting 1/6/2026	Focus is on business retention, business attraction, workforce development, and housing. The task force would include business leaders, educators, developers, small businesses, and residents. The objective is to see why businesses are closing, what can be done to improve, and look into whether it is the economy or the causes.		EDUR/CMO



Council Agenda Summary

January 20, 2026

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Motion to approve the City Council Meeting Proceedings of January 6, 2026

Summary:

The regular meeting of the City Council was held in City Council Chambers on January 6, 2026.

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. 01.06.2026 Regular Meeting Draft Minutes

City of Greeley, Colorado
City Council Meeting Proceedings
Tuesday, January 6, 2026

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

Deputy City Clerk Jennifer Middleton 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

None.

What's Great About Greeley Report

Councilmember Rudy presented the *"What's Great About Greeley"* report at 6:03 p.m.

6. Citizen Input

1. Mary Metzger spoke about growth in the community.
2. Kathy Hasch spoke about spending and use of Certificates of Participation (COPs) for various projects.
3. Peggy Sue Squares spoke about addressing the homeless population and the shelter.
4. Tiffany Simmons spoke about the 3-mile plan and the Carestream property.
5. Mike Cullup spoke about storm water rates charged to his property despite the lack of curbs, gutters, and sewers in his area.
6. Bill Gillard spoke about asking questions during public input and City financial decisions.
7. Scott Ballstadt, Director of Planning for Windsor spoke about the 3-mile plan and noted that the Great Western Industrial Park (GWIP) property has been in Windsor's

growth management area for decades and that annexation to Greeley would be inconsistent with statutes.

8. Rachel Burdan spoke about feasibility studies regarding the Catalyst project, citing reports that the water park and arena would not generate sufficient revenue to meet debt obligations.
9. Karen Jarman spoke about the Cascadia project moving forward despite objections and the council not allowing a public vote.
10. Rhonda Sizemore spoke about water availability and rate increases, especially with potential development projects like Cascadia.

7. Reports from Mayor and Councilmembers

Mayor Pro Tem McDonald announced Commander Fred Meyer's retirement after 41 years with the police department, attended the City of Greeley Night at the UNC men's basketball game, and honored Will Jones, who would be leaving the City of Greeley after 14 years of service.

Councilmember DeBoutez announced monthly office hours following business meetings, starting the next day at 9 a.m. at Margie's Java Joint.

8. Initiatives from Mayor and Councilmembers

Councilmember Olson proposed monthly updates on the MERGE project, noting importance to the community. Council reached consensus, with Councilmember Butler suggesting quarterly public updates as well.

Mayor Hall proposed create a Mayor's Economic Development Task Force focusing on business retention, business attraction, workforce development, and housing. The task force would include business leaders, educators, developers, small businesses, and residents. The Council reached consensus on the initiative.

These initiatives will be added to Council's Initiative list.

Consent Agenda

- 9. Motion to approve the City Council Work Session Proceedings of December 9, 2025, and City Council Meeting Proceedings of December 16, 2025**
- 10. Motion to cancel the February 24, 2026, Work Session due to the Special Election on February 24, 2026**
- 11. Amended Resolution calling a Special Municipal Election to be held on February 24, 2026, and submitting to the Registered Electors of the City of Greeley at said Special Election a Referendum seeking to repeal Ordinance 30, 2025**
- 12. Resolution to designate the City of Greeley website as the official posting site for meeting notices of the City Council, Boards, and Commissions and designating the Public Lobby of City Hall as the public location for Physical Notices**

13. Resolution delegating to the City Clerk of the City of Greeley, Colorado the authority and responsibility of appointing Election Judges
14. Resolution authorizing the City to enter into a contract for Professional Services between the City of Greeley and Bolton & Meek, Inc. for design services for Wing Way at the Greeley-Weld County Airport
15. Resolution authorizing a professional services contract with Design Workshop for the Island Grove Master Plan
16. Resolution authorizing a Professional Services Agreement with S&P Global Ratings for Rating Evaluation Services
17. Resolution adopting the 2026 Three-Mile Plan for the City of Greeley, Colorado
18. Resolution to adopt findings of City Council Denying the Historical Designation of 1000 10th Street
19. Resolution for the Private Activity Bond Affordable Housing Program
20. Introduction and first reading of an ordinance repealing a portion of Title 24, Chapter 10 of the Greeley Municipal Code relating to the Floodplain Overlay District and amending Title 12 of the Greeley Municipal Code by adding a new Chapter 12 relating to floodplain management
21. Introduction and first reading of an ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2026

End of Consent Agenda

Councilmember DeBoutez requested that Items 15, 17, and 18 be pulled off the Consent Agenda and moved to the Regular Agenda for discussion.

Councilmember Butler moved to approve Consent Agenda Items 9-14, 16 and 19-21. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 6:42 p.m.

22. Pulled Consent Agenda Items

Item 15: Resolution authorizing a professional services contract with Design Workshop for the Island Grove Master Plan

Councilmember DeBoutez inquired about the partnership with Weld County for Island Grove Park, asking about their financial participation and influence on the master plan.

She also noted that Island Grove has over 700,000 visitors annually and requested economic analysis of this participation.

Deputy City Manager Kelli Johnson and Diana Frick, Director of the Culture, Parks, and Recreation Department, provided details about the master planning process for Island Grove. Ms. Johnson explained that Weld County and major partners like the Greeley Stampede would be involved as part of the project team. Ms. Frick added that committees have been formed to include stakeholders such as Island Grove board members, Colorado State University Extension, the County Fair, and large event promoters. She also noted that economic impact analysis is a key component of the study, with subconsultant Crossroad Consulting specializing in market analysis.

Councilmember Butler thanked staff for bringing these and noted the importance of the Island Grove master planning process.

Councilmember Butler moved to approve the resolution. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 6:50 p.m.

Item 17: Resolution adopting the 2026 Three-Mile Plan for the City of Greeley, Colorado

Councilmember DeBoutez requested more information about the 3-mile plan given public comments.

Interim Director of Community Development Don Threewitt explained:

- The 3-mile plan is a long-range planning exercise where municipalities consider potential areas beyond existing growth boundaries that could be eligible for annexation.
- It evaluates public utilities, infrastructure, and land uses to determine how the city would serve the property.
- It does not require property owners to annex to Greeley
- The Carestream property owner had retained a strip of land connected to Greeley for potential future annexation.
- The 3-mile plan is updated annually in January.

Councilmember Butler asked about potential negative effects of delaying approval and the legal implications around annexing the specific property in question. Mr. Threewitt clarified that this is a planning exercise with no pending annexation applications.

Councilmember Olson asked whether the plan would determine if the City could service the area. Mr. Threewitt confirmed.

Councilmember DeBoutez motioned to approve the resolution. Mayor Pro Tem McDonald seconded the motion. The motion passed 7-0 at 6:59 p.m.

Item 18: Resolution to adopt findings of City Council Denying the Historical Designation of 1000 10th Street

Councilmember DeBoutez requested clarification on what the vote entailed.

City Attorney Stacey Aurzada explained that the resolution documents the findings from the December 16 public hearing where Council voted 5-2 to deny the historic designation. She noted that the resolution does not reopen the discussion or provide an opportunity to revisit the decision.

Councilmember DeBoutez expressed her continued disappointment with the original decision, noting that as a public building, City Hall belonged to the people.

Councilmember Rudy moved to adopt the resolution. Councilmember Roth seconded the motion. The motion passed 7-0 at 7:02 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 Olson moved to approve the motion. Councilmember Rudy seconded the motion. The motion passed with a voice vote 7-0 at 7:03 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 7:04 p.m.

Approved:

Mayor

Attested:

City Clerk



Council Agenda Summary

January 20, 2026

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Motion to appoint Weld County Commissioner Lynette Pepler to the Island Grove Advisory Board as the County Representative, with a term to expire December 31, 2026

Summary:

Section 2-805 of the Greeley Municipal Code establishes the Island Grove Park Advisory Board to advise the City of Greeley and Weld County on matters related to Island Grove Park. The Board consists of seven members: three appointed by the City Council, including one councilmember; three appointed by the Board of County Commissioners, including one commissioner; and one additional member appointed by a majority vote of the six city and county appointees.

On January 5, 2026, the Weld County Board of County Commissioners approved a resolution recommending the appointment of County Commissioner Lynette Pepler to the Island Grove Park Advisory Board, replacing Commissioner Kevin Ross. The term expires December 31, 2026.

Fiscal Impact:

None

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

High-Performance Government
Housing For All

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. Weld County Resolution for the Appointment of Lynette Pepler to Island Grove Advisory Board

Resolution

Approve Appointment of Commissioner Lynette Peppler to Certain Advisory Boards

Whereas, the Board of County Commissioners of Weld County, Colorado, pursuant to Colorado statute and the Weld County Home Rule Charter, is vested with the authority of administering the affairs of Weld County, Colorado, and

Whereas, it has been recommended that Commissioner Lynette Peppler be appointed to represent the Board of County Commissioners on the following boards:

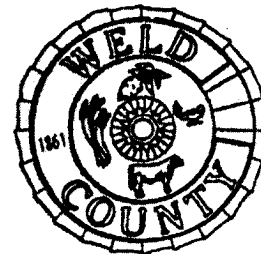
- 911 Emergency Telephone Service Authority Board
- Weld County Extension Advisory Council
- Island Grove Park Advisory Board
- North Front Range Metropolitan Planning Organization (NFRMPO) – Alternate Member

Whereas, the Board deems it advisable to appoint Commissioner Lynette Peppler to said boards, with her term to expire December 31, 2026.

Now, therefore, be it resolved by the Board of County Commissioners of Weld County, Colorado, that Commissioner Lynette Peppler, be, and hereby is, appointed to the above listed boards, with her term to expire December 31, 2026.

The Board of County Commissioners of Weld County, Colorado, adopted the above and foregoing Resolution, on motion duly made and seconded, by the following vote on the 5th day of January, A.D., 2026:

Scott K. James, Chair: Aye
Jason S. Maxey, Pro-Tem: Aye
Perry L. Buck: Aye
Lynette Peppler: Aye
Kevin D. Ross: Aye



Approved as to Form:

Bruce Barker, County Attorney

Attest:

Esther E. Gesick, Clerk to the Board

cc: BOCC (KF)
01/05/26

2026-0014
BC0060



Council Agenda Summary

January 20, 2026

Key Staff Contact: Sean Chambers, Water & Sewer Director

Title:

Resolution authorizing the city to enter into a contract for professional services between the City of Greeley and Mark Thomas & Company Inc for additional services for the downtown campus project

Summary:

Ordinance 34, 2025 requires City Council approval for Professional Services contracts and task orders on existing master services agreements worth more than \$199,999.

The City is undertaking design for the infrastructure improvements needed for the downtown civic campus project including water, sewer, and stormwater systems. The area of this project overlaps the existing 9th and 10th Street Mobility Enhancement Project. Mark Thomas & Company Inc is providing project management, survey, design and other professional services under an existing contract for the Mobility Enhancement Project. This resolution authorizes the city to enter into a change order in the amount of \$199,845 to that contract to add project management, survey, design, and other professional services for the downtown civic campus project.

Water and Sewer customers and City residents benefit from professional design of replacements and expansions of infrastructure. City staff recommend approving the Change Order for Mark Thomas & Company Inc.

Fiscal Impact:

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

Negative Impact: What is the onetime and/or ongoing amount? Negative impact of \$1,232,319 as this change order increases total project costs beyond the original budget. The capital projects funding the contract are in Water Capital Replacement (423), Water Capital Construction (422), Sewer Capital Replacement (413), Stormwater Capital Replacement (433), and Transportation Development (334).

Is it budgeted? Yes

If not, will it require a new appropriation? No

If yes, what source and fund will be used? See above

(If yes, please notify the budget of the process.)

Are there any long-term financial impacts? Yes, the downtown Civic Campus Project will not move forward without this work.

Is there grant funding for this item? No

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

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. 10, 2026 with Exhibit A

CITY OF GREELEY, COLORADO
Resolution No. 10, 2026

**A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A CONTRACT
FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF GREELEY AND MARK
THOMAS & COMPANY INC. FOR ADDITIONAL SERVICES FOR THE
DOWNTOWN CAMPUS PROJECT**

WHEREAS, the City desires to design the utility infrastructure for a downtown civic campus (the “Project”); and

WHEREAS, the City seeks project management services to support the Project (“Services”); and

WHEREAS, the most qualified consultant was determined to be Mark Thomas & Company Inc. (“Mark Thomas”) who submitted a proposal for the Services in the amount of \$199,845; and

WHEREAS, the City has an existing contract with Mark Thomas; and

WHEREAS, the Services may be contracted through execution of a Change Order to the existing contract with Mark Thomas; and

WHEREAS, the City has funding available to support execution of the Change Order for the Services; and

WHEREAS, execution of a Change Order in the amount of \$199,845 will increase the existing contract with Mark Thomas to \$1,957,050; and

WHEREAS, in accordance with Section 2-184 of the City of Greeley Municipal Code, the City Council must approve a contract for professional or consulting services (including change orders, task orders, and amendments to existing contracts) in amounts of \$200,000 or more; and

WHEREAS, it is in the best interest of the citizens of the City to undertake the Project through execution of a Change Order for the Services with Mark Thomas.

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

Section 1. The City Council hereby authorizes the City to enter into a Change Order with Mark Thomas in the amount of \$199,845, 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 Change Order 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.

INTRODUCED, PASSED AND ADOPTED THIS _____ DAY OF _____, 2026.

Attest:

THE CITY OF GREELEY, COLORADO

By _____
City Clerk

By _____
Mayor



CHANGE ORDER FORM

Project Information			
Change Order #:	1		Date: December 30, 2025
Project Name:	9th & 10th Mobility Improvements		
Solicitation Number:	F24-12-106	Dept/Division:	Public Works & Transportation/Engineering Services
COA:	Multiple	PO #:	P20254632
Project Number:	12469, 12918, 12628, 13041		
Expenditure Organization:	Public Works		
Expenditure Type:	Professional Services		
Task Number:	1.0		
Project Manager:	Bhooshan Karnik		Title: Deputy Director Public Works-Chief Engineer
Contractor/Consultant Information			
Contractor/Consultant:	Mark Thomas/John Rohner		Email: jrohner@markthomas.com
The CONTRACTOR/CONSULTANT is hereby directed to perform the WORK described in the CONTRACT for design/construction as amended by this CHANGE ORDER.			
See attached	7	sheets with full explanation for the change order.	
Compensation to Contractor/Consultant			
The original contract sum was:			\$1,757,205.00
The net change by previous change order was:			\$0.00
The contract sum prior to this change order was:			\$1,757,205.00
The contract sum will be: (See List)	Increased		\$199,845.00
The new contract sum, including this change order is:			\$1,957,050.00
The contract time will be: (See List)	Unchanged		N/A
The new date for project completion:			N/A
This CHANGE ORDER is intended to, and the OWNER agrees that it shall, fairly and adequately compensate the CONTRACTOR/CONSULTANT for the extra direct costs (time and materials, etc.) as well as all expenses and damages which may result from any delays, suspensions, stretch-outs, scheduling, inefficiencies and accelerations in the WORK associated with this CHANGE ORDER, and the CONTRACTOR/CONSULTANT releases the OWNER from any claims for such expenses and damages. This CHANGE ORDER is intended to, and the CONTRACTOR/CONSULTANT agrees that it does, provide the CONTRACTOR/CONSULTANT a reasonable and adequate period of time in which to complete the WORK in accordance with the CONTRACT for establishment of policies, as amended by this CHANGE ORDER, and the CONTRACTOR/CONSULTANT releases the OWNER from any claims for additional time to perform the WORK associated with this CHANGE ORDER. 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.			
IN WITNESS WHEREOF, the parties have caused this instrument to be executed in two (2) original counterparts as of the day and year first above written.			
Approved as to Substance		Reviewed as to Legal Form	
Certification of Contract Funds Availability		Departmental Certification	
Director of Finance		Department Director	
Purchasing Official		Project Manager	
Certification of Content by Contractor/Consultant			
Representative of Contractor/Consultant		Title	
Additional Review:			
Budget			

Feb 2025



January 5, 2026

24-B0928

Mr. Adam Prior
Water & Sewer Department
City of Greeley
2835 10th Street
Greeley, CO 80631

RE: DOWNTOWN CAMPUS PROJECT MODIFICATION REQUEST

Dear Mr. Prior:

Per your request, Mark Thomas & Company, Inc. (Mark Thomas) has prepared this additional services letter for the Downtown Campus Project (Project). The Downtown Civic Campus project has had our team perform the survey, SUE and geotechnical explorations of which we're close to wrapping up. These project limits have overlapping areas with our 9th and 10th Street Mobility improvements project that Mark Thomas is also doing and has preliminary design efforts for some of the system design which we are already under contract to design. To be efficient with City funds, we will have the same team perform the final designs. Besides project management, we will be providing geotechnical recommendations, QLA subsurface utility explorations (SUE), water/sewer, storm and roadway/traffic control items. A detailed scope, budget and schedule to perform the additional services are below.

Note:

1. We have added "FINALIZATION" to the preliminary design sections to ensure all things are covered in the preliminary design sections based on our understanding of the complete project.
2. We have some scope that was partially completed for preliminary design. We will finalize the preliminary design and include the 30% design plans as part of this scope/fee. We will only have **three submittals**: 30%, 90% and Final Design.

SCOPE OF SERVICES

TASK 1 – PROJECT MANAGEMENT

Assumptions:

- Assumes project activities begin in January on NTP date and end on May 15th.

TASK 1.1 – PROJECT MANAGEMENT AND ADMINISTRATION

Project Management will continue throughout the duration of the project. It includes, but is not limited to, all work necessary to manage production efforts, coordinate with the City, administer this contract and monitor progress.



(408) 453-5373
2833 JUNCTION AVENUE, SUITE 110
SAN JOSE, CA 95134

MARKTHOMAS.COM

January 5, 2026

While performing the work described under this task order, discussions with people from other partner agencies or stakeholders as well as other City employees will be required. Participate freely in these discussions, answer questions and respond to requests for information. Maintain records of these discussions and keep the City PM informed of any pertinent information. However, do not accept any direction or take additional work that is beyond the scope of this task order. During discussions with partner agencies do not suggest performance of additional work that is beyond the scope of this task order. The City PM is the only representative that has the authority to revise or add work under the requirements of this task order.

Project Management

Step 1. Project Management oversight. Typical activities include, but are not limited to, the following:

- Identify the project requirements and determine complexity of the work, technical activities, schedules, and resources.
- Administer project contract and monitor progress.
- Prepare and maintain project design files & supporting documentation for correspondence, reports, design details and calculations of quantities that are included in the plans.

Step 2. Internal Team Coordination Meetings. Hold bi-weekly and technical specific coordination meetings with the project team throughout the project duration

- Discuss project schedule and upcoming meetings.
- Identify interdisciplinary issues and elements for coordination.
- General coordination on design activities.

Step 3. City Coordination & Review Meetings. Contact the City PM by phone at least every two weeks to discuss status and progress, if no meetings are scheduled within the timeframe. Hold review meetings with the City on specific elements and the design milestone submittals.

- Bi-weekly Coordination/update calls
- Prepare and submit discussion notes within seven days if requested.

Step 4. Submit monthly progress reports providing a summary of:

- Previous month's accomplishments and activities
- Overall progress achieved toward completion of the task order.
- Any issues or action items that need to be resolved or addressed with the City or partner agencies.
- All activities that will be undertaken during the succeeding month
- Submit a progress report with each invoice.

Step 5. Subconsultant contract management

- Procure, administer and closeout each subconsultant contract.

Deliverables for Project Management

- Meeting Minutes
- Discussion Notes
- Monthly Progress Reports and Invoices



January 5, 2026

TASK 2 – ENVIRONMENTAL (FHU)

TASK 2.1 ENVIRONMENTAL

Assumptions for Environmental Activities:

- Assuming that a CDOT Access Permit will be required for the water/sewer line construction and all work will be completed within the existing CDOT Right-of-Way (ROW).
- It is assumed the CDOT Region 4 Access and Utility Environmental Application Form will be completed prior to construction.

Environmental Scoping

The Environmental Scoping task includes environmental scoping and coordination with the City of Greeley and CDOT. FHU will coordinate and hold an environmental scoping meeting with CDOT to determine and confirm the studies and analysis needed for each resource.

Step 1. Conduct Partner Agency Coordination

Scoping meeting with CDOT Environmental

Define environmental roles and responsibilities

Environmental Compliance Studies

The Environmental Compliance Studies task includes technical environmental resource studies and coordination with CDOT and regulatory agencies as needed, as well as the completion of the CDOT Region 4 Access and Utility Environmental Application Form. Identify potential resources issues and anticipated impacts.

Actions/Assumptions for key resources are identified below

Resource	Action/Assumptions
Vegetation	Document in biological technical memo.
Federal and State Listed Species, Migratory Birds, and Raptors	No impacts are anticipated for listed species. Survey needed for migratory bird nests. Document in biological technical memo.
Wetlands and Other Aquatic Resources	No Impacts anticipated. Document in biological technical memo.
Historic Properties (Archaeology, History)	Historical Resources Technical Memo; Assume CDOT will provide archaeological clearance.
Hazardous Materials	Hazardous Materials Initial Site Assessment with Form 881.
Noxious Weeds	Document in biological technical memo.
Noise	N/A
Paleontology	No Impact. Assume CDOT will provide clearance.

Step 2. Hazardous Materials - CDOT Initial Site Assessment with Form 881



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- Complete an Initial Site Assessment (ISA) based on the project footprint and design, specifically in areas where ground disturbances are anticipated. The purpose of the ISA is to perform an evaluation for the potential presence of hazardous materials (otherwise known as “Recognized Environmental Conditions”)^[1] [RECs]). The ISA will be completed in accordance with the CDOT Hazardous Materials Guidance Manual and the CDOT NEPA manual.
- Perform an on-site visual inspection of the project corridor to observe on-site activities and surface conditions to identify any potential hazardous materials or waste issues. An FHU staff member, skilled and experienced in identifying hazardous materials and waste issues, will perform a site reconnaissance of the study area and adjoining surrounding areas (the “project vicinity”) to evaluate present conditions. FHU personnel will visually survey the study area by driving the perimeter and adjoining project vicinity via access roads and by walking areas with safe public access. FHU’s visual site assessment will be limited to areas visible from public right-of-way (ROW) and will not include access to fenced-in areas, interiors of buildings, rear lots (alley side portion of adjacent sites), and/or areas not visible from public ROW. Following the reconnaissance survey, any areas that could not be visually assessed were evaluated more closely on current aerial photographs provided by public sources (e.g., Google Earth).
- The site reconnaissance will identify and map evidence of the potential presence of regulated materials within the study area, such as:
 - General uses; in particular, uses that could result in the use and/or release of hazardous substances or petroleum products (e.g., properties developed as automotive fueling and/or service stations and/or dry cleaning facilities)
 - Evidence of underground storage tanks (USTs), including fill ports, vent pipes, and fueling facilities
 - Presence of aboveground storage tanks (ASTs) and evidence of secondary containment for spill prevention
 - Disposal of solid waste, waste management practices, and general housekeeping of waste storage/disposal areas
 - Evidence of onsite dumping or landfilling
 - Presence of types of equipment (e.g., transformers) that have been historically associated with the use of PCBs as a dielectric fluid coolant and stabilizer
 - Handling and storage of hazardous materials, such as the presence of 55-gallon drums or tote containers
 - Presence of drains, sumps, septic systems, wastewater discharges, pits, ponds, lagoons, staining, pooled liquids, stressed vegetation, odors, or wells
- Review regulatory records compiled by an independent database search service based on the ASTM standards, unless otherwise specified. It is assumed that FHU will order the database report to assist with regulatory agency records review. Our records review will also include a review of agency case files for four (4) specific sites. Additional property file reviews beyond a total of four (4) will be considered out of scope and will require an additional fee. The following agencies will be contacted via email to obtain further information regarding the four (4) sites:

^[1] Recognized environmental (RECs) are defined conditions by ASTM as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate environmental agencies.



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- Colorado Department of Public Health and Environment (CDPHE), Hazardous Materials and Waste Management Division
- Colorado Department of Labor and Employment, Division of Oil and Public Safety (OPS)
- Obtain and review historical site information such as US Geological Survey topographic maps and readily available historical aerial photographs. Review of historical sources will include all obvious uses from the present time to first obvious developed use or 1940.
- Research and summarize readily available natural resource sources that provide information regarding geologic, hydrologic, and topographic conditions within the study area.
- Analyze results of regulatory research and records review and identify potential impacts from construction activities. Assess potential liability issues and hazards to the public and construction workers and develop potential mitigation options.
- Prepare the draft ISA which summarizes the above analyses. The draft ISA will include findings and recommendations regarding potential risks, unknowns, and future investigations. The subsequent final ISA will address comments provided by the City and CDOT. Should a Phase II limited subsurface investigation be warranted based on the ISA, this will be clearly identified in the conclusions and recommendations section.
- A Phase II subsurface investigation and report is not included in the scope. Additionally, no soil and/or groundwater testing, heavy metal-based paint, or asbestos testing will be conducted.

Assumptions for hazardous materials activities:

- Work Not Included in the Scope of Services
 - A review of more than four agency case files.
 - The preparation of a Phase II subsurface investigation and report
 - The collection of heavy metal-based paint on painted structures within the corridor; soil and/or groundwater testing, and/or asbestos testing.

Step 3. Historic Properties Analysis

- The anticipated work will require a CDOT access permit for work in CDOT ROW. This work would be subject to the Colorado State Historic Register Act (CRS 24-80.1 and 8CCR 1504-5), and the review would only pertain to the areas where CDOT is providing the permit (not the whole project). A historic technical memo will be completed.
- Up to four, 1 hour Scoping/Coordination meetings will be held with CDOT and the City of Greeley and one site visit will be conducted to get a better idea of the scope of work, level of excavation, impacts of physical road, and any new above ground features.

Assumptions for Historic Properties Analysis

- The Area of Proposed Action is anticipated to be the existing ROW where the permit action is located and will therefore not impact adjacent properties.
- This Project is located within portions of US Highway 34, a significant highway under Criteria A and C.
- No federal nexus is anticipated
- Work Not Included in the Scope of Services
 - Reconnaissance or Intensive Level Site Form Surveys
 - Formal determinations of National Register of Historic Places Eligibility and/or Project Effects
 - Section 106 Consultation
 - Archaeological survey and evaluation



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Step 4. Biological Resources Technical Memo

- Biological resources will be researched, analyzed, and documented in a technical memo and one site visit is anticipated to document existing biological resources, including migratory bird nests. No habitat for Federal and State Listed Species or Wetlands and Other Aquatic Resources are anticipated to be found within the project area.
- This memo will include information on Vegetation; Federal and State Listed Species, Migratory Birds, and Raptors; Wetlands and Other Aquatic Resources; and Noxious Weeds. This memo will provide supporting information for the CDOT Region 4 Access and Utility Environmental Application Form.

Step 5. CDOT Region 4 Access and Utility Environmental Application Form

- A CDOT Region 4 Access and Utility Environmental Application Form will be completed for the water/sewer line work that will need to be completed within CDOT ROW. The form will include information about the project including project name, location, estimated start/end date, funding source, SWMP and Colorado Discharge Permit System, MS4 Permanent Water Quality, Vegetation Impacts, Federal and State Listed Species, Migratory Birds, and Raptors, Wetlands and Other Aquatic Resources, Historic Properties, Hazardous Materials, Noxious Weeds, Noise, and Paleontology.

The following Environmental Compliance items will be prepared/delivered:

- Hazardous Materials Initial Site Assessment with Form 881
- Historical Resources Technical Memo
- Biological Resources Technical Memo
- -CDOT Region 4 Access and Utility Environmental Application Form

TASK 3 – SUE (SURVWEST)

TASK 3.1 QUALITY LEVEL A SUE

SURVWEST will provide **vacuum excavation (potholing)** to expose existing underground utilities at locations identified by the CLIENT and design team. The purpose of this work is to obtain precise horizontal and vertical utility information to support final design.

The following quantities are assumed:

- **Water Utilities:** 30 QL-A test holes
- **Sewer Utilities:** 30 QL-A test holes
- **Storm Utilities:** 30 QL-A test holes
- **Non-Potable Utilities:** 10 QL-A test holes
- **Total:** 100 QL-A test holes

All test holes are assumed to be located within **hard surface areas** (asphalt or concrete).



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Each test hole will include:

- Utility exposure
- Documentation of utility **horizontal and vertical position, depth, size, and material**
- Survey to design-level accuracy
- Temporary backfill and surface restoration

CDOT Uniformed Traffic Control

Portions of the project occur within or adjacent to **Colorado Department of Transportation (CDOT) right-of-way**. CDOT requires **Uniformed Traffic Control** at select intersections and work areas within their jurisdiction. This requirement has been incorporated into the scope and fee.

DELIVERABLES

- QL-A Test Hole Data Sheets, including:
 - Utility type, size, material, and depth
 - Horizontal and vertical survey measurements
 - Photographic documentation
- Updated utility mapping incorporating QL-A information, provided in **AutoCAD Civil 3D (2018 or newer)** format

ASSUMPTIONS

1. **QL-A Scope Only:** This proposal is limited to **Subsurface Utility Engineering (SUE) Quality Level A (QL-A) test holes only**. No additional SUE Quality Levels are included unless specifically authorized in writing.
2. **Existing SUE Data Source:** All **Quality Level D (QL-D) through Quality Level B (QL-B)** utility information required for this QL-A effort will be provided through the **currently in-progress City of Greeley Downtown Campus Project SUE investigation**.
3. **Test Hole Quantities:** A total of **100 hard surface test holes** are assumed, consisting of thirty (30) water test holes, thirty (30) sewer test holes, thirty (30) storm test holes and ten (10) non-potable test holes.
4. **Test Hole Selection:** Test hole locations will be selected and approved by the CLIENT. SURVWEST may provide recommendations upon request.
5. **Production Rate:** Average production is assumed at **approximately seven (7) test holes per day**, which forms the basis of the anticipated field duration and traffic control assumptions.
6. **Traffic Control:** Traffic control is required for the **entire duration of field operations** and has been included in the fee based on the assumed production rate.
7. **Uniformed Traffic Control (CDOT):** **Uniformed Traffic Control is required by CDOT** at select intersections and locations within CDOT right-of-way. Five (5) days of uniformed traffic control have been assumed and included.
8. **Sidewalk Restoration:** Sidewalk panel replacement is excluded. Where test holes occur within sidewalk panels, the **original concrete core will be reset and bonded back into place**. Any requirement for full sidewalk panel replacement shall be the responsibility of the City.
9. **Physical Obstructions:** Test holes obstructed by reinforced concrete, utility encasements, vaults, foundations, excessive pavement thickness, boulders, or utility congestion may require relocation or abandonment at the direction of the CLIENT and shall be considered complete once reasonable



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excavation attempts are made.

10. **Standards of Practice:** All Subsurface Utility Engineering (SUE) services will be performed in accordance with **ASCE 38-22**, applicable **Colorado Revised Statutes**, and generally accepted professional practice, including **C.R.S. Title 9, Article 1.5 (Utility Facility Owners Identification Act)** and applicable provisions of **C.R.S. Title 12, Article 120, Part 3**.

EXCLUSIONS

1. **Sidewalk Panel Replacement:** Full removal and replacement of sidewalk panels, including color, finish, scoring, or joint matching.
2. **Utility Paint Removal:** Removal of utility markings by pressure washing, soda blasting, grinding, or any other paint removal methods.
3. **Engineering and Design Services:** Utility design, relocation design, engineering analysis, or construction services.
4. **Compaction and Material Testing:** Compaction testing, density testing, or material certification of backfill or restoration materials.
5. **Utility Coordination:** Utility owner coordination meetings, relocation coordination, clearance documents, or conflict resolution beyond data collection.
6. **Private or Undocumented Utilities:** Customer-owned, abandoned, undocumented, or non-conductive utilities not identifiable through standard SUE methods.
7. **Hazardous Materials:** Identification, handling, testing, or remediation of contaminated soils, asbestos-cement pipe, or other hazardous materials.
8. **Work Outside Project Limits:** Any work outside the defined project limits or approved test hole locations.
9. **Scope Limitation:** Any services, tasks, activities, or deliverables **not expressly stated in the Scope of Work section of this proposal are excluded**.



TASK 4 – ROADWAY/TRAFFIC CONTROL DESIGN (MARK THOMAS)

Task 4.1 – Roadway Design & Traffic Control Plan Development

Design Development

- Step 1.1 – Roadway Design: Prepare preliminary and final roadway design plans reflecting the replacement of water, sewer, and stormwater utilities. Design will address pavement restoration, striping restoration, curb and gutter, ADA ramps, driveways, and other impacted roadway elements.
- Step 1.2 – Traffic Control Plan (TCP) Development: Prepare detailed traffic control plans in compliance with the latest MUTCD and City of Greeley standards. Plans will include temporary signing, striping, detour routes, and protection for pedestrians, bicyclists, and adjacent properties.
- Step 1.3 – 9th and 10th Street Mobility Improvements Project Concept Analysis: Analyze the two potential alternatives for the 9th and 10th Street Mobility Improvements to reduce the risk of reconstructing any of the water, sewer, and storm utility improvements constructed as part of this project.

Plan Production and Submittals

Step 3.1 – Plan Set Preparation: Develop plan sheets on 22”X 34” format, consistent with City of Greeley standards primarily, and CDOT/MUTCD standards as required. Plan set will include cover sheet, sheet list, general notes, project overview, key maps, roadway details, pavement delineation sheets, erosion control plans, traffic control plans, and drainage structural sheets as required (see table below with expected roadway sheet count, note these are only the plan sheets that are associated with Task 4 in the plan set)

Description	Sheet Count
Title Sheet	1
Sheet List	2
General Notes	1
Project Overview	1
Key Maps	3
Roadway Details	4
Pavement Delineation	5
Erosion Control Plan	5
Traffic Control Plan	5
Drainage Structural Sheet	1
Total Roadway Sheets	29

- Step 3.2 – Digital Deliverables: Provide CAD files (AutoCAD Civil 3D 2018 or newer) and PDF plan sets covering the full project limits.



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Quality Assurance/Quality Control (QA/QC)

- Step 4.1 – Internal Review: Conduct internal QA/QC reviews of all roadway and traffic control plan deliverables prior to submittals.
- Step 4.2 – Incorporate City Review Comments: Revise design and plan sets in response to City and stakeholder review comments.
- Step 4.3 – Coordinate with City traffic control staff and PMGC contractor to make sure all design align with construction plans.

Deliverables for Roadway/Traffic Control Design:

- 30% Plans, 90% Plans, and 100% Plans submittals
- Specifications at 90% and 100% submittals
- Design project schedule

Assumptions

- Greeley Standard Detail S-11 will suffice for temporary pavement detail; no typical sections/pavement exploration expected.
- Assuming 30%, 90%, 100% submittals
- Construction Cost Estimates will be completed by others.
- Reviews are anticipated to go through the City of Greeley, Cursory CDOT reviews as required
- Construction phasing plans will not be included
- Plans to be designed in AutoCAD Civil 3D software version 2018 or newer

TASK 5: WATER & SANITARY SEWER DESIGN (WILSON & COMPANY)

Task 5.1 – PRELIMINARY ENGINEERING PHASE FINALIZATION

1.1 Potable Water Improvements per Attachment 1.

- a) Wilson & Company will prepare an evaluation for:
 - 1. Rerouting a large diameter water line south of Lincoln Park from 8th St to 10th St from 12th Ave and 7th Ave.
 - 2. Finalization of an alternative alignment for water infrastructure that uses 11th St as the primary east-west trunk rather than 10th St.
- b) Wilson & Company will prepare 30% plans for replacing or relocating other water services as necessary to align with future road and sidewalk designs, bring indoor water meters into conforming locations, and separate compound services.
- c) Wilson & Company will prepare a preliminary quantity list.
- d) Wilson & Company will prepare 30% design documents for potable water line in selected alignment in either 10th St. or 11th St.

Deliverables:

- 1. 30% plans
- 2. Meeting agenda and minutes related to utilities
- 3. Utility Conflict Matrix



1.2 Sanitary Sewer Improvements per Attachment 2.

- a) Wilson & Company will analyze the re-routing of sanitary sewer flows from 11th Ave out of alleys between:
 - i. 9th St and 10 St
 - ii. 10th St and 11 St
- b) Wilson & Company will finalize evaluation of alternative alignment for sewer infrastructure that uses 11th St as the primary east-west trunk rather than 10th St.
- c) Wilson & Company will evaluate open trench construction, pipe bursting, InnerReam or other trenchless technologies at existing segments where upsizing from 10th St or 11th St to south of 8th St.
- d) Wilson & Company will incorporate modeling performed by City staff into design of new sewer infrastructure.
- e) Wilson & Company will prepare a 30% quantity list.
- f) Wilson & Company will prepare 30% design documents for new sanitary sewer main in 10th St from 7th Ave to 11th Ave that intercepts flow from the basins to the south and routes them to an upsized line in 7th Ave before tying into the 8th St trunk sewer. The new sewer will abandon the parallel sanitary sewer main in 10th Ave that flows south at 9th St.

Deliverables:

- 1. 30% design documents
- 2. Meeting agenda and minutes related to utilities
- 3. Utility Conflict Matrix

1.3 Non-Potable Water Extension from Lincoln Park to Downtown Campus

- a) Wilson & Company will prepare 30% design documents for a 6-inch non-potable water distribution main from a future well located in southeast side of Lincoln Park (or within 100' of existing fountain) to the proposed Project green belts in alley south of 10th St.
- b) Prepare a preliminary quantity list.

Deliverables:

- 1. 30% design documents
- 2. Meeting agenda and minutes related to utilities
- 3. Utility Conflict Matrix

1.4 Utility Coordination

- a) Wilson & Company will provide utility coordination for proposed potable water, sanitary sewer and non-potable water with storm sewer and dry utilities including but not limited to power, gas, telephone, and fiber optic lines within the Project limits. Wilson & Company will attend up to four 1-hour utility coordination meetings with private utilities. Wilson & Company will facilitate coordination and permitting with outside parties via the eTrakit protocols including:
 - Xcel Energy
 - Atmos Energy
 - Lumen
 - Allo
 - Comcast/Xfinity
 - CDOT



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- Others as identified during the execution of the Project
- b) Wilson & Company will develop a Utility Conflict Matrix for all potentially impacted utilities within the Project limits.
- c) Wilson & Company will attend a coordination meeting with Prime and City staff to discuss utility relocation preferences, alignment concepts and utility impacts. Review existing water, sanitary sewer, storm sewer and dry utility locations, potential impacts, and design preferences with City staff and Project team. The preferred concept shall be refined and revised.
- a) The Prime and City staff will narrow proposed concepts down to one plan before Wilson & Company proceeds with preliminary design.
- b) Wilson & Company will provide a GIS figure showing the initial realignments on an existing utilities GIS file provided by SUE team.

Deliverables:

1. Meeting agenda and minutes.
2. Coordination using GIS Concept Maps for utility realignments
3. Utility Conflict Matrix

1.5 Preliminary Engineering Report

- a) Wilson & Company will prepare a draft preliminary engineering report (PER) discussing the proposed potable water, sanitary sewer, non-potable water and utility conflicts and possible relocations. The report will provide design alternatives, recommendations, and 30% design documents. The report and design documents will be submitted electronically in PDF format.
- b) Wilson & Company will submit the PER for review and comment by City. Wilson & Company assumes a 2-week review period. Wilson & Company will attend one review meeting and receive comments. The Preliminary Report Review Meeting is expected to last up to 2 hours plus travel time and mileage at approved rates.
- c) Wilson & Company will incorporate approved comments into the final PER including final recommendations, 30% design documents, and updated Project schedule. The final report will be submitted electronically in PDF format.

Deliverables:

1. Draft preliminary engineering report and 30% design documents for dry utility improvements.
2. Meeting agenda and minutes.
3. Final preliminary engineering report and 30% design documents for both wet and dry utility improvements.

Step 2 90% and Final Design

Wilson & Company will prepare final design documents and specifications, construction methods, and schedules for specified upgrades to the City's potable water and sanitary sewer system within the Project area.

2.1 Potable Water Improvements

- a) Wilson & Company will develop 90% design documents to construct improvements and additional technical specifications (utilized Greeley W&S standard specifications and details for all work)
- b) Wilson & Company will prepare 90% quantity list for the utility improvements.



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- c) Wilson & Company will submit 90% design document for review and comment by City. Wilson & Company assumes a 2-week review period. Wilson & Company will attend one review meeting and receive comments. The Potable 90% Review Meeting is expected to last up to 2 hours plus travel time and mileage at approved rates.
- d) Wilson & Company will develop Final design documents or sufficient level for PM/GC to construct improvements and additional technical specifications.
- e) Wilson & Company will prepare Final quantity list.

Deliverables:

- 1. Meeting agenda and minutes.
- 2. 90% design documents in pdf format.
- 3. 100% or IFC for PM/GC design documents in pdf format with PE stamp.
- 4. 100% submittal in AutoCAD Civil3D versions of drawings and Microsoft Word versions of all specifications and Project manual

2.2 Sanitary Sewer Improvements

- a) Wilson & Company will develop 90% design documents to construct improvements and additional technical specifications (utilized Greeley W&S standard specifications and details for all work)
- b) Wilson & Company will prepare 90% quantity list.
- c) Wilson & Company will submit 90% design document for review and comment by City. Wilson & Company assumes a 2-week review period. Wilson & Company will attend one review meeting and receive comments. The Sanitary Sewer 90% Review Meeting is expected to last up to 2 hours plus travel time and mileage at approved rates.
- d) Wilson & Company will develop Final design documents or sufficient level for PM/GC to construct improvements and additional technical specifications.
- e) Wilson & Company will evaluate prepare Final quantity list.

Deliverables:

- 1. Meeting agenda and minutes.
- 2. 90% design documents in pdf format.
- 3. 100% or IFC for PM/GC design documents in pdf format with PE stamp.
- 4. 100% submittal in AutoCAD Civil3D versions of drawings and Microsoft Word versions of all specifications and Project manual

2.3 Non-Potable Water Extension

- a) Wilson & Company will develop 90% design documents to construct improvements and additional technical specifications (utilized Greeley W&S standard specifications and details for all work)
- b) Wilson & Company will prepare 90% quantity list.
- c) Wilson & Company will submit 90% design document for review and comment by City. Wilson & Company assumes a 2-week review period. Wilson & Company will attend one review meeting and receive comments. The Non-Potable Water 90% Review Meeting is expected to last up to 2 hours plus travel time and mileage at approved rates.
- d) Wilson & Company will develop Final design documents or sufficient level for PM/GC to construct improvements and additional technical specifications.
- e) Wilson & Company will prepare Final quantity list.

Deliverables:

- 1. Meeting agenda and minutes.
- 2. 90% design documents in pdf format.



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3. 100% or IFC for PM/GC design documents in pdf format with PE stamp.
 4. 100% submittal in AutoCAD Civil3D versions of drawings and Microsoft Word versions of all specifications and Project manual
- 2.4 Miscellaneous City Coordination and Approvals
- Wilson & Company will prepare and submit permitting applications and review documents within City Departments via the eTrakit protocols including:
- City of Greeley Stormwater Department
 - City of Greeley Streets Department
 - City of Greeley Community Engagement
 - City of Greeley Culture, Parks and Recreation Department
 - City of Greeley Fire Marshall
 - City of Greeley W&S Operations Department
 - Others as identified during the execution of the Project

TASK 6 – GEOTECHNICAL AND PAVEMENT DESIGN

Task 6.1 – Geotechnical Final Utility Design Report

At this time, the subsurface exploration for the preliminary design has been completed and this scope of work is to provide additional geotechnical engineering analysis for Final Design. Based on discussions with Mark Thomas, we understand that completing additional subsurface explorations for final design within the anticipated design schedule is not feasible.

■ Analysis and Reporting

Data generated during the subsurface exploration and laboratory testing programs will be analyzed by a geotechnical engineer in developing findings and recommendations to be presented in a draft geotechnical design report for final design. This report will be separate from the report for the Greeley 9th & 10th Street Mobility Improvements project (area indicated in yellow in Exhibit 1). We will prepare a draft version of the report for review by the project team. After receiving any additional comments, we will respond to the comments and issue a final report, signed and sealed by a professional engineer registered in the State of Colorado. The report will include:

- A site plan showing exploration locations.
- A profile showing boring locations and subsurface conditions along the alignment.
- Field and laboratory test results, including boring logs.
- General description of subsurface soil/rock conditions and groundwater levels below the site (if encountered).
- Corrosion testing, consisting of water-soluble sulfates and chlorides, pH, and soil electrical resistivity.
- Recommendations for pavement patching and subgrade treatment.
- Modulus of Soil Reaction (E') for buried flexible pipe design.
- Recommendations for trench bedding and backfill material, pipe bedding type, manhole foundation type and allowable bearing pressures, lateral earth pressures, seepage and uplift control, trench layback and temporary support, and corrosion potential.
- Construction considerations pertinent to earthwork construction, including suitability of excavated material for reuse as trench backfill, excavation and support, subgrade preparation, trench backfilling, and dewatering and control of water.

■ Assumptions



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- We made the following assumptions in preparing this proposal:
- No additional geotechnical explorations will be required for final design of the proposed downtown utility improvements.
- Trenchless crossing evaluations were not included. Deeper and closer spaced subsurface investigations as well as additional engineering evaluation will be required for each tunnel.
- Preparation of plans, specifications, and project special provisions is not included.
- Shannon & Wilson will attend 8 hours of virtual meetings.
- Geology sheets for the proposed utility improvements are included.
- Pavement improvements will be limited to patching. Pavement design recommendations for patching are not required.
- Soil/rock samples will be discarded 30 days after issuing our final geotechnical report.
- We assume our services are completed in 2026 and billed on a time-and-materials basis in accordance with the attached fee estimate and fee schedule. At the end of each fiscal year (December 31), rates will be adjusted for the next fiscal year.

TASK 7 – DRAINAGE DESIGN (ICON)

Task 7.1 Preliminary Design **FINALIZATION** - Hydrology & Hydraulics Analysis Storm Drain System

The existing storm drainage system along the proposed sanitary and water alignments will be evaluated. The 100-year master plan alignments travel along 10th Street and 11th Avenue. The other storm drains will be evaluated for local flows. The proposed storm drains will connect into the existing system. The flows into the existing system will be restricted to match existing conditions. The system will ultimately tie into the City of Greeley's 7th Avenue Outfall as outlined in the Downtown Master Plan.

Step 1. Hydraulic and Hydrologic Analysis of Existing Conditions

- Develop hydrology and hydraulic criteria for City review and approval.
- Building on the outfall master plan analysis the project study area drainage basin delineations for all hydraulic design elements will be completed. Calculate peak discharges based on the design criteria and methods.
- Conduct existing conditions hydraulic analysis for return periods established in the hydraulic design criteria.
- Storm drain will connect into the existing drainage system

Step 2. Hydraulic and Hydrologic Analysis of Proposed Project Conditions

- Design the preliminary type, size, and location of the storm drainage systems including incorporation of master plan outfalls within the project study area and a proposed detention pond in Luther Park. Investigate low impact development and standard water quality features and the use of slot pipes around intersections to reduce the number of street inlets.
- Conduct proposed conditions hydraulic analysis for return periods established in the design criteria.
- Hold a drainage review meeting with the City to discuss proposed hydraulic features and options.
- Design of trench drains along the business corridors as directed by the City of Greeley.

Step 3. Conflict Resolution



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- Storm drains will need to be adjusted around the existing sanitary sewer. This task includes time for conflict resolution between any unmovable utilities (ie: sanitary) and the proposed storm.
- This task includes time to meet with the Water and Wastewater department to discuss possible solutions to resolve potential conflicts.

Step 4. Interim Connection

- Determine an Interim connection for the proposed storm drains prior to the construction of the 7th Street Outfall. Adjustments may be required to connect the proposed storm into the 7th Street outfall instead of the existing system. A memo or details of this future connection will be included in a report.
- EPA SWMM modeling of the interim connection. Pre and post conditions will be evaluated to show the effect on the surface flooding.

Step 5. 30% Design Plans

- Develop 30% drainage plan and profile sheets
- Assume limited drainage details at 30%
- Assume limited profiles of inlet laterals at 30%
- Interim Connection

Deliverables

- 30% Drainage Design models
- 30% Plan and Profile Sheets

Task 7.4 Drainage Report

A drainage memo will be created describing the modeling performed and proposed improvements for the outfall adjustments as well as for the proposed pond improvements. .

Step 1. Draft Report

- Document existing conditions including localized locations of flooding.
- Document the proposed storm drainage system including type, size, location of facilities and connection to the major outfall systems and detention ponds.
- Document water quality elements included in the design and the drainage area they treat.
- Maps indicating the general and specific project location including the stream channel(s) to proposed structure locations and drainage basin boundaries
- Discussions, documentation, and summaries of all analysis and design activities (including any assumptions made, discussion of variables including n values) and results
- Detailed hydraulic design recommendations and conclusions including appropriate tables, figures etc. in the text
- Appendices containing copies of any hand or spreadsheet calculations and electronic files of input and output data from any computer models used
- Maps and/or exhibits showing the location and orientation of all cross-sections and cross section plots for all locations

Step 2. Address Comments and Resubmit (Drainage Report)



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- This task assumes minor comments.
- Address City Comments and Resubmit

Deliverables:

- Drainage Design Models
- Drainage Report

Task 7.5 Final Design

The 30% design will be progressed to final design. The comments from the 30% will be addressed. Any issues while addressing the comments will be raised in design meetings prior to the Final Design submittal.

Step 1. Hydraulic Model Adjustments

- Any adjustments to the 30% design will be incorporated into the model.

Step 2. Final Design Plans

- Address 30% comments
- Storm Laterals
- Storm Details
- Interim Connection Refinement

Deliverables

- Plan and Profile Sheets
- Lateral Sheets
- Detail Sheets

FEE ESTIMATE

Attached is a cost breakdown for the fee.

SCHEDULE

We will work with the City to establish a schedule and submit for your review.

Thank you for the opportunity to provide this letter for additional services. Please give me a call if you need any additional information or have any questions regarding these additional services.

Sincerely,

MARK THOMAS

Accepted:

Signature

John Rohner

Sr. Project Manager



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COST PROPOSAL FOR PROJECT SCOPE - City of Greeley: Downtown Campus - Amendment

 *Please note that rates shown are for estimating purpose only. See Rate Schedule for actual rates/ranges.		KEY STAFF							Subconsultants					TOTAL COST (LOADED)	
		Mark Thomas							FHU	ICON	Shannon & Wilson	SurvWest	Wilson & Company		
		Principal M. Brogan	Sr. Project Manager J. Rohner	Sr. Project Engineer	Design Engineer II	Sr. Project Accountant	Sr. Project Coordinator	Total Hours							Total MT Cost (Loaded)
Project Role ==>		Principal \$505	Sr. Project Manager \$320	Sr. Project Engineer \$240	Design Engineer II \$175	Sr. Project Accountant \$180	Sr. Project Coordinator \$180								
1.0 PROJECT MANAGEMENT															
1.1	Project Management and Administration	24	168	166	72	20	16	466	\$124,800	-	-	-	-	-	\$124,800
Subtotal Phase 1		24	168	166	72	20	16	466	\$124,800	\$0	\$0	\$0	\$0	\$0	\$124,800
2.0 ENVIRONMENTAL															
2.1	Environmental Clearance Permits							0	\$0	26,280	-	-	-	-	\$26,280
Subtotal Phase 2		0	0	0	0	0	0	0	\$0	\$26,280	\$0	\$0	\$0	\$0	\$26,280
3.0 SUE															
3.1	Quality Level A SUE - Sewer							0	\$0	-	-	-	\$99,000	-	\$99,000
3.2	Quality Level A SUE - Water							0	\$0	-	-	-	\$99,000	-	\$99,000
3.3	Quality Level A SUE - Storm							0	\$0	-	-	-	\$99,000	-	\$99,000.00
3.4	Quality Level A SUE - Non-potable							0	\$0	-	-	-	\$33,000	-	\$33,000.00
Subtotal Phase 3		0	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$330,000	\$0	\$330,000
4.0 ROADWAY/TRAFFIC CONTROL DESIGN															
4.1	ROADWAY DESIGN		135	483	561			1179	\$257,295	-	-	-	-	-	\$257,295
Subtotal Phase 4		0	135	483	561	0	0	1179	\$257,295	\$0	\$0	\$0	\$0	\$0	\$257,295
5.0 WATER & SANITARY SEWER DESIGN															
5.1	Water Preliminary Design (finalization)							0	\$0	-	-	-	-	\$25,611.27	\$25,611.27
5.2	Sewer Preliminary Design (finalization)							0	\$0	-	-	-	-	\$33,491.27	\$33,491.27
5.3	Non-Potable Preliminary Design (finalization)							0	\$0	-	-	-	-	\$16,697.26	\$16,697.26
5.4	Water Final Design							0	\$0	-	-	-	-	\$65,094.40	\$65,094.40
5.5	Sewer Final Design							0	\$0	-	-	-	-	\$51,128.40	\$51,128.40
5.6	Non-Potable Final Design							0	\$0	-	-	-	-	\$36,857.40	\$36,857.40
Subtotal Phase 5		0	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$228,880	\$228,880
6.0 GEOTECHNICAL & PAVEMENT DESIGN															
6.1	Geotechnical Final Utility Design Report							0	\$0	-	-	29,060	-	-	\$29,060
Subtotal Phase 6		0	0	0	0	0	0	0	\$0	\$0	\$0	\$29,060	\$0	\$0	\$29,060

MT Fee (B Rates)

Please note that the rates shown are for estimating purposes only. See rate schedule for actual rates/ranges.

7.0 DRAINAGE DESIGN														
7.1 Preliminary Drainage Design <i>(finalization)</i>							0	\$0	-	\$44,132	-	-	-	\$44,132
7.2 Final Drainage Design							0	\$0	-	\$188,832	-	-	-	\$188,832
OTHER DIRECT COSTS								\$0	-	-	-	-	-	\$0
Subtotal Phase 7	0	0	0	0	0	0	0	\$0	\$0	\$232,964	\$0	\$0	\$0	\$232,964
TOTAL HOURS	24	303	1132	633	20	16	1645		0	0	0	0	0	
OTHER DIRECT COSTS								\$3,040	\$0	\$0	\$0	\$0	\$0	\$3,040
TOTAL COST	\$12,120	\$96,960	\$271,680	\$110,775	\$3,600	\$2,880		\$385,135	\$26,280	\$232,964	\$29,060	\$330,000	\$228,880	\$1,232,319

MT Fee (B Rates)

Please note that the rates shown are for estimating purposes only. See rate schedule for actual rates/ranges.



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

January 20, 2026

Key Staff Contact: Brian Hathaway, Water Quality & Regulatory Compliance Manager I

Title:

Public hearing and second reading of an ordinance repealing a portion of Title 24, Chapter 10 of the Greeley Municipal Code relating to the Floodplain Overlay District and amending Title 12 of the Greeley Municipal Code by adding a new Chapter 12 relating to floodplain management

Summary:

In 2019, the Colorado Water Conservation Board (CWCB) and the Federal Emergency Management Agency (FEMA) conducted a Community Assistance Visit (CAV) to audit Greeley's floodplain program and identified required code updates, but the CAV was never formally closed due to turnover at both agencies. In early 2025, CWCB's new Floodplain Management Assistance Coordinator reengaged the City's Floodplain Administrator to resume close-out and confirm the needed revisions: add several missing definitions; clarify enforcement authority; establish formal variance procedures; designate the Floodplain Administrator and define powers and duties; include a severability clause; require applicants to establish a Base Flood Elevation (BFE) in Approximate Zone A; and restrict BFE increases of 0.5 feet or more in areas without an established regulatory floodway.

To improve implementation and accountability, staff also proposes relocating performance standards and variance procedures out of the Floodplain Overlay District and into stand-alone sections of the development code, providing Public Works clearer day-to-day administrative authority while maintaining appropriate oversight.

The ordinance was introduced on January 6, 2026 and, by a majority vote of the Council, the public hearing and second reading was scheduled for January 20, 2026.

Fiscal Impact:

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

No Impact: This update will only impact language in the code pertaining to floodplain administration in order to ensure compliance with floodplain regulations and does not have a fiscal 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:

Community Vitality
High-Performance Government
Infrastructure and Mobility
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. 1, 2026 with Appendix A
2. Item - Presentation

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 1, 2026**

**AN ORDINANCE REPEALING A PORTION OF TITLE 24, CHAPTER 10 OF THE
GREELEY MUNICIPAL CODE RELATING TO THE FLOODPLAIN OVERLAY
DISTRICT AND AMENDING TITLE 12 OF THE GREELEY MUNICIPAL CODE BY
ADDING A NEW CHAPTER 12 RELATING TO FLOODPLAIN MANAGEMENT**

WHEREAS, the City of Greeley, Colorado is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the City's Home Rule Charter; and

WHEREAS, the National Flood Insurance Act (42 U.S.C. § 4001, et. seq) requires the Federal Emergency Management Agency to prohibit sale or renewal of flood insurance within the jurisdiction of a local government unless that local government implements certain floodplain management regulations. The Federal Emergency Management Agency determines the adequacy of local government's floodplain management regulations pursuant to the criteria in 44 C.F.R. § 60.3.

WHEREAS, the Colorado Water Conservation Board passed regulations that require local governments in Colorado to implement certain regulations that provide standards for floodplain preservation and potential flood risk reduction to life, safety, health, and property. 2 C.C.R. § 408-1.

WHEREAS, the City Council finds it necessary to update the Greeley Municipal Code regarding zoning and regulation of construction and development within floodplains to ensure the City of Greeley's floodplain management regulations are consistent with federal and state criteria and to ensure the Greeley Municipal Code is consistent with modern terminology.

WHEREAS, the City Council finds it prudent and advantageous to relocate the floodplain management standards from the Greeley Development Code to a new chapter contained in Title 12, Public Health & Environmental Control, to be overseen and enforced by the Public Works Department.

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

Section 1. That Section 24-1001 contained in Chapter 10 of Title 24 of the Greeley Municipal Code be repealed and replaced by a new Section 24-1001 to read as follows:

Sec. 24-1001. Floodplain overlay district.

- a. *Intent.* This section creates a floodplain overlay district: a zoning overlay of special standards and regulations for land located within a special flood hazard area (SFHA) as identified by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program (NFIP). It is the intent of this section and the related floodplain management regulations within title 12, chapter 12 of this Code to promote public health,

safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1. Protect human life and health;
2. Minimize expenditure of public money for costly flood control projects;
3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. Minimize prolonged business interruptions;
5. Minimize damage to critical facilities, infrastructure and other public facilities located in floodplains;
6. Help maintain a stable tax base by providing for the sound use and development of floodprone areas in such a manner as to minimize future flood blight areas; and
7. Ensure that potential buyers are notified that property is located in a flood hazard area.

This section is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this ordinance and another statute, regulation, ordinance, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

- b. *Applicability.* The floodplain overlay district shall apply to all special flood hazard areas and areas removed from the floodplain by the issuance of a FEMA letter of map revision based on fill (LOMR-F) within the jurisdiction of the city.

1. The special flood hazard areas identified by FEMA and any revisions thereto are hereby adopted by reference and declared to be a part of this section. These special flood hazard areas identified are the minimum area of applicability of this section and may be supplemented by studies designated and approved by the community.
2. No structure or land shall hereafter be located, altered or have its use changed within the SFHA without full compliance with the standards and requirements in title 12, chapter 12 of this code. These regulations meet the minimum requirements as set forth by the Colorado Water Conservation Board (CWCB) Rules and Regulations for Regulatory

Floodplains in Colorado (2 C.C.R. § 408-1) and the National Flood Insurance Program (44 C.F.R. §§ 50 to 80).

- c. *Floodplain development permit.* A floodplain development permit shall be required before construction or development (as those terms are defined in section 12-1204 of this code) within the floodplain overlay district. Refer to section 12-1206 of this code for floodplain development permit requirements.
- d. *Variances.* The zoning board of appeals shall hear and render judgment on requests for variances from the requirements of title 12, chapter 12 of this code. When considering whether to grant a variance, the zoning board of appeals shall not apply the development code variance standards and procedures in section 24-209 and shall instead apply the following standards and procedures:
 - 1. Prerequisites for granting variances:
 - (a) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - (b) Variances shall only be issued upon:
 - (1) Showing a good and sufficient cause;
 - (2) A determination that failure to grant the variance would result in exceptional hardship to the applicant, and
 - (3) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - (c) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

- (d) The floodplain administrator shall be notified of and must have the opportunity to submit written comments or offer testimony to the zoning board of appeals prior to a decision on any proposed variance.
- 2. Variances may be issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
 - (a) All other criteria for issuing a variance under this subsection are met, and
 - (b) The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
- 3. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this section.
- 4. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- 5. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in this section have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
- 6. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- 7. Upon considerations of the factors noted above and the intent of this section, the zoning board of appeals may attach such conditions to the granting of variances as they deem necessary to further the purpose and objectives stated in section 24-1001.a.

Section 2. That the Greeley Municipal Code be amended by adding thereto a new Chapter 12, entitled "Floodplain Management" to Title 12.

Section 3. That the Greeley Municipal Code be amended by adding sections 12-1201 to 12-1217 to Chapter 12, Floodplain Management, contained in Title 12 and to read as follows:

Title 12 – Public Health and Environmental Control

Chapter 12 – Floodplain management

Sec. 12-1201. - Purpose.

- a. *Intent.* It is the intent of this chapter to implement the Colorado Water Conservation Board (CWCB) and the Federal Emergency Management Agency (FEMA) floodplain management regulations that provide for the city's administration and enforcement of flood protection standards.
- b. *Applicability.* The standards, requirements, and administration of this section shall apply to land located within the city's floodplain overlay district, as instituted in section 24-1001 of this Code.

Sec. 12-1202. - Severability.

The sections, subsections, sentences, clauses and phrases within this chapter are each severable and if any phrase, clause, sentence, subsection or section of this chapter is declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, subsections and sections of this chapter.

No provision of this chapter shall enable any circumstance that is unlawful under superseding federal or state law. If any section, subsection, sentence, clause, phrase, or portion of this code is now or in the future superseded or preempted by state or federal law or found by a court of competent jurisdiction to be unauthorized, such provision shall be interpreted and applied as required by law.

Sec. 12-1203. - Liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods than contemplated in this chapter or section 24-1001 of this code (governing the creation and maintenance of the city's floodplain overlay district) can and will occur and flood heights

may be increased by man-made or natural causes. This chapter does not imply that land outside the special flood hazard area or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the city, any officer or employee thereof for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

Sec. 12-1204. - Definitions.

The following terms used in this chapter and in section 24-1001 of this code shall have the meaning given below. All other terms shall have their usual customary meaning, or the meaning given elsewhere in this code or other applicable uniform or international code adopted by the city, except where the context clearly indicates a different meaning.

100-year flood means a flood having a recurrence interval that has a one percent chance of being equaled or exceeded during any given year (one-percent chance flood). The terms "one-percent chance flood" and "base flood" are synonymous with the term "100-year flood." The term "100-year flood" does not imply that the flood will necessarily happen once every one hundred years.

100-year floodplain means the area of land susceptible to being inundated as a result of the occurrence of a 100-year flood.

500-year flood means a flood having a recurrence interval that has a 0.2 percent chance of being equaled or exceeded during any given year (0.2-percent-chance annual flood). The term "500-year flood" does not imply that the flood will necessarily happen once every five hundred years.

500-year floodplain means the area of land susceptible to being inundated as a result of the occurrence of a 500-year flood.

Addition means any activity that expands the enclosed footprint or increases the square footage of an existing structure.

Alluvial fan flooding means a fan-shaped sediment deposit formed by a stream that flows from a steep mountain valley or gorge onto a plain or the junction of a tributary stream with the main stream. Alluvial fans contain active stream channels and boulder bars, and recently abandoned channels. Alluvial fans are predominantly formed by alluvial deposits and are modified by infrequent sheet flood, channel avulsions and other stream processes.

Area of shallow flooding means a designated Zone AO or AH on a community's flood insurance rate map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable. Such flooding is characterized by ponding or sheet flow.

Base flood means a 100-year-flood and is a flood having a one percent chance of being equaled or exceeded in any given year. This term is used in the NFIP to indicate the minimum level of flooding to be used by a community in its floodplain management regulations.

Base flood elevation (BFE) means the elevation shown on a FEMA flood insurance rate map that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

Basement means any area of a building having its floor sub-grade (below ground level) on all sides.

Channel means the physical confine of stream or waterway consisting of a bed and stream banks, existing in a variety of geometries.

Channelization means the artificial creation, enlargement or realignment of a stream channel.

Code of Federal Regulations (CFR) means the codification of the general and permanent Rules published in the Federal Register by the executive departments and agencies of the Federal Government. It is divided into 50 titles that represent broad areas subject to Federal regulation.

Community means the City of Greeley, Colorado.

Comprehensive plan means the city comprehensive plan as defined in section 24-1301 of this Code.

Conditional letter of map revision (CLOMR) means FEMA's comment on a proposed project which does not revise an effective floodplain map, which would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodplain.

Critical facility means a structure or related infrastructure, but not the land on which it is situated, as specified in section 12-1216 that, if flooded, may result in significant hazards to public health and safety or interrupt essential services and operations for the community at any time before, during and after a flood.

Critical feature means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

CWCB means the Colorado Water Conservation Board. The Colorado General Assembly has appointed CWCB the responsibility for the designation of regulatory floodplains and to promote protection of public health, safety, welfare, and property by protecting development in the regulatory floodplains. C.R.S. §§ 24-65.1-101, 24-65.1-202(2)(a)(I)(A), 24-65.1-302(1)(b), (2)(a), 24-65.1-403(3), 24-65.1-404.

Development means any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

DFIRM database means a database (usually spreadsheets containing data and analyses that accompany DFIRMs). The FEMA Mapping Specifications and Guidelines outline requirements for the development and maintenance of DFIRM databases.

Digital flood insurance rate map (DFIRM) means a FEMA digital floodplain map. These digital maps serve as regulatory floodplain maps for insurance and floodplain management purposes.

Elevated building means a nonbasement building built to have the top of the elevated floor above the ground level by means of pilings, columns (posts and piers) or shear walls parallel to the flow of the water and adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. The term "elevated building" also includes a building elevated by means of fill or solid-foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwaters.

Federal Register means the official daily publication for rules, proposed rules and notices of federal agencies and organizations, as well as executive orders and other presidential documents.

FEMA means the Federal Emergency Management Agency.

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation or runoff of surface waters from any source.

Flood boundary and floodway map (FBFM) means an official map, as amended from time to time, issued by the Federal Emergency Management Agency, where the boundaries of the base flood, floodway and 500-year flood have been delineated.

Flood control structure means a physical structure designed and built expressly or partially for the purpose of reducing, redirecting or guiding flood flows along a particular waterway. These specialized flood-modifying works are those constructed in conformance with sound engineering standards.

Flood insurance rate map (FIRM) means an official map issued by the Federal Emergency Management Agency, as amended from time to time, where the boundaries of the base flood, 500-year flood, water surface elevations of the base flood and special flood hazard areas and the risk premium zones have been delineated.

Flood insurance study (FIS) means an official study by the Federal Emergency Management Agency, as amended from time to time, examining, evaluating and determining flood hazards, corresponding water surface elevations and flood profiles of the base flood.

Floodplain means an area which is adjacent to a stream or watercourse and which is subject to flooding as a result of the occurrence of an intermediate regional flood and which is so adverse to past, current or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property. This term includes, but is not limited to, mainstream floodplains, debris fan floodplains and dry wash channels and floodplains.

Floodplain administrator means the community official designated by title to administer and enforce the floodplain management regulations.

Floodplain development permit means a permit required before construction or development begins within any special flood hazard area (SFHA). Permits are required to ensure that proposed development projects meet the requirements of the NFIP and this chapter.

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including, but not limited to, emergency preparedness plans, flood control works and floodplain management regulations.

Floodplain management regulations means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such federal, state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Floodproofing means any combination of structural and/or nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway (regulatory floodway) means the channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. The statewide standard for the designated height to be used for all newly studied reaches shall be one-half foot (six inches). Letters of Map Revision to existing floodway delineations may continue to use the floodway criteria in place at the time of the existing floodway delineation.

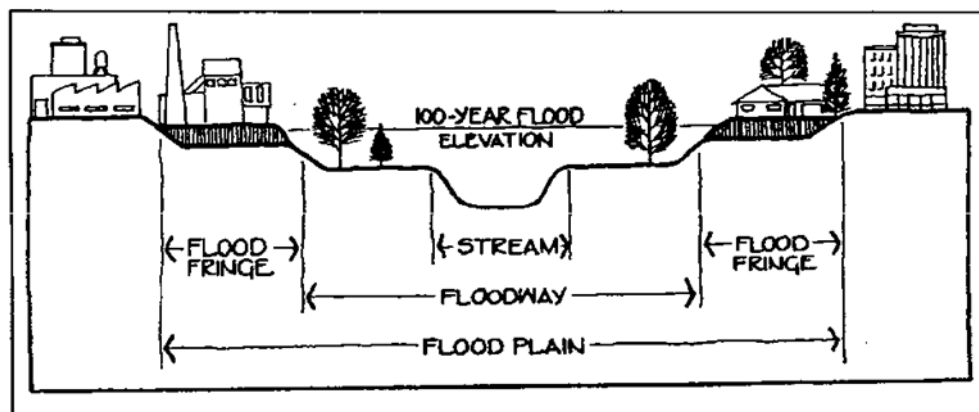


Figure 12-1204-1: Illustration of floodway, floodplain and flood fringe.

Freeboard means the vertical distance in feet above a predicted water surface elevation intended to provide a margin of safety to compensate for unknown factors that could contribute to

flood heights greater than the height calculated for a selected size flood, such as debris blockage of bridge openings and the increased runoff due to urbanization of the watershed.

Functionally dependent use means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (a) By an approved state program as determined by the Secretary of the Interior; or
 - (b) Directly by the Secretary of the Interior in states without approved programs.

Letter of map revision (LOMR) means FEMA's official revision of an effective flood insurance rate map (FIRM), flood boundary and floodway map (FBFM) or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or

hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective base flood elevations (BFEs), or the special flood hazard area.

Letter of map revision based on fill (LOMR-F) means FEMA's modification of the special flood hazard area shown on the flood insurance rate map based on the placement of fill outside the existing regulatory floodway.

Levee means a manufactured structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

Levee system means a flood protection system which consists of a levee or levees and associated structures such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, shall not be considered a building's lowest floor; provided that such enclosure shall not be built so as to render the structure in violation of the applicable design requirements of this chapter.

Manufactured home means a detached, single-family housing unit that does not meet the definition of single-family dwelling or residence set forth in section 24-1301 of this code and which has all of the following characteristics:

5. Designed for a long-term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities and which has plumbing and electrical connections provided for attachment to outside systems;
6. Designed to be transported after fabrication, on its own wheels, or on a flatbed or other trailer or on detachable wheels;

7. Arrives at the site where it is to be occupied as a complete unit and is ready for occupancy except for minor and incidental unpacking and assembly operations, location on foundation supports or jacks, underpinned, connections to utilities and the like;
8. Exceeding eight feet in width and 32 feet in length, excluding towing gear and bumpers;
9. Is without motive power; and
10. Is not a recreational vehicle.

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Manufactured home park or subdivision, existing means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) are completed before the effective date of the ordinance codified in this code.

Manufactured home park or subdivision, expansion means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads).

Manufactured home park or subdivision, new means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

Mean sea level means, for purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988 or other datum to which base flood elevations shown on a community's flood insurance rate map are referenced.

National Flood Insurance Program (NFIP) means FEMA's program of flood insurance coverage and floodplain management administered in conjunction with the Robert T. Stafford Relief and Emergency Assistance Act. The NFIP has applicable federal regulations promulgated in C.F.R. title 44. The U.S. Congress established the NFIP in 1968 with the passage of the National Flood Insurance Act of 1968.

New construction means structures for which the start of construction commenced on or after the original effective date of the ordinance codified in this chapter.

No-rise certification means a record of the results of an engineering analysis conducted to determine whether a project will increase flood heights in a floodway. A no-rise certification must be supported by technical data and signed by a registered Colorado professional engineer.

OSHA means the federal Occupational Safety and Health Administration.

Physical map revision (PMR) means FEMA's action whereby one or more map panels are physically revised and republished. A PMR is used to change flood risk zones, floodplain and/or floodway delineations, flood elevations and/or planimetric features.

Recreational vehicle means a vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projections;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. Riverine means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Safety data sheet (SDS) means a form with data regarding the properties of a particular substance. An important component of product stewardship and workplace safety, it is intended to provide workers and emergency personnel with procedures for handling or working with that

substance in a safe manner and includes information such as physical data (melting point, boiling point, flash point, etc.), toxicity, health effects, first aid, reactivity, storage, disposal, protective equipment and spill-handling procedures.

Special flood hazard area (SFHA) means an area having special flood, mudflow or flood-related erosion hazards and shown on the FIRM as Zone A, AE, or AO. The SFHA is the area where NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

Start of construction includes substantial improvement and shall mean the date the building permit was issued, provided that the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation such as clearing, grading and filling; the installation of streets and/or walkways; excavation for a basement, footings, piers or foundations or the erection of temporary forms; or the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

Structure means a walled and roofed building, including a gas or liquid storage tank, which is principally above ground, as well as a manufactured home.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure just prior to when the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. The value of the structure shall be determined by the local jurisdiction having land use authority in the area of interest. This term

includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local enforcement official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of a historic structure, provided that the structure's designation as a historic structure remains.

Threshold planning quantity (TPQ) means a quantity designated for each chemical on the list of extremely hazardous substances that triggers notification by facilities to the state that such facilities are subject to emergency planning requirements.

Variance means a grant of relief to a person from the requirements of this chapter when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this ordinance.

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations, or structure or other development without the elevation certificate, other certifications or other evidence of compliance required in this chapter.

Water surface elevation means the height, in relation to the North American Vertical Datum (NAVD) of 1988, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Sec. 12-1205. - Floodplain administrator.

- a. *Designation of the floodplain administrator.* The Director of Public Works shall designate an employee within the Department of Public Works to serve as the floodplain administrator. The floodplain administrator shall administer, implement, and enforce the provisions of this chapter and other appropriate sections of the federal and state regulations pertaining to floodplain management for the city.

b. *Duties and responsibilities of the floodplain administrator.* Duties and responsibilities of the floodplain administrator shall include, but not be limited to, the following:

1. Maintain and hold open for public inspection all records pertaining to the provisions of this chapter including the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures and any floodproofing certificate required by section 12-1211.
2. Keep a copy of the flood insurance studies (FIS), digital flood insurance rate maps (DFIRMs), flood insurance rate maps (FIRMs), and/or flood boundary and floodway maps (FBFMs) on file and available for public inspection.
3. Review, approve, or deny all floodplain development permit applications.
4. Review floodplain development permit applications to determine whether a proposed building site, including the placement of manufactured homes, will be reasonably safe from flooding.
5. Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies (including Section 404 of the Clean Water Act, 33 U.S.C. § 1344) from which prior approval is required.
6. Inspect all development at appropriate times during the period of construction to ensure compliance with all provisions of this ordinance, including proper elevation of the structure.
7. Where interpretation is needed as to the exact location of the boundaries of the SFHA (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the floodplain administrator shall make the necessary interpretation.
8. When base flood elevation or floodway data has not been provided in accordance with section 24-1001.b of this code, the floodplain administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a federal, state, or other source, in order to administer the provisions of sections 12-1210 through 12-1217. The other sources of data may include, but are not limited to: FEMA publications such as guidance documents, policy documents, technical bulletins and

regulations; state publications and regulations; and other published or unpublished flood studies.

9. Notify, in riverine situations, adjacent communities and the CWCB prior to any alteration or relocation of a watercourse, and submit evidence of such notification to FEMA.
10. Ensure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
11. Maintain a record of all actions involving an appeal and report variances to FEMA upon request.

Section 12-1206. - Floodplain development permits.

- a. A floodplain development permit shall be required before construction or development in a SFHA to ensure conformance with the provisions of this chapter.
- b. Application for a floodplain development permit shall be presented to the floodplain administrator on required forms and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to the SFHA. Additionally, the following information is required:
 1. Elevation (in relation to mean sea level), of the lowest floor (including basement) of all new and substantially improved structures;
 2. Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;
 3. A certificate from a registered Colorado professional engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of section 12-1215.b; and
 4. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.

- c. Approval or denial of a floodplain development permit by the floodplain administrator shall be based on all of the provisions of this chapter and the following relevant factors:
1. The danger to life and property due to flooding or erosion damage;
 2. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 3. The danger that materials may be swept onto other lands to the injury of others;
 4. The compatibility of the proposed use with existing and anticipated development;
 5. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 6. The costs of providing governmental services during and after flood conditions, including maintenance and repair of streets and bridges and public utilities and facilities, such as sewer, gas, electrical and water systems;
 7. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters expected at the site;
 8. The necessity to the facility of a waterfront location, where applicable; and
 9. The availability of alternative locations not subject to flooding or erosion damage for the proposed use.
 10. A comparison of the proposed use to the zoning and allowable uses for that area under the community's comprehensive plan.

Sec. 12-1207. - Variances.

Refer to section 24-1001 of this code for the standards and procedures for requesting a variance to the requirements of this chapter.

Sec. 12-1208. - Appeals.

- a. Appeal of any administrative decision made by the floodplain administrator shall be submitted to and heard by the Public Works Director or the director's designee (so long as that designee is not also the floodplain administrator). The Public Works Director or the director's designee shall hear and render judgment on an appeal only when it is alleged there

is an error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this chapter.

- b. Any person or persons aggrieved by the decision of the Public Works Director or the director's designee under subsection 12-208.a, above, may appeal such decision to a court of competent jurisdiction.

Sec. 12-1209. - Violations.

Violation of any provision in this chapter shall be an administrative code violation and subject to the penalties and other enforcement actions under title 1, chapter 10 of this code.

Sec. 12-1210. – General standards for flood hazard reduction.

In all SFHAs, the following provisions are required for all new construction and substantial improvements:

- a. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- b. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
- c. All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
- d. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;

- e. All manufactured homes shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces;
- f. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;
- g. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from the systems into floodwaters; and
- h. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

Sec. 12-1211. - Specific standards for flood hazard reduction.

In all SFHAs where base flood elevation data has been provided as set forth in this chapter, the following provisions are required:

- a. *Residential construction.* New construction and substantial improvement of any residential structure shall have the lowest floor (including basement) electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork) elevated to one foot above the base flood elevation. Upon completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered Colorado professional engineer, architect or land surveyor. Such certification shall be submitted to the floodplain administrator.
- b. *Nonresidential construction.* With the exception of critical facilities, outlined in section 12-1216, new construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) electrical,

heating, ventilation, plumbing, and air conditional equipment and other service facilities (including ductwork), elevated to one foot above the base flood elevation or, together with attendant utility and sanitary facilities, be designed so that, at one foot above the base flood elevation, the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered Colorado professional engineer or architect shall develop and/or review structural design, specifications and plans for the construction and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this chapter. Such certification shall be maintained by the floodplain administrator.

- c. *Enclosures.* New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered Colorado professional engineer or architect, or meet or exceed the following minimum criteria:
 - 1. A minimum of two openings, having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding, shall be provided.
 - 2. The bottom of all openings shall be no higher than one foot above grade.
 - 3. Openings may be equipped with screens, louvers, valves or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.
- d. *Manufactured homes.* All manufactured homes that are placed or substantially improved within Zones A1-30, AH and AE on the community's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision in which a manufactured home has incurred substantial damage as a result of a flood, shall be elevated on a permanent foundation such

that the lowest floor of the manufactured home, electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), are elevated to one foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. All manufactured homes placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of the above paragraph shall be elevated so that either:

1. The lowest floor of the manufactured home, electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), are one foot above the base flood elevation; or
 2. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade, and it is securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
- e. *Recreational vehicles.* All recreational vehicles placed on sites within Zones A1-30, AH and AE on the community's FIRM shall either:
1. Be on the site for fewer than 180 consecutive days;
 2. Be fully licensed and ready for highway use; or
 3. Meet the permit requirements of section 12-1206 and the same elevation and anchoring requirements as manufactured homes in section 12-1209.e.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect-type utilities and security devices and has no permanently attached additions.

- f. *Prior approved activities.* Any activity for which a floodplain development permit was issued by the city, or a CLOMR was issued by FEMA prior to the effective date of this chapter, may

be completed according to the standards in place at the time of the permit or CLOMR issuance and will not be considered in violation of this chapter if it meets such standards.

Sec. 12-1212. - Standards for areas of shallow flooding (AO/AH zones).

Located within SFHAs are areas designated as shallow flooding. Within Zones AH or AO, adequate drainage paths around structures on slopes are required to guide floodwaters around and away from proposed structures. These areas have special flood hazards associated with base flood depths of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable. Such flooding is characterized by ponding or sheet flow; therefore, the following additional provisions apply:

- a. *Residential construction.* All new construction and substantial improvements of residential structures must have the lowest floor (including basement) electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated above the highest adjacent grade at least one foot above the depth number specified in feet on the community's FIRM (at least three feet if no depth number is specified). Upon completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered Colorado professional engineer, architect or land surveyor. Such certification shall be submitted to the floodplain administrator.
- b. *Nonresidential construction.* With the exception of critical facilities, outlined in section 12-1216, all new construction and substantial improvements of nonresidential structures, must have the lowest floor (including basement) electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork) elevated above the highest adjacent grade at least one foot above the depth number specified in feet on the community's FIRM (at least three feet if no depth number is specified) or, together with attendant utility and sanitary facilities, be designed so that the structure is watertight to at least one foot above the base flood level with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered Colorado professional engineer or

architect shall submit a certification to the floodplain administrator that the standards of this chapter are satisfied.

Within Zones AH or AO, adequate drainage paths around structures on slopes are required to guide flood waters around and away from proposed structures.

Sec. 12-1213. – Standards for floodways.

Floodways (regulatory floodways) are administrative limits and tools used to regulate existing and future floodplain development. The state has adopted floodway standards that are more stringent than the FEMA minimum standards (see definition of floodway in section 12-1204). Located within SFHAs are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

- a. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway *unless* it has been demonstrated through hydrologic and hydraulic analyses performed by a licensed Colorado professional engineer and in accordance with standard engineering practice that the proposed encroachment would not result in any increase (requires a no-rise certification) in flood levels within the community during the occurrence of the base flood discharge.
- b. If subsection 12-1213.a, above, is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this chapter.
- c. For waterways with base flood elevations for which a regulatory floodway has not been designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one-half foot at any point within the community.

- d. Under the provisions of section 65.12 of the NFIP regulations (44 C.F.R. § 65.12), a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than one-half foot, provided that the community first applies for a CLMOR, fulfills the requirements for such revisions as established under the provisions of section 65.12, and receives FEMA approval.

Sec. 12-1214. – Standards for developments that alter a watercourse.

For all proposed developments that alter a watercourse within a SFHA, the following standards apply:

- a. Channelization and flow-diversion projects shall appropriately consider issues of sediment transport, erosion, deposition and channel migration and properly mitigate potential problems through the project, as well as upstream and downstream of any improvement activity. A detailed analysis of sediment transport and overall channel stability should be considered, when appropriate, to assist in determining the most appropriate design.
- b. Channelization and flow-diversion projects shall evaluate the residual 100-year floodplain.
- c. Any channelization or other stream alteration activity proposed by a project proponent must be evaluated for its impact on the regulatory floodplain and be in compliance with all applicable federal, state and local floodplain rules, regulations and ordinances.
- d. Any stream alteration activity shall be designed and sealed by a registered Colorado professional engineer or certified professional hydrologist.
- e. All activities within the regulatory floodplain shall meet all applicable federal, state and local floodplain requirements and regulations.

- f. Within the regulatory floodway, stream alteration activities shall not be constructed unless the project proponent demonstrates through a floodway analysis and report, sealed by a registered Colorado professional engineer, that there is not a rise in the proposed conditions compared to existing conditions, otherwise known as a no-rise certification, unless the community first applies for a CLOMR and floodway revision in accordance with section 12-1213.d.
- g. Maintenance shall be required for any altered or relocated portions of watercourses so that the flood-carrying capacity is not diminished.

Sec. 12-1215. – Standards for properties removed from floodplain by fill.

A floodplain development permit shall not be issued for the construction of a new structure or addition to an existing structure on a property removed from the floodplain by the issuance of a FEMA letter of map revision based on fill (LOMR-F), unless such new structure or addition complies with the following:

- a. *Residential construction.* The lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), must be elevated to one foot above the base flood elevation that existed prior to the placement of fill.
- b. *Non-residential construction.* The lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), must be elevated to one foot above the base flood elevation that existed prior to the placement of fill, or together with attendant utility and sanitary facilities be designed so that the structure or addition is watertight to at least one foot above the base flood level that existed prior to the placement of fill with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads or effects of buoyancy.

Sec. 12-1216. - Standards for subdivision proposals.

- a. All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall be reasonably safe from flooding. If a subdivision or other development proposal is in a floodprone area, the proposal shall minimize flood damage.
- b. All proposals for the development of subdivisions, including the placement of manufactured home parks and subdivisions, shall meet floodplain development permit requirements of section 12-1206 and all applicable standards of this chapter.
- c. Base flood elevation data shall be generated for subdivision proposals and other proposed development, including the placement of manufactured home parks and subdivisions which are greater than 50 lots or five acres, whichever is lesser, if not already provided.
- d. All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall have adequate drainage provided to reduce exposure to flood hazards.
- e. All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall have public utilities and facilities, such as sewer, gas, electrical and water systems, located and constructed to minimize or eliminate flood damage.

Sec. 12-1217. - Standards for critical facilities.

A critical facility is a structure or related infrastructure, but not the land on which it is situated, as specified in Rule 6 of the Rules and Regulations for Regulatory Floodplains in Colorado (2 C.C.R. § 408-1:6), that if flooded may result in significant hazards to public health and safety or interrupt essential services and operations for the community at any time before, during and after a flood.

- a. *Classification of critical facilities.* Critical facilities are classified under the following categories: 1) essential services; 2) hazardous materials; 3) at-risk populations; and 4) vital to restoring normal services.

1. *Essential services facilities.* Essential services facilities consist of:
 - (a) Public safety (police stations, fire and rescue stations, emergency vehicle and equipment storage and emergency operation centers);
 - (b) Emergency medical (hospitals, ambulance service centers, urgent care centers having emergency treatment functions and nonambulatory surgical structures);
 - (c) Designated emergency shelters;
 - (d) Communications (main hubs for telephone, broadcasting equipment for cable systems, satellite dish systems, cellular systems, television, radio and other emergency warning systems, but excluding towers, poles, lines, cables and conduits);
 - (e) Public utility plant facilities for generation and distribution (hubs, treatment plants, substations and pumping stations for water, power and gas, but excluding towers, poles, power lines, buried pipelines, transmission lines, distribution lines and service lines); and
 - (f) Air transportation lifelines (airports [municipal and larger], helicopter pads and structures serving emergency functions and associated infrastructure [aviation control towers, air traffic control centers and emergency equipment aircraft hangars]).

Specific exemptions to this category include wastewater treatment plants (WWTP), non-potable water treatment and distribution systems and hydroelectric power generating plants and related appurtenances. Public utility plant facilities may be exempted if it can be demonstrated, to the satisfaction of the city, that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same utility or available through an intergovernmental agreement or other contract) and connected, the alternative facilities are either located outside of the 100-year floodplain or are compliant with the provisions of this chapter, and an operations plan is in effect that states how redundant systems will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the city upon request.

2. *Hazardous materials facilities.* Hazardous materials facilities may include:
 - (a) Chemical and pharmaceutical plants (chemical plant, pharmaceutical manufacturing);

- (b) Laboratories containing highly volatile, flammable, explosive, toxic and/or water-reactive materials;
- (c) Refineries;
- (d) Hazardous waste storage and disposal sites; and
- (e) Above-ground gasoline or propane storage or sales centers.
- (f) If the owner of a facility is required by the Occupational Safety and Health Administration (OSHA) to keep a safety data sheet (SDS) on file for any chemicals stored or used in the workplace, and the chemicals are stored in quantities equal to or greater than the threshold planning quantity (TPQ) for that chemical, then that facility shall be considered to be a critical facility. The TPQ for these chemicals is: either 500 pounds or the TPQ listed (whichever is lower) for the chemicals listed at 40 C.F.R. § 355, Appendices A and B, also known as extremely hazardous substances (EHS); or 10,000 pounds for any other chemical. This threshold is consistent with the requirements for reportable chemicals established by the Colorado Department of Health and Environment. OSHA requirements for SDS can be found in 29 C.F.R. § 1910.1200. Specific exemptions to this category include:
 - i. Finished consumer products within retail centers and households containing hazardous materials intended for household use and agricultural products intended for agricultural use.
 - ii. Buildings and other structures containing hazardous materials for which it can be demonstrated by hazard assessment and certification by a qualified professional, to the satisfaction of the city, that a release of the subject hazardous material does not pose a major threat to the public.
 - iii. Pharmaceutical sales, use, storage and distribution centers that do not manufacture pharmaceutical products.

These exemptions shall not apply to buildings or other structures that also function as critical facilities under another category outlined in this chapter.

3. *At-risk population facilities.* At-risk population facilities consist of:

- (a) Elder care (nursing homes);
- (b) Congregate care serving 12 or more individuals (day care and assisted living); and

(c) Public and private schools (pre-schools, K-12 schools), before-school and after-school care serving 12 or more children).

4. *Facilities vital to restoring normal services.* Facilities vital to restoring normal services, including government operations, consist of:

(a) Essential government operations (public records, courts, jails, building permitting and inspection services, community administration and management, maintenance and equipment centers); and

(b) Essential structures for public colleges and universities (dormitories, offices and classrooms only).

These facilities may be exempted if it is demonstrated, to the satisfaction of the city, that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same entity or available through an intergovernmental agreement or other contract), the alternative facilities are either located outside of the 100-year floodplain or are compliant with the provisions of this chapter, and an operations plan is in effect that states how redundant facilities will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the city upon request.

b. *Protection for critical facilities.* All new and substantially improved critical facilities and new additions to critical facilities located within the SFHA shall be regulated to a higher standard than structures not determined to be critical facilities. Protection shall include one of the following:

1. Location outside the SFHA; or
2. Elevation or floodproofing of the structure to at least two feet above the base flood elevation.

c. *Ingress and egress for new critical facilities.* New critical facilities shall, when practicable as determined by the city, have continuous noninundated access (ingress and egress for evacuation and emergency services) during a 100-year flood event.

Section 3. This ordinance shall become effective five (5) days following its final publication, as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF _____, 2026.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

APPENDIX A

Sec. 24-1001. - Floodplain overlay district.

- a. *Intent.* The floodplain overlay district is a zoning overlay for land within special flood hazard areas and, along with the floodplain development permit, creates an overlay of special standards and regulations to those zoning districts found to be within special flood hazard areas. It is the intent of this section to promote public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:
1. Protect human life and health;
 2. Minimize expenditure of public money for costly flood control projects;
 3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 4. Minimize prolonged business interruptions;
 5. Minimize damage to critical facilities, infrastructure and other public facilities located in floodplains;
 6. Help maintain a stable tax base by providing for the sound use and development of floodprone areas in such a manner as to minimize future flood blight areas; and
 7. Ensure that potential buyers are notified that property is located in a flood hazard area.
- b. *Applicability.* This section shall apply to all special flood hazard areas and areas removed from the floodplain by the issuance of a FEMA letter of map revision based on fill (LOMR-F) within the jurisdiction of the city.
1. The special flood hazard areas identified by FEMA and any revisions thereto are hereby adopted by reference and declared to be a part of this section. These special flood hazard areas identified are the minimum area of applicability of this section and may be supplemented by studies designated and approved by the city.
The floodplain administrator shall keep a copy of the flood insurance studies (FIS), digital

flood insurance rate maps (DFIRMs), flood insurance rate maps (FIRMs), and/or flood boundary and floodway maps (FBFMs) on file and available for public inspection.

2. No structure or land shall hereafter be located, altered or have its use changed within the special flood hazard area without full compliance with the terms of this section. These regulations meet the minimum requirements as set forth by the Colorado Water Conservation Board and the National Flood Insurance Program.
3. The degree of flood protection required by this section is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the special flood hazard area or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not imply or create, and the city expressly disclaims, any liability on the part of the city or any official or employee thereof for any flood damages that result from reliance on this section or any administrative decision lawfully made thereunder.

c. *Floodplain development permits.*

1. A floodplain development permit shall be required before construction or development in a special flood hazard area to ensure conformance with the provisions of this section.
2. Application for a floodplain development permit shall be presented to the floodplain administrator on required forms and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to the special flood hazard area. Additionally, the following information is required:
 - (a) Elevation (in relation to mean sea level), of the lowest floor (including basement) of all new and substantially improved structures;
 - (b) Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;

- (c) A certificate from a registered Colorado professional engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of section 24-1001.e.2; and
 - (d) Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.
3. Approval or denial of a floodplain development permit by the floodplain administrator shall be based on all of the provisions of this section and the following relevant factors:
- (a) The danger to life and property due to flooding or erosion damage;
 - (b) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (c) The danger that materials may be swept onto other lands to the injury of others;
 - (d) The compatibility of the proposed use with existing and anticipated development;
 - (e) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (f) The costs of providing governmental services during and after flood conditions, including maintenance and repair of streets and bridges and public utilities and facilities, such as sewer, gas, electrical and water systems;
 - (g) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters expected at the site;
 - (h) The necessity to the facility of a waterfront location, where applicable; and
 - (i) The availability of alternative locations not subject to flooding or erosion damage for the proposed use.
- d. *General standards for flood hazard reduction.* In all special flood hazard areas, the following provisions are required for all new construction and substantial improvements:
- 1. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 - 2. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;

3. All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
 4. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
 5. All manufactured homes shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces;
 6. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;
 7. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from the systems into floodwaters; and
 8. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- e. *Specific standards for flood hazard reduction.* In all special flood hazard areas where base flood elevation data has been provided as set forth in this section, the following provisions are required:
1. *Residential construction.* New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to one foot above the base flood elevation. Upon completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered Colorado professional engineer, architect or land surveyor. Such certification shall be submitted to the floodplain administrator.

2. *Nonresidential construction.* With the exception of critical facilities, outlined in section 24-1001.k, new construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to one foot above the base flood elevation or, together with attendant utility and sanitary facilities, be designed so that, at one foot above the base flood elevation, the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered Colorado professional engineer or architect shall develop and/or review structural design, specifications and plans for the construction and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this section. Such certification shall be maintained by the floodplain administrator.
3. *Enclosures.* New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered Colorado professional engineer or architect, or meet or exceed the following minimum criteria:
 - (a) A minimum of two openings, having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding, shall be provided.
 - (b) The bottom of all openings shall be no higher than one foot above grade.
 - (c) Openings may be equipped with screens, louvers, valves or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.
4. *Manufactured homes.* All manufactured homes that are placed or substantially improved within Zones A1-30, AH and AE on the community's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision in which a manufactured home has incurred substantial damage as a result of a flood, shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to one foot

above the base flood elevation and be securely anchored to an adequately *anchored* foundation system to resist flotation, collapse and lateral movement. All manufactured homes placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of the above paragraph shall be elevated so that either:

- (a) The lowest floor of the manufactured home is one foot above the base flood elevation;
or
- (b) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade, and it is securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

5. *Recreational vehicles.* All recreational vehicles placed on sites within Zones A1-30, AH and AE on the community's FIRM shall either:

- (a) Be on the site for fewer than 180 consecutive days;
- (b) Be fully licensed and ready for highway use; or
- (c) Meet the permit requirements of section 24-1001.c and the elevation and anchoring requirements for manufactured homes in section 24-1001.e.
- (d) A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect-type utilities and security devices and has no permanently attached additions.

6. *Prior approved activities.* Any activity for which a floodplain development permit was issued by the city, or a CLOMR was issued by FEMA prior to the effective date of this section, may be completed according to the standards in place at the time of the permit or CLOMR issuance and will not be considered in violation of this chapter if it meets such standards.

f. *Standards for areas of shallow flooding (AO/AH zones).* Located within special flood hazard areas are areas designated as shallow flooding. Within Zones AH or AO, adequate drainage paths around structures on slopes are required to guide floodwaters around and away from proposed structures. These areas have special flood hazards associated with base flood depths of one to three feet where a clearly defined channel does not exist and where the path of

flooding is unpredictable. Such flooding is characterized by ponding or sheet flow; therefore, the following additional provisions apply:

1. *Residential construction.* All new construction and substantial improvements of residential structures must have the lowest floor, including basement, elevated above the highest adjacent grade at least one foot above the depth number specified in feet on the community's FIRM (at least three feet if no depth number is specified). Upon completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered Colorado professional engineer, architect or land surveyor. Such certification shall be submitted to the floodplain administrator.
 2. *Nonresidential construction.* With the exception of critical facilities, outlined in section 24-1001.k, all new construction and substantial improvements of nonresidential structures, must have the lowest floor, including basement, elevated above the highest adjacent grade at least one foot above the depth number specified in feet on the community's FIRM (at least three feet if no depth number is specified) or, together with attendant utility and sanitary facilities, be designed so that the structure is watertight to at least one foot above the base flood level with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered Colorado professional engineer or architect shall submit a certification to the floodplain administrator that the standards of this section are satisfied.
- g. *Floodways.* Floodways are administrative limits and tools used to regulate existing and future floodplain development. The state has adopted floodway standards that are more stringent than the FEMA minimum standard (see definition of floodway in section 24-1001.1). Located within special flood hazard areas are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:
1. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed by a licensed

Colorado professional engineer and in accordance with standard engineering practice that the proposed encroachment would not result in any increase (requires a no-rise certification) in flood levels within the community during the occurrence of the base flood discharge.

2. If subsection g.1 above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this section.
3. Under the provisions of section 65.12 of the National Flood Insurance Regulations (44 C.F.R. 65.12), a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for a CLOMR and floodway revision through FEMA.

h. *Alteration of watercourse.* For all proposed developments that alter a watercourse within a special flood hazard area, the following standards apply:

1. Channelization and flow-diversion projects shall appropriately consider issues of sediment transport, erosion, deposition and channel migration and properly mitigate potential problems through the project, as well as upstream and downstream of any improvement activity. A detailed analysis of sediment transport and overall channel stability should be considered, when appropriate, to assist in determining the most appropriate design.
2. Channelization and flow-diversion projects shall evaluate the residual 100-year floodplain.
3. Any channelization or other stream alteration activity proposed by a project proponent must be evaluated for its impact on the regulatory floodplain and be in compliance with all applicable federal, state and local floodplain rules, regulations and ordinances.
4. Any stream alteration activity shall be designed and sealed by a registered Colorado professional engineer or certified professional hydrologist.
5. All activities within the regulatory floodplain shall meet all applicable federal, state and local floodplain requirements and regulations.
6. Within the regulatory floodway, stream alteration activities shall not be constructed unless the project proponent demonstrates through a floodway analysis and report, sealed by a registered Colorado professional engineer, that there is not a rise in the proposed conditions compared to existing conditions, otherwise known as a no-rise certification,

unless the community first applies for a CLOMR and floodway revision in accordance with section 24-1001.g.

7. Maintenance shall be required for any altered or relocated portions of watercourses so that the flood-carrying capacity is not diminished.
- i. *Properties removed from floodplain by fill.* A floodplain development permit shall not be issued for the construction of a new structure or addition to an existing structure on a property removed from the floodplain by the issuance of a FEMA letter of map revision based on fill (LOMR-F), with a lowest floor elevation placed below the base flood elevation with one foot of freeboard that existed prior to the placement of fill.
- j. *Standards for subdivision proposals.*
 1. All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall be reasonably safe from flooding. If a subdivision or other development proposal is in a floodprone area, the proposal shall minimize flood damage.
 2. All proposals for the development of subdivisions, including the placement of manufactured home parks and subdivisions, shall meet floodplain development permit requirements of section 24-1001.c and all applicable standards of this section.
 3. Base flood elevation data shall be generated for subdivision proposals and other proposed development, including the placement of manufactured home parks and subdivisions which are greater than 50 lots or five acres, whichever is lesser, if not already provided.
 4. All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall have adequate drainage provided to reduce exposure to flood hazards.
 5. All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall have public utilities and facilities, such as sewer, gas, electrical and water systems, located and constructed to minimize or eliminate flood damage.
- k. *Standards for critical facilities.* A critical facility is a structure or related infrastructure, but not the land on which it is situated, as specified in Rule 6 of the Rules and Regulations for Regulatory Floodplains in Colorado, that if flooded may result in significant hazards to public

health and safety or interrupt essential services and operations for the community at any time before, during and after a flood.

1. *Classification of critical facilities.* Critical facilities are classified under the following categories: 1) essential services; 2) hazardous materials; 3) at-risk populations; and 4) vital to restoring normal services.

(a) *Essential services facilities.* Essential services facilities consist of:

- (1) Public safety (police stations, fire and rescue stations, emergency vehicle and equipment storage and emergency operation centers);
- (2) Emergency medical (hospitals, ambulance service centers, urgent care centers having emergency treatment functions and nonambulatory surgical structures);
- (3) Designated emergency shelters;
- (4) Communications (main hubs for telephone, broadcasting equipment for cable systems, satellite dish systems, cellular systems, television, radio and other emergency warning systems, but excluding towers, poles, lines, cables and conduits);
- (5) Public utility plant facilities for generation and distribution (hubs, treatment plants, substations and pumping stations for water, power and gas, but excluding towers, poles, power lines, buried pipelines, transmission lines, distribution lines and service lines); and
- (6) Air transportation lifelines (airports [municipal and larger], helicopter pads and structures serving emergency functions and associated infrastructure [aviation control towers, air traffic control centers and emergency equipment aircraft hangars]).

Specific exemptions to this category include wastewater treatment plants(WWTP),non-potable water treatment and distribution systems and hydroelectric power generating plants and related appurtenances. Public utility plant facilities may be exempted if it can be demonstrated, to the satisfaction of the city, that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same utility or available through an

intergovernmental agreement or other contract) and connected, the alternative facilities are either located outside of the 100-year floodplain or are compliant with the provisions of this section, and an operations plan is in effect that states how redundant systems will provide service to the affected area in the event of a flood.

Evidence of ongoing redundancy shall be provided to the city upon request.

(b) *Hazardous materials facilities.* Hazardous materials facilities may include:

- (1) Chemical and pharmaceutical plants (chemical plant, pharmaceutical manufacturing);
- (2) Laboratories containing highly volatile, flammable, explosive, toxic and/or water-reactive materials;
- (3) Refineries;
- (4) Hazardous waste storage and disposal sites; and
- (5) Above-ground gasoline or propane storage or sales centers.

Facilities shall be determined to be critical facilities if they produce or store materials in excess of threshold limits. If the owner of a facility is required by the Occupational Safety and Health Administration (OSHA) to keep a material safety data sheet (MSDS) on file for any chemicals stored or used in the workplace, and the chemicals are stored in quantities equal to or greater than the threshold planning quantity (TPQ) for that chemical, then that facility shall be considered to be a critical facility. The TPQ for these chemicals is: either 500 pounds or the TPQ listed (whichever is lower) for the 356 chemicals listed under 40 C.F.R. 302 (2010), also known as extremely hazardous substances (EHS); or 10,000 pounds for any other chemical. This threshold is consistent with the requirements for reportable chemicals established by the Colorado Department of Health and Environment. OSHA requirements for MSDS can be found in 29 C.F.R. 1910 (2010). Specific exemptions to this category include:

- i. Finished consumer products within retail centers and households containing hazardous materials intended for household use and agricultural products intended for agricultural use.
- ii. Buildings and other structures containing hazardous materials for which it can be demonstrated by hazard assessment and certification by a qualified

professional, to the satisfaction of the city, that a release of the subject hazardous material does not pose a major threat to the public.

- iii. Pharmaceutical sales, use, storage and distribution centers that do not manufacture pharmaceutical products.

These exemptions shall not apply to buildings or other structures that also function as critical facilities under another category outlined in this section.

(c) *At-risk population facilities.* At-risk population facilities consist of:

- (1) Elder care (nursing homes);
- (2) Congregate care serving 12 or more individuals (day care and assisted living); and
- (3) Public and private schools (pre-schools, K-12 schools), before-school and after-school care serving 12 or more children).

(d) *Facilities vital to restoring normal services.* Facilities vital to restoring normal services, including government operations, consist of:

- (1) Essential government operations (public records, courts, jails, building permitting and inspection services, community administration and management, maintenance and equipment centers); and
- (2) Essential structures for public colleges and universities (dormitories, offices and classrooms only).

These facilities may be exempted if it is demonstrated, to the satisfaction of the city, that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same entity or available through an intergovernmental agreement or other contract), the alternative facilities are either located outside of the 100-year floodplain or are compliant with the provisions of this section, and an operations plan is in effect that states how redundant facilities will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the city upon request.

- 2. *Protection for critical facilities.* All new and substantially improved critical facilities and new additions to critical facilities located within the special flood hazard area shall be regulated to a higher standard than structures not determined to be critical facilities.

Protection shall include one of the following:

- (a) Location outside the special flood hazard area; or
 - (b) Elevation or floodproofing of the structure to at least two feet above the base flood elevation.
3. *Ingress and egress for new critical facilities.* New critical facilities shall, when practicable as determined by the city, have continuous noninundated access (ingress and egress for evacuation and emergency services) during a 100-year flood event.
1. *Defined terms.* The following terms used in this section shall have the meaning given below. All other terms shall have their usual customary meaning, or the meaning given elsewhere in this code or other applicable uniform or international code adopted by the city, except where the context clearly indicates a different meaning.

100-year flood means a flood having a recurrence interval that has a one percent chance of being equaled or exceeded during any given year (one-percent-annual-chance flood). The terms "100-year flood" and "one-percent chance flood" are synonymous with the term "100-year flood."

100-year floodplain means the area of land susceptible to being inundated as a result of the occurrence of a 100-year flood.

500-year flood means a flood having a recurrence interval that has a 0.2 percent chance of being equaled or exceeded during any given year (0.2-percent-chance annual flood).

Area of shallow flooding means a designated Zone AO or AH on a community's flood insurance rate map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable. Such flooding is characterized by ponding or sheet flow.

Base flood elevation (BFE) means the elevation shown on a FEMA flood insurance rate map that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

Channelization means the artificial creation, enlargement or realignment of a stream channel.

Community means any political subdivision in the state that has authority to adopt and enforce floodplain management regulations through zoning, including, but not limited to, cities, towns, unincorporated areas in the counties, Indian tribes and drainage and flood control districts.

Conditional letter of map revision (CLOMR) means FEMA's comment on a proposed project which does not revise an effective floodplain map, which would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodplain.

Critical facility means a structure or related infrastructure, but not the land on which it is situated, as specified in section 24-1001.k that, if flooded, may result in significant hazards to public health and safety or interrupt essential services and operations for the community at any time before, during and after a flood.

Critical feature means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

DFIRM database means a database (usually spreadsheets containing data and analyses that accompany DFIRMs). The FEMA Mapping Specifications and Guidelines outline requirements for the development and maintenance of DFIRM databases.

Digital flood insurance rate map (DFIRM) means a FEMA digital floodplain map. These digital maps serve as regulatory floodplain maps for insurance and floodplain management purposes.

Elevated building means a nonbasement building built to have the top of the elevated floor above the ground level by means of pilings, columns (posts and piers) or shear walls parallel to the flow of the water and adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. The term "elevated building" also includes a building elevated by means of fill or solid-foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwaters.

Federal Register means the official daily publication for rules, proposed rules and notices of federal agencies and organizations, as well as executive orders and other presidential documents.

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation or runoff of surface waters from any source.

Flood boundary and floodway map (FBFM) means an official map, as amended from time to time, issued by the Federal Emergency Management Agency, where the boundaries of the base flood, floodway and 500-year flood have been delineated.

Flood control structure means a physical structure designed and built expressly or partially for the purpose of reducing, redirecting or guiding flood flows along a particular waterway. These specialized flood-modifying works are those constructed in conformance with sound engineering standards.

Flood insurance rate map (FIRM) means an official map issued by the Federal Emergency Management Agency, as amended from time to time, where the boundaries of the base flood, 500-year flood, water surface elevations of the base flood and special flood hazard areas and the risk premium zones have been delineated.

Flood insurance study (FIS) means an official study by the Federal Emergency Management Agency, as amended from time to time, examining, evaluating and determining flood hazards, corresponding water surface elevations and flood profiles of the base flood.

Floodplain means an area which is adjacent to a stream or watercourse and which is subject to flooding as a result of the occurrence of an intermediate regional flood and which is so adverse to past, current or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property. This term includes, but is not limited to, mainstream floodplains, debris fan floodplains and dry wash channels and floodplains.

Floodplain administrator means the community official designated by title to administer and enforce the floodplain management regulations.

Floodplain development permit means a permit required before construction or development begins within any special flood hazard area (SFHA). Permits are required to ensure that proposed development projects meet the requirements of the NFIP and this chapter.

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including, but not limited to, emergency preparedness plans, flood control works and floodplain management regulations.

Floodplain management regulations means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such federal, state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Floodproofing means any combination of structural and/or nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway (regulatory floodway) means the channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. The statewide standard for the designated height to be used for all newly studied reaches shall be one-half foot (six inches). Letters of Map Revision to existing floodway delineations may continue to use the floodway criteria in place at the time of the existing floodway delineation.

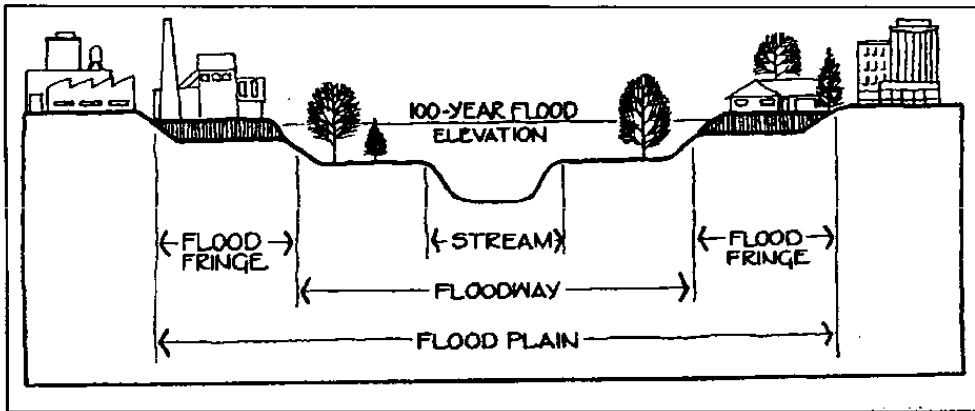


Figure 24-10-1: Illustration of floodway, floodplain and flood fringe.

Freeboard means the vertical distance in feet above a predicted water surface elevation intended to provide a margin of safety to compensate for unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood, such as debris blockage of bridge openings and the increased runoff due to urbanization of the watershed.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (a) By an approved state program as determined by the Secretary of the Interior; or

- (b) Directly by the Secretary of the Interior in states without approved programs.

Letter of map revision (LOMR) means FEMA's official revision of an effective flood insurance rate map (FIRM), flood boundary and floodway map (FBFM) or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective base flood elevations (BFEs), or the special flood hazard area (SFHA).

Letter of map revision based on fill (LOMR-F) means FEMA's modification of the special flood hazard area (SFHA) shown on the flood insurance rate map (FIRM) based on the placement of fill outside the existing regulatory floodway.

Levee means a manufactured structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

Levee system means a flood protection system which consists of a levee or levees and associated structures such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, shall not be considered a building's lowest floor; provided that such enclosure shall not be built so as to render the structure in violation of the applicable design requirements of this section.

Material safety data sheet (MSDS) means a form with data regarding the properties of a particular substance. An important component of product stewardship and workplace safety, it is intended to provide workers and emergency personnel with procedures for handling or working with that substance in a safe manner and includes information such as physical data (melting point, boiling

point, flash point, etc.), toxicity, health effects, first aid, reactivity, storage, disposal, protective equipment and spill-handling procedures.

Mean sea level means, for purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988 or other datum to which base flood elevations shown on a community's flood insurance rate map are referenced.

Mobile home means a detached, single-family housing unit that does not meet the definition of single-family dwelling or residence set forth in chapter 13 of this title and which has all of the following characteristics:

1. Designed for a long-term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities and which has plumbing and electrical connections provided for attachment to outside systems;
2. Designed to be transported after fabrication, on its own wheels, or on a flatbed or other trailer or on detachable wheels;
3. Arrives at the site where it is to be occupied as a complete unit and is ready for occupancy except for minor and incidental unpacking and assembly operations, location on foundation supports or jacks, underpinned, connections to utilities and the like;
4. Exceeding eight feet in width and 32 feet in length, excluding towing gear and bumpers; and
5. Is without motive power.

Mobile home park or community means a site or tract of land, at least eight acres in size, held under one ownership, which is suited for the placement of mobile homes.

Mobile home park or community, existing, means a mobile home park or community for which the construction of facilities for servicing the lots on which the mobile homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) are completed before the effective date of the ordinance codified in this code.

Mobile home park or community, expansion, means the preparation of additional sites by the construction of facilities for servicing the lots on which the mobile homes are to be affixed (including the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads).

National Flood Insurance Program (NFIP) means FEMA's program of flood insurance coverage and floodplain management administered in conjunction with the Robert T. Stafford Relief and Emergency Assistance Act. The NFIP has applicable federal regulations promulgated in C.F.R. title 44. The U.S. Congress established the NFIP in 1968 with the passage of the National Flood Insurance Act of 1968.

New construction means structures for which the start of construction commenced on or after the effective date of the ordinance codified in this section.

No-rise certification means a record of the results of an engineering analysis conducted to determine whether a project will increase flood heights in a floodway. A no-rise certification must be supported by technical data and signed by a registered Colorado professional engineer.

Physical map revision (PMR) means FEMA's action whereby one or more map panels are physically revised and republished. A PMR is used to change flood risk zones, floodplain and/or floodway delineations, flood elevations and/or planimetric features.

Special flood hazard area (SFHA) means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year (i.e., the 100-year floodplain).

Start of construction includes substantial improvement and shall mean the date the building permit was issued, provided that the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction

does not include land preparation such as clearing, grading and filling; the installation of streets and/or walkways; excavation for a basement, footings, piers or foundations or the erection of temporary forms; or the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure just prior to when the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. The value of the structure shall be determined by the local jurisdiction having land use authority in the area of interest. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local enforcement official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of a historic structure, provided that the structure's designation as a historic structure remains.

Threshold planning quantity (TPQ) means a quantity designated for each chemical on the list of extremely hazardous substances that triggers notification by facilities to the state that such facilities are subject to emergency planning requirements.

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations, or structure or other development without the elevation certificate, other certifications or other evidence of compliance required in this section.

Water surface elevation means the height, in relation to the North American Vertical Datum (NAVD) of 1988, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.



FEMA/CWCB Required Updates to Floodplain Ordinance

Brian Hathaway, Water Quality and Regulatory Compliance Manager
Brian.Hathaway@greeleygov.com, 970-381-7473
City Council Meeting – January 20, 2026

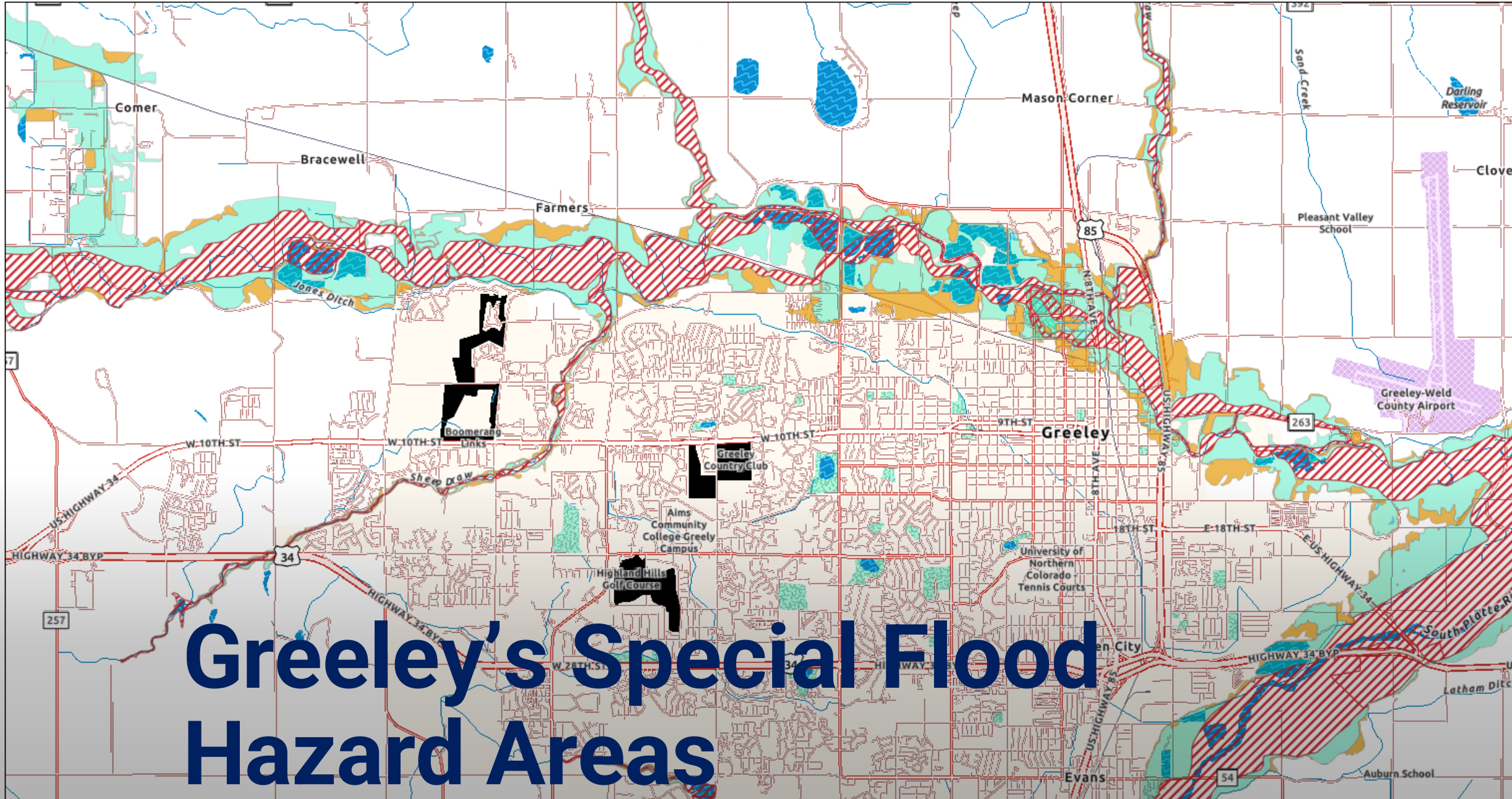


Community Vitality

Agenda



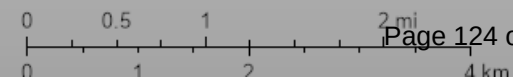
- Background of Greeley's participation in the National Flood Insurance Program and 2019 Community Assistance Visit
- Overview of proposed ordinance change
- Staff recommendation to approve ordinance as presented



December 31, 2025

~300 floodway
~1,050 floodplain

1:72,224



Purpose of the Ordinance Update



- Greeley has participated in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP) since 1979
- NFIP participation allows residents and businesses to obtain federally backed flood insurance and disaster assistance
- Participation requires the City to adopt and enforce floodplain regulations that meet FEMA and Colorado Water Conservation Board (CWCB) standards
- This ordinance update is necessary to maintain compliance and protect continued NFIP eligibility

2019 Community Assistance Visit

- Community Assistance Visits (CAVs) are formal compliance audits conducted by FEMA in coordination with CWCB
- CAVs evaluate floodplain ordinances, permitting, enforcement, and program administration under the NFIP
- Failure to resolve deficiencies can lead to NFIP probation or suspension
- In 2019, a CAV identified deficiencies in Greeley's floodplain ordinance

Why the Updates Were Not Previously Adopted

- 2021 development code update did not incorporate required floodplain amendments for unknown reasons
- Subsequent staff turnover at CWCB and City of Greeley may have contributed
- In mid-2025, CWCB notified the City that the 2019 CAV was still open due to unresolved floodplain ordinance findings, current Floodplain Administrator notified City Attorney's Office

Required Ordinance Updates and Structural Code Changes

Structural Changes

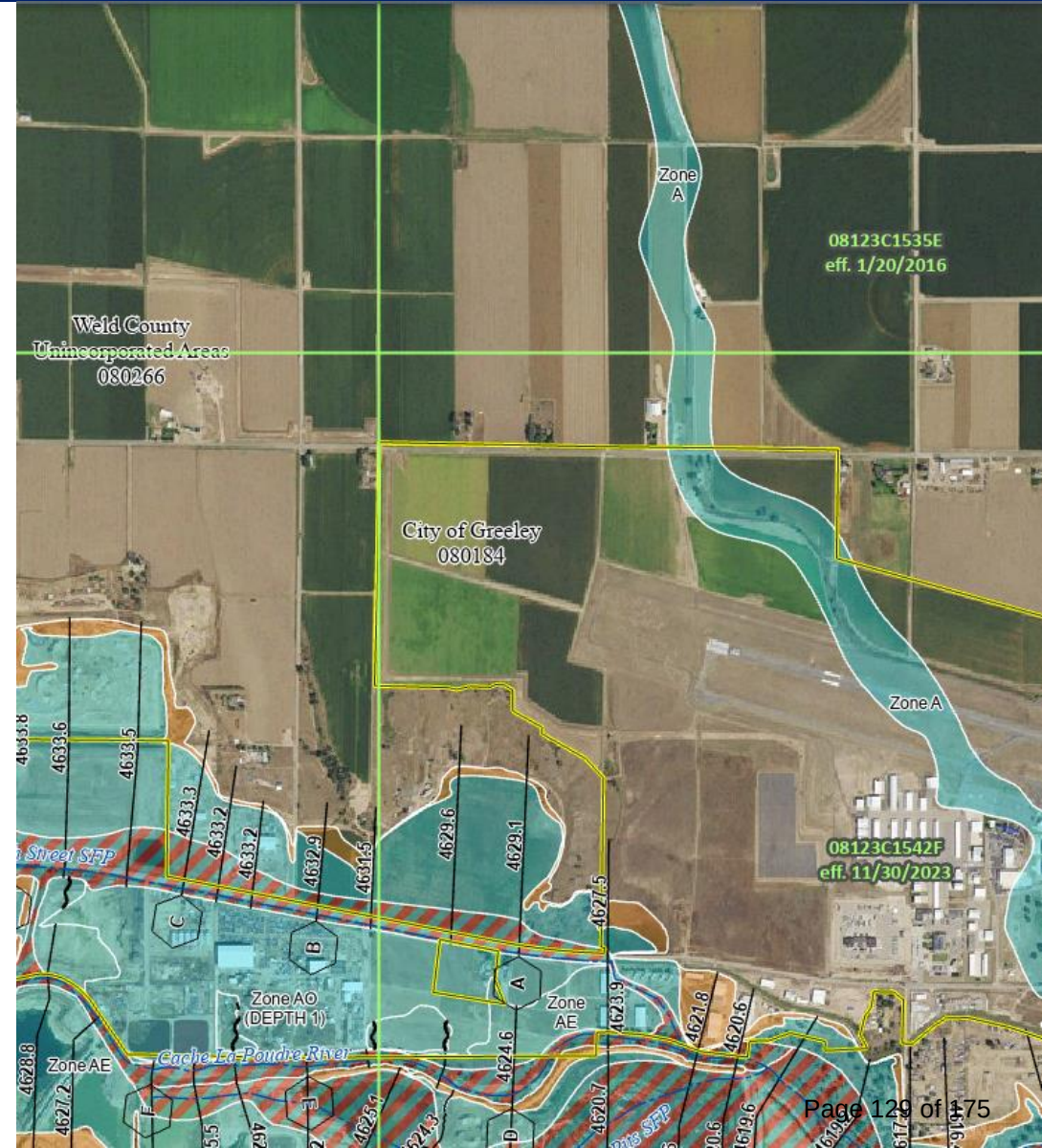
- Community Development made request to move floodplain performance standards out of development code
- Performance standards placed in a section administered directly by Public Works
- Floodplain Overlay District will remain within the development code
 - Variance procedures will remain with zoning board of appeals
- Change improves clarity and program administration

CAV Required Updates

- Clarify the designation and responsibilities of the Floodplain Administrator
- Establish a formal variance process
- Add a severability section
- Include several additional required definitions
- Updated terminology to match CWCB and FEMA
- Require applicants to determine a Base Flood Elevation (BFE) in approximate Zone A areas
- Establish CWCB's requirement that, until a regulatory floodway is adopted, no encroachment may increase the BFE by more than 0.5 feet

Regulatory Impact

- Proposed updates do not impose more stringent floodplain requirements
- No changes to the City's floodplain permitting process
- Two updates were already being enforced as they are mandated by state statute
 - Determination of BFE in Zone A areas
 - 0.5-foot maximum BFE increase prior to floodway adoption



Staff Recommendation

Staff recommends adopting the ordinance and publishing with reference to title only.

Questions





Council Agenda Summary

January 20, 2026

Key Staff Contact: Nathan Mosley, Budget and Policy Director

Title:

Public hearing and second reading of an ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2026

Summary:

This is the first supplemental appropriation ordinance modifying the 2026 budget and is needed to cover costs related to the February 24, 2026 Special Mail Ballot Election.

\$350,000 – Special Election Expenses The attached ordinance includes the proposed budget increases to ensure the City meets the requirements of the charter that expenditures do not exceed what has been appropriated by Council. The appropriation will come before Council for second reading and adoption on January 20, 2026.

The ordinance was introduced on January 6, 2026 and, by a majority vote of the Council, the public hearing and second reading was scheduled for January 20, 2026.

Fiscal Impact:

Yes, this request creates a fiscal impact to the organization.

Is it budgeted? No, not currently.

If not, will it require a new appropriation?

Yes, that is the intent of this item.

If yes, what source and fund will be used?

General Fund reserves

Are there any long-term financial impacts?

No

Is there grant funding for this item?

No

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:

Strategic Focus Area:

High-Performance Government

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. 2, 2026
2. Item - Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 2, 2026

**AN ORDINANCE APPROPRIATING ADDITIONAL SUMS TO DEFRAY THE EXPENSES
AND LIABILITIES OF THE CITY OF GREELEY FOR THE BALANCE OF THE FISCAL
YEAR OF 2026**

WHEREAS, the City of Greeley has or will incur expenses for a Special Election during the 2026 fiscal year; and

WHEREAS, the revenues received in the City of Greeley in 2025, exceeded the amount of revenues estimated in the 2025 Budget by more than the total amount of the expenditures in the same year.

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

Section 1. In accordance with section 5-17 of the Greeley Charter, from actual and anticipated revenues which exceed the revenue estimates in the 2026 budget and amounts held in fund balance reserves from 2025, there is hereby appropriated the following designated sums to be allocated for use during the remainder of 2026:

Fund	Amount	Transfers	Total
100 GENERAL FUND	\$ 350,000	-	\$ 350,000
Grand Total	\$ 350,000	-	\$ 350,000

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

Section 3. This Ordinance shall 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 _____, 2026.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

Second Reading of the First Supplemental Appropriation of 2026

City Council Meeting - January 20, 2026
Nathan Mosley, Budget and Policy Director





Agenda

- 1st Appropriation of 2026
- Request Overview
- Purpose: Council Action on Proposed Ordinance

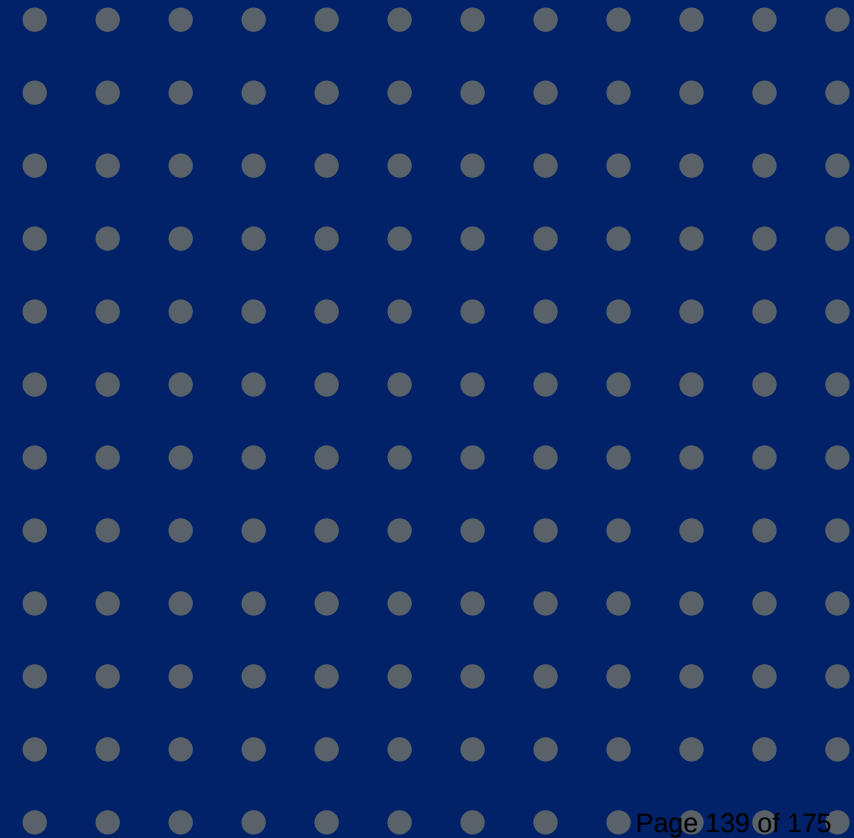
Supplemental Appropriation Request Overview

- Special Request
- Required to cover the cost of the February 24th Special Election
 - Appropriation request - \$350,000
 - Budget Detail
 - Printing - \$95,000
 - Postage - \$39,305
 - Election Judge's - \$20,000
 - Consultant Judge - \$20,000
 - Central Tabulator Rental - \$36,675
 - Election Communications - \$100,000 (Informational Website, Educational Outreach, Public Notices)
 - Supplies - \$8,500

Recommendation

- The City recommends approving the supplemental appropriation as presented
 - Resources will be allocated to support operational needs and the continuation of planned capital projects
 - Funds will still maintain sufficient balances

Thank you





Council Agenda Summary

January 20, 2026

Key Staff Contact: Deb Callies, Housing Director

Title:

Housing Affordability Financing and Incentives Informational Presentation

Summary:

The Housing for All Strategic Plan was approved by City Council in August 2025. The plan encourages activities that support full-spectrum, mixed-income development throughout Greeley, including new growth areas and infill development. To effectively promote housing affordability as the City grows, future policy and resource decisions must prioritize mixed-income development. Achieving this goal will require a clear understanding of housing affordability financing and incentive tools, as well as how City incentives can be used to leverage development that aligns with the objectives of the Strategic Plan.

Greeley's projected growth, combined with rising housing costs, presents an opportunity for the City to take a more active role in residential development—an approach that was not necessary in previous decades. Historically, Greeley has been an affordable place to rent or purchase a home. However, as regional real estate markets continue to strengthen and Colorado remains a highly desirable place to live, Greeley's median home price has steadily increased over the past several years.

The nationwide affordable housing crisis has provided valuable insight into strategies and incentives that are demonstrating success in other parts of Colorado and across the country. This presentation includes an overview of affordability principles; descriptions of affordable and attainable housing demographics; an explanation of how incentives impact development feasibility; the importance of local fund generation; research on the impact of affordable housing on nearby property values; an overview of additional homebuyer and homeowner assistance programs; and the Housing Solutions Department's goals for 2026.

Fiscal Impact:

No Impact: Presentation is informational

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Housing For All
Quality of Life
Safe and Secure Communities

Decision Options:

Informational

Council's Recommended Action:

Informational

Attachments:

1. City of Greeley Affordability Spectrum Handout
2. 2025 Annual Report- Housing Solutions
3. Item - Presentation

City of Greeley- Housing for All Affordability Spectrum

Affordable	Attainable	Market	High End Market	Executive
• <80% AMI • \$90,880 Annual income • Max Prices • Attached: \$229,232 • Detached: \$291,036 • Elementary teacher, police officer, fire fighter, electrician, registered nurse	• 81%-100% AMI • \$90,881-\$113,600 annual income • Max Prices • Attached: \$288,874 • Detached: \$366,758 • K-8 Principal, water resource operations manager, nurse practitioner, physician assistant, POST certified police officer	• 101%-180% AMI • \$113,600-\$204,480 annual income range • Max Prices • Attached: \$431,000 • Detached: \$725,000 • Middle School Principal, Registered Nurse (max salary), COG Deputy Director, Master Fire Fighter, Deputy Chief Engineer	• 181%-280% AMI • \$204,481-\$318,080 annual income range • Max Prices • Attached: \$921,159 • Detached: \$1,135,837 • City Manager, Chief Executive Officer, Physician, City Attorney, Chief Financial Officer	• 281% + AMI • \$318,081 and up, annual income • Prices • Any price above High-End Market category max price • City Manager, Chief Executive Officer, Physician, City Attorney, Chief Financial Officer



2025 Annual Report -Housing Solutions Department

Executive Summary

The City's Housing Solutions Department remains committed to advancing housing stability and opportunity for residents at all income levels. This annual report highlights key accomplishments, challenges, and progress made over the past year in support of the Housing for All Strategic Plan. Through strategic partnerships, targeted investments, and policy implementation, the Department continues to promote mixed-income development, expand housing options, and respond to the evolving housing needs of a growing community.

The following executive summary provides an overview of major initiatives, performance outcomes, and priorities for the coming year, demonstrating how City resources are being leveraged to promote housing affordability, economic resilience, and long-term community well-being.

Key achievements include:

- Development liaison service for mixed-income housing development projects.
- Added key positions to the Housing Solutions Department and increased membership in housing organizations through one time funding.
- Unanimous approval by City Council for the Housing for All Strategic Plan.
- Housing for All Advisory Board progress and completion of first full year.
- Housing affordability educational tools created for internal and external stakeholders.
- Facilitation of all HUD awards and improved financial management for all HUD funded programs.
- Facilitation of multiple stakeholder events, including developers, employers, and city staff.
- Stabilization of the Greeley Housing Authority.
- Creation of 85 deed restricted affordable units within the City of Greeley.
- Facilitation of the G-HOPE down payment assistance program.
- Collaborated with the Community Development Department in the creation of the fast-track program and LPC DOLA grant.

The mission of the City's Housing Solutions Department is to expand access to safe, stable, and attainable housing for residents of all incomes by promoting mixed-income development, leveraging public and private resources, and implementing equitable housing policies that support community stability, economic vitality, and long-term growth.

Key Achievements

Programs and Initiatives

Development Liaison Service

The development liaison service for mixed-income development projects involves facilitating communication and coordination between various stakeholders, including developers, community members, and government agencies. This service aims to ensure that the development process runs smoothly and that the needs and concerns of all parties are addressed. Key functions include organizing meetings, providing updates on project progress, addressing community

feedback, and navigating regulatory requirements. This service is crucial for fostering collaboration and achieving successful outcomes in mixed-income developments. (See testimonials at the end of this report.)

Building a Future for All: The Greeley Housing and Development Opportunities Summit

In April, Greeley took an important step toward shaping its housing future. On April 21st and 22nd, the Housing Solutions Department hosted "Building a Future for All: The Greeley Housing and Development Opportunities Summit."

More than 100 participants—including residents, developers, lenders, employers, city leaders, and nonprofit partners—came together with a shared purpose: to strengthen housing in Greeley. Greeley's future depends on housing that meets the needs of everyone in our community. We need all types of housing—affordable, attainable, market-rate, and executive. A balanced housing mix is essential for economic vitality, community stability, and opportunity for all who call Greeley home.

The summit featured an impressive lineup of leaders and experts whose insights helped shape the conversation. Through these conversations, one truth stood out: Greeley's housing future must be intentional, inclusive, and collaborative. Our next chapter depends on partnerships—between the city, developers, employers, and residents—to ensure that growth works for everyone.

Housing Affordability Education and Engagement Initiative

The Housing Affordability Education and Engagement Initiative was designed to inform and involve key stakeholders, including residents, developers, City leadership and staff, and community organizations, in discussions and decisions regarding housing affordability. This initiative is designed to raise awareness about the challenges and opportunities in creating affordable housing solutions and to foster a collaborative environment where all voices could be heard.

Housing for All Strategic Plan:

The Housing for All Strategic Plan aims to significantly enhance the availability and quality of housing for residents across various income levels. By promoting mixed-income developments and leveraging both public and private resources, implementation of the plan will expand access to safe, stable, and affordable housing options.

Greeley Housing Authority

In 2025, new leadership was introduced to the Greeley Housing Authority after the Housing Solutions Department stepped in to manage the agency. This intervention aimed to increase financial transparency, boost productivity, improve efficiency, and ensure compliance with housing programs. The process included temporary direct management, comprehensive training, and the restoration of program files for compliance. Additionally, ongoing support for the Director was provided through collaboration and participation on the governing board.

2025 Project Highlights

Affordable Unit Creation

One of the notable accomplishments of the Housing Solutions Department is the City's financial investments that resulted in the creation of 85 deed-restricted affordable housing units for the City of Greeley. This includes 58 rental units developed by High Plains Development Corp., which provide permanent supportive housing for formerly chronically homeless households, and 27 affordable for-sale homes built by Greeley-Weld Habitat for Humanity. These projects exemplify the City's commitment to addressing homelessness and providing a range of housing options to meet the community's needs.

G-HOPE

Greeley's Homeownership Program for Employees (G-HOPE) was established to increase homeownership opportunities in the downtown and University areas of the city. In 2025, we facilitated eleven loan closings within the G-HOPE program. Since its inception in 2015, Greeley has provided \$329,073 in loans that leveraged \$26,632,048 in real estate sales. Borrowers experienced an average gain of 33%, equivalent to \$96,950 each, for a combined home appreciation of

\$8,822,452. Additionally, 68% of households that have utilized G-HOPE have been under 120% of the Area Median Income (AMI), demonstrating the program's effectiveness in supporting middle-income families.

HUD CDBG & HOME Programs

The Housing Solutions Department works to expand and preserve affordable housing opportunities in the City of Greeley. We can leverage federal, state, local, and private resources to support housing development, preserve existing affordable units, and assist low-to-moderate-income households (<80% AMI). The program supported 9 projects in 2025 with \$2.3 in HOME funds and \$693,000 in CDBG funds, through partnerships with 12 local organizations and developers.

In 2025, these HUD funds also enabled us to provide vital public services. We assisted a total of 675 individuals in Greeley, offering support for homelessness, domestic violence, and senior services. During the last week of 2025, we received HUD approval for the 2025-2029 Consolidated Plan and the 2025 Annual Action Plan. We are now closely monitoring the 2026 federal budget process, as HUD program funding is currently under negotiation.

Partnerships and Collaborations

HUD Fund Program Management

In 2025, in collaboration with the finance and budget departments, Housing Solutions worked extensively to improve program compliance with HUD. They have enhanced financial management of both funding programs, allocated all previous years' funds to increase the timeliness of spending HUD funds, and improved financial tracking and documentation for best practice performance in grant management. These efforts have not only ensured compliance but have also maximized the impact of the funding received, thereby supporting the broader goal of providing affordable housing to the community. Additionally, the 2025-2029 HUD Consolidated Plan for the City of Greeley was approved by HUD in the final week of the year, unlocking and releasing funds for the 2025 Annual Action Plan.

Proposition 123 Fast Track Review

To ensure compliance with the State of Colorado Prop 123 funding expectations, the City Council approved the Fast Track Review process in December. This collaborative effort with the Community Development Department opens up unique funding sources not available from federal or local sources. These funds can be utilized by the City and its partner agencies to create more affordable housing opportunities in Greeley.

Regional Housing Groups & Other Alliances

The Housing Solutions Department is now actively engaging and partnering with various regional, state, and national housing organizations. Groups include NOCO Housing Now, Housing Colorado, Colorado Housing Finance Authority (CHFA), Government Alliance for Racial Equity (GARE), National Association of Housing and Redevelopment Officials (NAHRO), State of Colorado Department of Local Affairs (DOLA): Division of Housing (DOH), and Women's Affordable Housing Network (WAHN).

Challenges and Lessons Learned

Not surprisingly, the lack of funding for the department has posed challenges for our progress. Despite these obstacles, we have made significant strides in building rapport, collaboration, and partnerships with both internal and external stakeholders. We have successfully managed the City HUD fund programs and the Greeley Housing Authority, begun working directly with developers on pre-development projects to address regulatory challenges that increase costs, and developed educational tools for various audiences.

However, going into 2026, our progress is limited. To leverage mixed-income development, we need financial resources to support projects that align with the strategic plan's goals. Additionally, we must expand our administrative and project management team to effectively manage projects and fully develop development incentives and housing preservation programs.

Lessons learned from these challenges underscore the importance of educating internal and external stakeholders, City leadership, staff, and community partners about housing affordability. This education is crucial for gaining support for initiatives that could secure funding to improve housing affordability in Greeley.

Financial Resources

Revenue

Operating Fund Source	Revenue	Housing Incentive Fund Sources	Revenue
COG Ongoing Funds	\$446,534	COG Local Funds	\$0.00
COG One-Time Funds	\$703,121	HUD HOME (affordable projects)	\$3,167,640.00
HUD CDBG & HOME Operating Funds	\$205,329	HUD CDBG (affordable projects)	\$792,470.95
Total Operating Funds	\$1,354,984	Total Project Funds	\$3,960,110.95

Total operational funding available in the Housing Solutions 2025 budget was \$1,354,984. No local funding has been allocated to fund development incentives to date.

General Fund

\$1,149,655 total general funds, \$703,121 of that was temporary funding in 2025.

HUD HOME & CDBG Funds

\$205,329 total HUD funds eligible for operational use within the Housing Solutions Department. All other HUD funds are pass through grant funds and do not impact the activities and operations of the Housing Solutions Department in any way.

Expenditures

Housing Solutions Team Build Out

In the ever-evolving landscape of urban development and community planning, establishing a dedicated housing team is not merely beneficial but essential. As Housing Solutions continues to work on initiatives such as the HUD HOME & CDBG Program Management and the implementation of the Housing for All Strategic Plan, the need for a cohesive and skilled team becomes increasingly apparent.

In 2025, we were able to add temporary positions to the Housing Solutions Department, including Manager positions in Housing Development, Housing Investment, and Housing Incentives. Given the wide landscape of current and potential funding sources within the housing industry, we also added a Grant Specialist position to the team on a temporary basis. All these positions are continued into 2026 on a temporary basis. The new housing team brings together a diverse group of professionals with expertise in finance, urban planning, community engagement, and policy implementation. This multidisciplinary approach ensures that all aspects of housing projects, from securing funding to managing construction and ensuring compliance, are handled efficiently and effectively. Moreover, a well-coordinated housing team can navigate the complexities of regulatory requirements and leverage unique funding opportunities that demand meticulous attention to detail and strategic planning, tasks best managed by a dedicated team.

Budget vs. Actuals

2025 Actuals are not available as of this writing. However, the Department is expected to finish the year under budget. Salary savings that were accrued during the time it took to hire temporary positions were subject to the spending freeze implemented in fall 2025 and an inability to re-allocate salary savings into other budget lines.

Future Outlook

Increase Funding Resources & Strategic Plan Implementation

To fully realize the goals of the plan, the City needs to identify funding sources that can leverage desired development. Further implementation of the Housing for All Strategic Plan, as financial resources and City assets become available, will address immediate housing needs and lay the foundation for sustainable growth and a vibrant, inclusive community in Greeley.

Housing Education Campaign

Key components of the Housing Affordability Education initiative include:

- City Department and Community Workshops: Regular workshops to educate leadership, staff, community partners, and residents about affordable housing policies, financial assistance programs, and the benefits of mixed-income developments. These workshops provided a platform for community members to share their experiences and feedback.
- Stakeholder Roundtables: Facilitated roundtable discussions with developers, employers, and government officials to identify common goals, address concerns, and explore innovative strategies for increasing housing affordability.
- Educational Campaigns: Launch of multimedia campaigns to disseminate information about housing affordability issues, successful case studies, and available resources. These campaigns can utilize social media, local news outlets, and community newsletters.
- Feedback Mechanisms: Implementation of online surveys and feedback forms to collect input from residents and stakeholders. This feedback will be used to refine policies and programs to better meet community needs.

Overall, the initiative aimed to create a more informed and engaged community, capable of contributing to sustainable and inclusive housing solutions.

Housing Solutions Team Full Build Out

Challenges faced and lessons learned throughout the past year underscore the need for further investment in a resilient and adaptive team. We need to not only increase the number of project managers in order to accommodate the upcoming development projects but also move all temporary positions into permanent funding streams. Also, by fostering collaboration and continuous learning, a housing team can develop innovative solutions to overcome obstacles and enhance the impact of affordable housing initiatives.

Ultimately, building a housing team lays the foundation for sustainable growth and a vibrant, inclusive community. It equips the organization with the necessary tools and expertise to address immediate housing needs while also planning for the future, ensuring that all residents have access to safe, affordable, and high-quality housing.

Testimonials

"The City of Greeley's Housing Solution helps the City of Greeley stand out from other municipalities for its efforts to improve the relationship between developers and city staff. Every growing municipality faces struggles: whether it's 'too much, too soon' or 'too little, too late,' threading the staffing, code upgrade, and vision needles is a huge challenge."

"[Housing Solutions] has been an almost indescribably positive addition to the City's team. The sensation that a non-standard request (and as an adaptive reuse developer, very few of mine requests are standard....) goes into a black box and disappears is gone."

"I feel like I have an advocate, a resource I can go to with odd questions and concerns about follow up, etc. [Housing Solutions staff] are resourceful, kind, knowledgeable, funny (this matters!), and always willing to jump in and help. I cannot say enough good things about how much they have improved my experience working in and with Greeley."



Housing Affordability: Financing & Incentives

Deb Callies, Director of Housing
Deb.callies@greeleygov.com
City Council Meeting - January 20, 2026
Informational Presentation



Agenda



- Introduction to housing affordability financing & incentives
- Who needs affordable housing?
- Housing incentives & local fund generation
- Home values vs. Affordable housing
- Housing solutions goals: 2026
- *Purpose for being in front of council: informational*

City of Greeley Housing Documents



[Housing for All Strategic Plan 2025-2030](#)



[Housing Needs Assessment 2023: At Home in Greeley](#)

Housing Solutions vs. Planning & Building Services



Business And Society

The Market Alone Can't Fix the U.S. Housing Crisis

by Brian Callaci and Sandeep Vaheesan

September 12, 2024



“The country’s housing crisis will not be solved through simple deregulation of zoning laws and building codes- it requires ambitious public action. Federal, state, and local governments must pursue stronger public governance of housing markets, undertake systemic planning, and build homes themselves.”

Area Median Income- “AMI”

Fundamental Assumptions

Housing is “affordable” when it is no more than 30% of your household income.
2025 HUD Area Median Income- AMI’s calculated annually, released in spring

	2025 Income Limits							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
120%	95,520	109,080	122,760	136,320	147,240	158,160	169,080	180,000
110%	87,560	99,990	112,530	124,960	134,970	144,980	154,990	165,000
100%	79,600	90,900	102,300	113,600	122,700	131,800	140,900	150,000
90%	71,640	81,810	92,070	102,240	110,430	118,620	126,810	135,000
80%	63,680	72,720	81,840	90,880	98,160	105,440	112,720	120,000
70%	55,720	63,630	71,610	79,520	85,890	92,260	98,630	105,000
60%	47,760	54,540	61,380	68,160	73,620	79,080	84,540	90,000
55%	43,780	49,995	56,265	62,480	67,485	72,490	77,495	82,500
50%	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
45%	35,820	40,905	46,035	51,120	55,215	59,310	63,405	67,500
40%	31,840	36,360	40,920	45,440	49,080	52,720	56,360	60,000
30%	23,880	27,270	30,690	34,080	36,810	39,540	42,270	45,000
20%	15,920	18,180	20,460	22,720	24,540	26,360	28,180	30,000

Mixed Income Housing: Affordability Categories



Affordable	Attainable	Market	High End Market	Executive
• <80% AMI • \$90,880 Annual income • Max Prices • Attached:\$229,232 • Detached:\$291,036 • Elementary teacher, police officer, fire fighter, electrician, registered nurse	• 81%-100% AMI • \$90,881-\$113,600 annual income • Max Prices • Attached:\$288,874 • Detached:\$366,758 • K-8 Principal, water resource operations manager, nurse practitioner, physician assistant, POST certified police officer	• 101%-180% AMI • \$113,600-\$204,480 annual income range • Max Prices • Attached:\$431,000 • Detached:\$725,000 • Middle School Principal, Registered Nurse (max salary), COG Deputy Director, Master Fire Fighter, Deputy Chief Engineer	• 181%-280% AMI • \$204,481-\$318,080 annual income range • Max Prices • Attached:\$921,159 • Detached:\$1,135,837 • City Manager, Chief Executive Officer, Physician, City Attorney, Chief Financial Officer	• 281% + AMI • \$318,081 and up, annual income • Prices • Any price above High-End Market category max price • City Manager, Chief Executive Officer, Physician, City Attorney, Chief Financial Officer



Income needed to afford median priced home in Greeley: 120% AMI
Median price: \$431,732

Mixed Income Housing: Affordable Housing Demographic



Affordable “Starter Home”

- <80% AMI
- \$90,880 Annual income
- Max Prices
 - Attached:\$229,232
 - Detached:\$291,036



The Miller Family- 2 adults, 2 minors

Two income household:

Accountant w/ District 6: \$53,040

Restaurant Crew Member: \$24,960

Total Annually: \$78,000 (70% AMI)

Affordable Monthly Rent Amount: \$1,950

Affordable Home Price: \$215,000



The Vasquez Family- 3 adults, 1 minors

Three income household:

Apprentice Tech Car Dealership: \$37,440

Retail Crew Member: \$24,960

Social Security Recipient: \$26,448

Total Annually: \$88,848 (80% AMI)

Affordable Monthly Rent Amount: \$2,221.20

Affordable Home Price: \$291,036

Mixed Income Housing: Affordability Categories- continued



Attainable “Workforce Housing”

- 81%-100% AMI
- \$90,881-\$113,600 annual income
- Max Prices
 - Attached:\$288,874
 - Detached:\$366,758



The Ramirez Family- 2 adults, 2 minors

Two income household:
Facilities Service Worker PW: \$41,600
Weld County Case Worker: \$58,240
Total Annually: \$99,840 (90% AMI)

Affordable Monthly Rent Amount: \$2,496
Affordable Home Price: \$328,897



The Anderson Family- 2 adults, 2 minors (under 5 years old)

One income household:
Police Officer (POST Cert): \$110,729
Total Annually: \$110,729 (100% AMI)

Affordable Monthly Rent Amount: \$2,768
Affordable Home Price: \$366,758

Affordability Categories: Affordable, Attainable, and Market Rate

Affordable

= 61% - 80% AMI
Max Annual Income: \$90,880
Max Attached Price: \$229,232
Max Detached Price: \$291,036
Cost Per Door: **\$140,696- \$202,500**

Annual Need: 152
Cost: \$21,350,618*
Fee waivers & offsets;
water, land, DPA,
density, cash

Attainable

= 81% - 100% AMI
Max Annual Income: \$113,600
Max Attached Price: \$288,874
Max Detached Price: \$366,758
Cost Per Door: **\$64,974- \$142,858**

Annual Need: 136
Cost: \$8,823,469*
Fee waivers & offsets;
water, land, DPA, density,
cash

Market

= 101% - 180% AMI**
Annual Income: \$113,601- 204,480
Max Attached Price: \$588,799
Max Detached Price: \$726,019
Cost Per Door: **N/A**

Annual Need: 175
No Incentives

Affordability Categories: High End Market & Executive

High End Market

= 181% - 280% AMI**
Annual Income: \$204,481-318,080
Max Attached Price: \$921,159
Max Detached Price: \$1,135,837
Cost Per Door: **Revolving Loan Fund**

Annual Need: 64
Deferred loans,
property tax, and
development fees**

Executive

= 281% +**
Annual Income: \$318,081+
Max Attached Price: \$921,160+
Max Detached Price: \$1,135,838+
Cost Per Door: **Revolving Loan Fund**

Annual Need: 28
Deferred loans,
property tax, and
development fees**

Housing incentives are eligible for designated mixed income developments and units specified within a mixed income housing agreement.

What about our home values if affordable housing moves in next door?

- Overall studies found affordable housing does NOT have a negative effect on home values nearby
 - Most indicate a positive impact (albeit slight) on surrounding property values
 - Improvement to blighted areas, positive impact on crime rates, new affordable housing construction is designed beautifully, and price spillover
- Some studies show no impact whatsoever on surrounding properties
- Some studies show a mixed impact of either slightly positive or no impact on surrounding home values.

Local Fund Generation



What we already do:

- Increased use of multifamily private activity bonds to draw down 4% Low Income Housing Tax Credits (LIHTC)- approved January 6th, 2025
- HUD HOME & CDBG programs (Entitlement Jurisdiction)
- Prop 123 Programs- for sale & rental development; down payment assistance, rehab assistance

What we still need:

Local Housing Trust Fund- sales tax initiative, commercial development fee, impact fee, specialized commercial tax, fee-in-lieu, etc

Eligible uses defined by the City to leverage the type of housing leadership wants to leverage

Structured flexibly by City leadership- grants vs. loans, application process and evaluations

Development Timeline



Local examples:

Hope Springs (Habitat for sale homes)- 2019-2025 (6 years)

StarRise (PSH- multifamily rental)- 2018-2025 (7 years)

Non-Development Incentive Tools

Down Payment Assistance Programs

- Current State resources
- Previous Federal resources- now under threat to discontinue
- Greeley- GHOPÉ

Homeowner Rehab and Repair Programs

- Preserve affordable housing in the community and independent living for seniors or disabled.
- Effective to eliminate blight or to revitalize neighborhoods that may have fallen into disrepair



What can we do in 2026?

Housing Solutions Department:

- Housing Incentive Policy- Feb 2026
- Direct to Household Programs- down payment assistance & homeowner rehab
- Monitor and advocate for Federal & State fund retention
- Continue various project timelines currently in the predevelopment stages
- Complete analysis on City investment per unit

City Leadership:

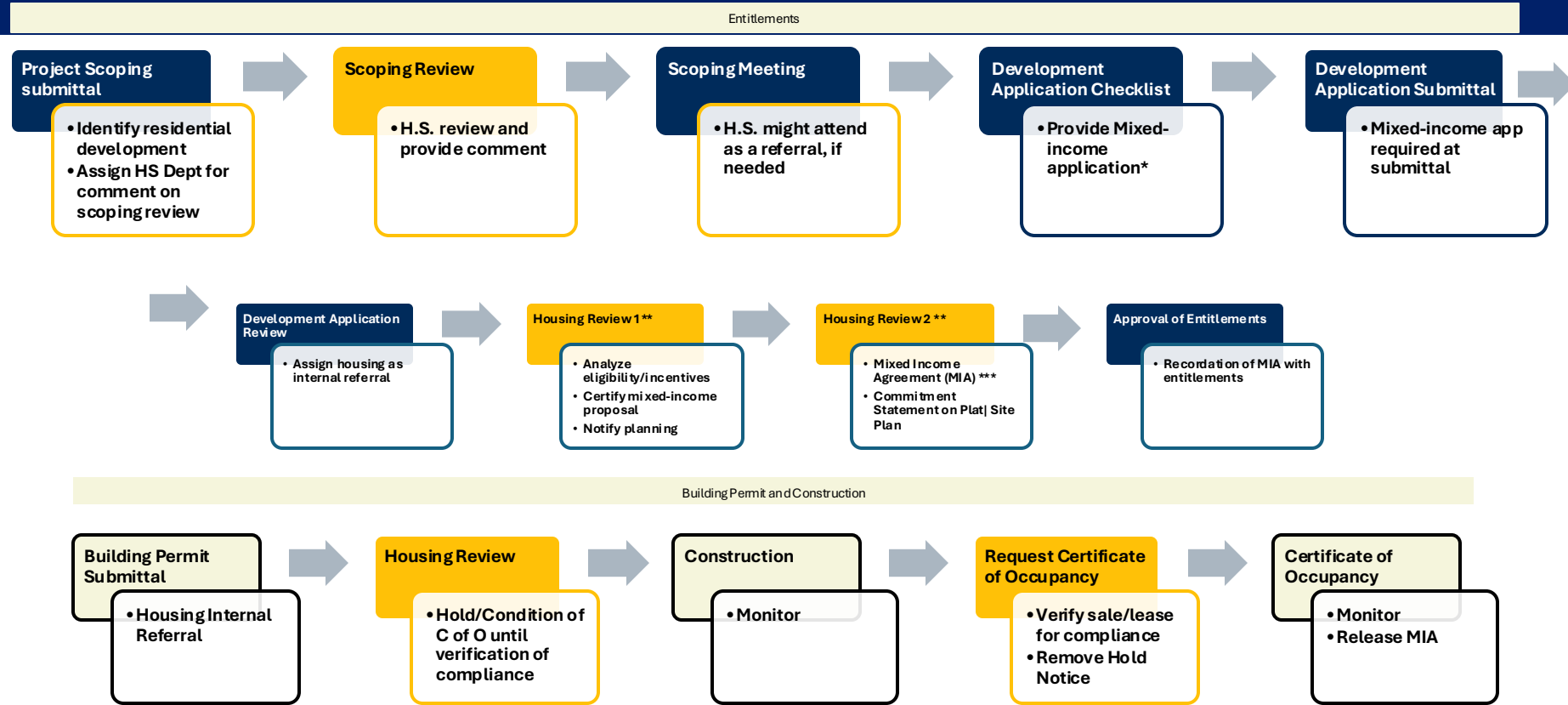
- Weight & measure the Housing for All City priority
- Consider funding options
 - 2026 ballot measure
 - General fund

Questions?

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11. Rebecca Diamond, et al., "Who Wants Affordable Housing in Their Backyard? An Equilibrium Analysis of Low-Income Property Development," Journal of Political Economy, Volume 27, Number 3, June 2019, <https://www.journals.uchicago.edu/doi/10.1086/701354>
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Appendix: Interdepartmental Process: Mixed- Income Housing



*Application will be provided to planning department to include in the existing ART application checklist.

**Housing review to be completed by Housing Incentives Manager or Housing Development Manager

***MIA is not a deed restriction but a way to secure the incentives during construction, language in the MIA would require entitlements to be completed again, if terms of the commitment are not completed by C of O. Recordation of MIA will be a coordinated effort between Planning and Housing. Execution of MIA will be handled by H.S.

Owner:

Community Development

Housing Solutions

Developer/Builder

Appendix: Monthly Cost- Mortgage Payment Calculation

Assumptions

3-bedroom home

Current median price home in Greeley- \$431,732

For Sale Housing Affordability- Per AMI (Greeley, September 2025)									
Area Median Income (AMI)	Housing Type	1 bedroom		2 bedroom		3 bedroom		4 bedroom	
		1-2 person household		2-3 person household		3-4 person household		4-5 person household	
		Min	Max	Min	Max	Min	Max	Min	Max
60%	Attached	\$116,040	\$133,838	\$133,838	\$151,793	\$151,793	\$169,591	\$169,591	\$183,924
60%	Detached	\$147,325	\$169,922	\$169,922	\$192,718	\$192,718	\$215,315	\$215,315	\$233,512
80%	Attached	\$133,839	\$181,561	\$151,794	\$205,502	\$169,592	\$229,232	\$183,925	\$248,343
80%	Detached	\$169,923	\$230,512	\$192,719	\$260,908	\$215,316	\$291,036	\$233,513	\$315,299
100%	Attached	\$181,562	\$229,285	\$205,503	\$259,211	\$229,233	\$288,874	\$248,344	\$312,762
100%	Detached	\$230,513	\$291,103	\$260,909	\$329,097	\$291,037	\$366,758	\$315,300	\$397,086
110%	Attached	\$229,286	\$253,147	\$259,212	\$286,065	\$288,875	\$318,695	\$312,763	\$344,971
110%	Detached	\$291,104	\$321,398	\$329,098	\$363,192	\$366,759	\$404,619	\$397,087	\$437,980
120%	Attached	\$253,148	\$277,009	\$286,066	\$312,915	\$318,696	\$348,515	\$344,972	\$377,181
120%	Detached	\$321,399	\$351,693	\$363,193	\$397,286	\$404,619	\$442,479	\$437,981	\$478,873

Median Attached Sales Price	\$ 339,358	Affordable	Attainable	Market	Median Price Range	Over Median Price Range
Median Detached Sales Price	\$ 431,732	21% discount of attached compared to detached				

Median priced home affordable for 120% AMI and above



Council Agenda Summary

January 20, 2026

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Appointments to Boards and Commissions - Human Relations Commission, Parks and Recreation Advisory Board, Youth 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 Human Relations Commission, the Parks and Recreation Advisory Board and the Youth Commission.

New applicants were interviewed by two council members on January 9, 2026. 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 *****

Human Relations Commission	
<i>1 Position: 3 Year Term</i>	
☐	RYLEY BOWEN
☐	(Recruit for Additional Applicants)

Youth Commission	
<i>1 Position: 2 Year Term</i>	
☐	ELIJAH KINDRED
☐	Liam Murphy
☐	(Recruit for Additional Applicants)

Parks & Recreation Advisory Board	
<i>2 Positions: 3 Year Term</i>	
☐	Ryley Bowen
☐	(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

January 18, 2026 – February 13, 2026

Tuesday, January 20, 2026

- City Council Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Wednesday, January 21, 2026

- Water & Sewer Board Meeting 2 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Friday, January 23, 2026

- Aims Community College Day 11 a.m. Aims Community College Welcome Center (4901 W 20th St, Greeley, CO)

Monday, January 26, 2026

- Greeley Chamber of Commerce 11:30 a.m.

Tuesday, January 27, 2026

- City Council Work Session Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Wednesday, January 28, 2026

- Upstate Colorado Economic Development 7 a.m. Upstate Colorado Conference Room (822 7th Street Greeley CO 80631)

Tuesday, February 3, 2026

- Quarterly Breakfast with Greeley City Council and Weld County Commissioners 7:30 a.m. (2109 9th St, Greeley, CO 80631)
- City Council Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Thursday, February 5, 2025

- Island Grove Advisory Board 3:30 p.m. (600 N. 14th Ave Greeley CO 80631)

- North Front Range MPO Meeting 6 p.m. Fort Collins Colorado River Community Room (222 LaPorte Avenue Fort Collins, CO 80521)

Tuesday, February 10, 2026

- City Council Work Session Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

2026 Council Meeting/Work Session Agenda Items Schedule

	01/12/2026		
	This schedule is subject to change		
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
January 27, 2026 City Council Work Session Meeting			
	Finance/Budget Update	Robert Miller/Nathan Mosley	WS
	Westside Area Plan Update	Caleb Jackson/Don Threewitt	WS
	West Greeley Project Update (Hold)	John Herge/Bret Naber	WS
	Combining Boards for the Culture Division under CPRD	Diana Frick	WS
February 3, 2026 City Council Meeting			
	Minutes - Jan. 20 Regular Meeting; Jan. 13 WS	Heidi Leatherwood	Consent
	Resolution - Authorizing a Professional Service Contract with RS&H, Inc. enviromental and preliminary design MERGE project	Bhooshan Karnik	Consent
	Resolution - Authorizing a Professional Service Contract with RS&H, Inc. designing improvements Centerplace Drive and Off System Mobility Hub	Bhooshan Karnik	Consent
	Resolution - Approving Amendment 2 IGA with Weld County for O street and 59th Ave Construction Projects	Bhooshan Karnik	Consent
	Resolution - Contract to Obligate Shelter Dollars	Mandy Shreve	Consent
	Informational - Homeless Solutions Department Update	Mandy Shreve	Regular
	Informational - Public Art/Performing Artist Follow up	Diana Frick	Regular
	Executive Session - Municipal Judge	Martha Lanaghan	ES
	Executive Session - City Attorney	Martha Lanaghan	ES
	Executive Session - Fire Department Collective Bargaining	Martha Lanaghan	ES
February 10, 2026 City Council Work Session Meeting			
	Contractor Licensing	Matt Wagy/Don Threewitt	WS
	Comprehensive Financial Policies	Allena Portis	WS
	Safe Streets for All Planning and Demonstration Grant Project	Steve Younkin/Bret Naber	WS
	Wildfire Resiliency Adoption	Brian Kuznik	WS
February 17, 2026 City Council Meeting			
	UNC Spring Update	Mayor	Intro
	Minutes - Feb. 3 Council Meeting; Jan. 17 WS	Heidi Leatherwood	Consent
	Resolution - Lessening Burdens on Government	John Herge/Bret Naber	Consent
	Resolution - Affordable Housing Incentive Policy	Deb Callies	Consent
	Resolution - West Lowell Annexation/Establishment of Zoning (Tentative)	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - setting compensation for City Attorney (Hold)	Martha Lanaghan	Consent
	Intro & 1st Rdg Ord - setting compensation for Municipal Judge (Hold)	Martha Lanaghan	Consent
	TEFRA Hearing	John Herge/Bret Naber	Consent
	Informational - Spin Pilot & Micromobility Update	Hanna Feldmann/Bret Naber	Regular
February 24, 2026 City Council Work Session Meeting	Cancelled due to Special Election		
March 3, 2026 City Council Regular Meeting			
	Minutes - Feb. 17 Regular Meeting	Heidi Leatherwood	Consent
	Resolution - Contract with Standard & Poor Global for Credit Rating Service	Allena Portis	Consent
	Into & 1st Rdg Ord adopting Wildfire Resiliency Code	Brian Kuznik	Consent
	PH & 2nd Rdg Ord - setting compensation for Municipal Judge (Hold)	Martha Lanaghan	Regular
	PH & 2nd Rdg Ord - setting compensation for City Attorney (Hold)	Martha Lanaghan	Regular
March 10, 2026 City Council Work Session			
	Eastside Area Plan Update	Doug May/Don Threewitt	WS
	Moral Obligation and Appropriation Pledge	John Herge/Bret Naber	WS
	Code Compliance Process Improvement Update	Buxton Demers	WS
	City Image and Branding Update	Winna Ironkwe	WS
March 17, 2026 City Council Regular Meeting			
	Minutes - March 3 Regular Meeting	Heidi Leatherwood	Consent
	Resolution - Approving Moral Obligation and Appropriation Pledge	John Herge/Bret Naber	Consent
	PH & 2nd Rdg Ord adopting Wildfire Resiliency Code	Brian Kuznik	Regular
March 24, 2026 City Council Work Session	Consensus - Communities Strategic Plan Reducing Homelessness	Mandy Shreve	WS



Council Agenda Summary

Title

Adjournment