

Greeley City Council Agenda

Regular Meeting
Tuesday, March 3, 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/87869081594>

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 with pertinent questions.

- **In Person:** Sign up in Council Chambers (1001 11th St.) with name and address.
- **Virtual via Zoom:** After in-person speakers have 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

Mayor Pro Tem
Melissa McDonald - At-Large

Councilmembers
Tommy Butler - Ward I
Deb DeBoutez - Ward II
Johnny Olson - Ward III
Brian Rudy - Ward IV
Ryan Roth - At-Large



City Council Regular Meeting Agenda

Tuesday, March 3, 2026 at 6:00 PM

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via Zoom at: <https://greeleygov.zoom.us/j/87869081594>

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1. Call to Order
 2. Pledge of Allegiance
 3. Roll Call
 4. Approval of the Agenda
 5. Recognitions and Proclamations
 - a. Women's History Month Proclamation
 - b. Brain Injury Awareness Month Proclamation
 - c. What's Great About Greeley Report?
 6. Citizen Input
 7. Reports from Mayor and Councilmembers
 8. Initiatives from Mayor and Councilmembers
-

Consent Agenda

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

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

9. Motion to approve the City Council Meeting Proceedings of February 3, 2026, and the City Council Work Session proceedings of February 10, 2026
10. Resolution finding substantial compliance with State Annexation laws for property known as ANX2024-0005, West Lowell Annexation, located generally east of North 59th Avenue and south of the Cache La Poudre River and west of North 35th Avenue into the City of Greeley, the subject site is comprised of 53.62 acres
11. Resolution authorizing the City to enter into a contract for professional services between the City of Greeley and TRC Environmental Corporation for the design of multiple street intersection upgrades
12. Resolution authorizing the City to enter into a contract for professional services between the City of Greeley and Ralph L. Wadsworth Construction Company, LLC for program management services for the downtown stormwater capital improvement projects
13. Introduction and first reading of an ordinance adding Chapter 17 to Title 22 of the Greeley Municipal Code relating to adopting the Colorado Wildfire Resiliency Code

End of Consent Agenda

14. Pulled Consent Agenda Items
15. Public hearing and second reading of an ordinance amending Title 20, Chapter 3, Article III of the City of Greeley Municipal Code Concerning the Collection, Treatment, and Use of Graywater
16. Public hearing and second reading of an ordinance authorizing a salary increase and certain benefits for the City Attorney
17. Public hearing and second reading of an ordinance authorizing a salary increase and certain benefits for the Presiding Municipal Judge
18. Motion to go into Executive Session to discuss the potential purchase and acquisition of real property, receive instructions on negotiation and, if necessary, receive legal advice
19. Motion to go into Executive Session to receive legal advice and to instruct negotiators regarding the West Greeley project
20. 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
21. Scheduling of Meetings, Other Events
22. Adjournment



Council Agenda Summary

Item: 5.

Title:

Recognitions and Proclamations

Summary:

Mayor Hall will present the following proclamations:

- Women's History Month
- Brain Injury Awareness Month

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

Attachments:

Women's History Month Proclamation

Brain Injury Awareness Month Proclamation

Item 5 – Presentation



Women's History Month

WHEREAS, March is nationally recognized as Women's History Month, a time to honor and celebrate the extraordinary contributions of women throughout our nation's history; and

WHEREAS, since its congressional designation in 1987, Women's History Month has provided an opportunity to recognize the countless women who have shaped our communities, states, and nation through leadership, innovation, service, and courage; and

WHEREAS, women have played a vital role in advancing civic engagement and democratic values, exemplified by pioneers such as Susan B. Anthony and Shirley Chisholm, whose dedication to equality and public service expanded opportunities for future generations; and

WHEREAS, in business and industry, women entrepreneurs and executives continue to drive economic growth, strengthen local economies, and inspire innovation, building pathways for prosperity and opportunity; and

WHEREAS, in education, women educators, administrators, and scholars have shaped minds, opened doors to knowledge, and fostered environments where students of all backgrounds can thrive; and

WHEREAS, through philanthropy and community service, women have led charitable initiatives, supported families, championed social causes, and strengthened the fabric of our community through compassion, volunteerism, and advocacy; and

WHEREAS, women of all backgrounds—across races, cultures, faiths, and professions—have contributed immeasurably to the civic, economic, educational, and social vitality of our City.

NOW, THEREFORE, I, Dale Hall, by virtue of the authority vested in me as Mayor of the City of Greeley, do hereby proclaim March 2026, as *Women's History Month* in the City of Greeley.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Greeley to be affixed, this 3rd day of March 2026.

Dale Hall, Mayor Pro-Tem



Brain Injury Awareness Month Proclamation

WHEREAS, acquired brain injury is often overlooked and underfunded, and affects over 5,000 Coloradan each year; and

WHEREAS, a traumatic brain injury is caused by a bump, blow, or jolt to, or penetration of, the head that disrupts the normal function of the brain; and

WHEREAS, Colorado ranks ninth in the nation for deaths due to traumatic brain injury; and

WHEREAS, falls are a leading cause of brain injury-related injuries in Colorado; they can also be the result of motor vehicle crashes, assaults, sports-related injuries, occupational-injuries, or opioid overdoses; and

WHEREAS, an injury happens in an instant but can bring a lifetime of physical, cognitive, and behavioral challenges; and

WHEREAS, adequate intervention and support greatly increases and the quality of life and enables individuals with brain injuries to live healthy, happy lives connected to a caring community like Greeley, Colorado; and

WHEREAS, March has been designated as National Brain Injury Awareness Month to promote awareness of the consequences, causes, treatments, and prevention of acquired brain injuries; and

WHEREAS, the citizens of Greeley and organizations like Adeo Colorado are dedicated to raising awareness of brain injury and supporting joy-filled, connected lives for adults living with the long-term impacts of a brain injury,

NOW, THEREFORE, I, Dale Hall, by virtue of the authority vested in me as Mayor of the City of Greeley, do hereby proclaim March 2026, as *Brain Injury Awareness Month*.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Greeley to be affixed, this 3rd Day of March 2026.

Dale Hall, Mayor



City Council Meeting
March 3, 2026

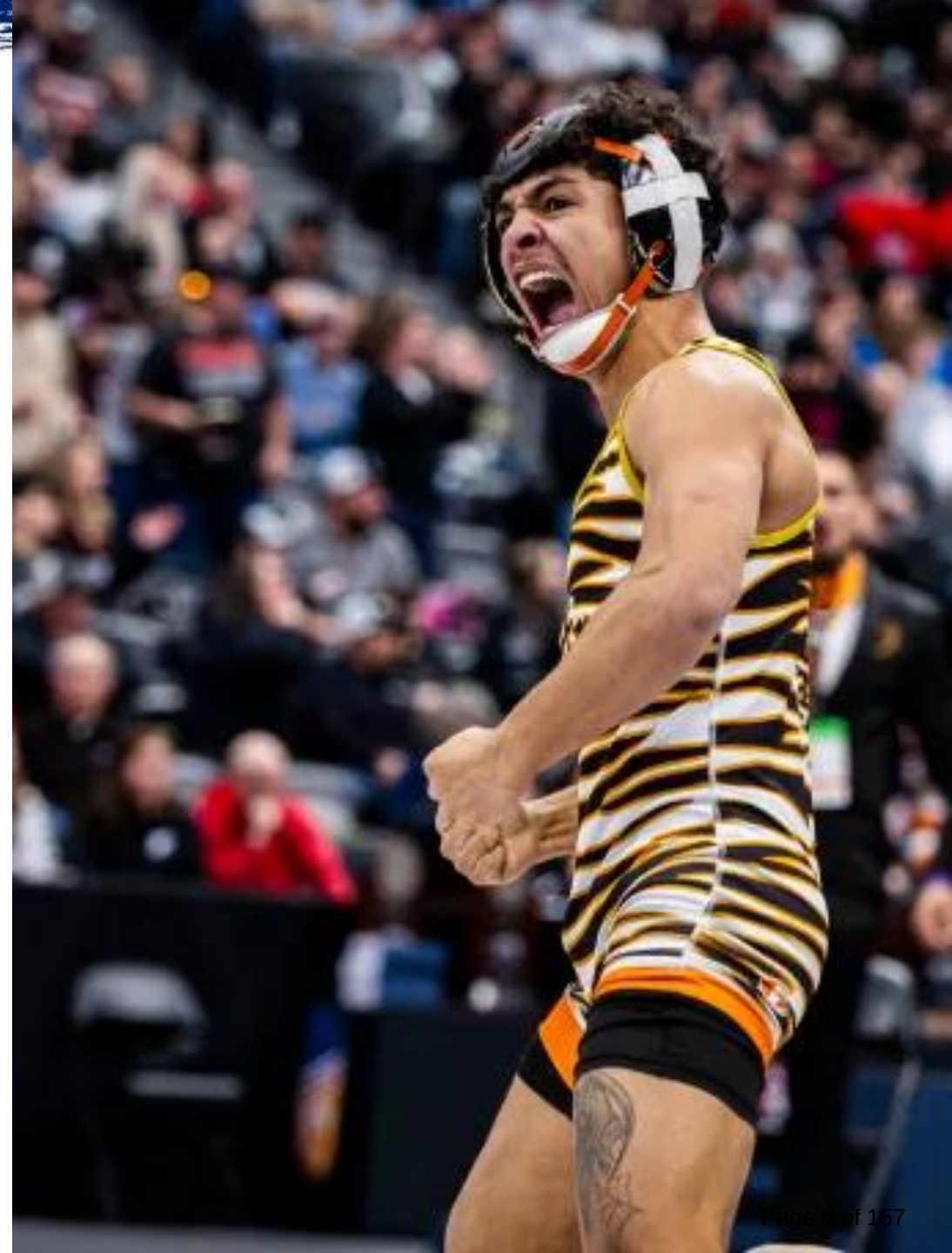
An aerial photograph of a city, likely Denver, with a large white banner overlaying the center. The banner contains the text of the Athenian Oath. The background shows a cityscape with various buildings, including a prominent brick building on the left, and a vast mountain range in the distance under a clear sky.

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

- Athenian Oath

Greeley Wrestlers Win State Wrestling Championships

- Greeley Central's Daniel Romero
Class 4A 113-Pounds
- Dayspring Christian Academy's Joseph Noce
Class 2A 175-Pound2



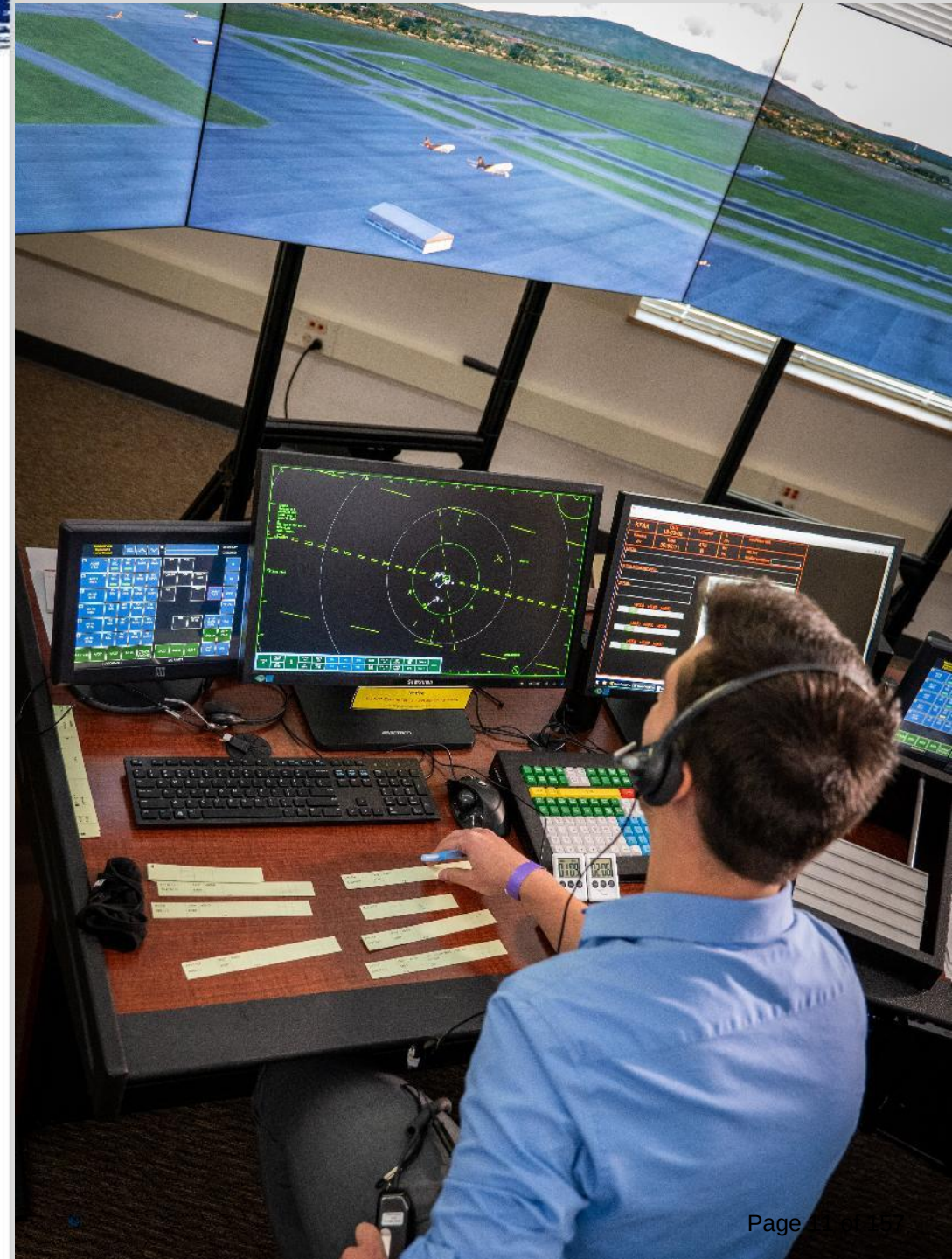
Greeley-Weld County Airport Received \$3.5 Million in Federal Funding for Phase II Improvements

- Phase II – Improves aircraft circulation, reduces runway crossings, enhances access to critical portions of airfield.
- Funding from Federal Aviation Administration (FAA)



Aims Community Designated an Enhanced Air Traffic Collegiate Training Initiative Institution

- First community college authorized to off Tower and Enroute air traffic control training pathways.
- Program addresses national controller shortage.



UNC's Karen Barton, Ph.D. Earns Public and Engaged Scholarship Honor from American Association of Geographers



UNC Listed as Top Place to Work in Student Affairs by American College Personnel Association and The EDU Ledger

- Only Colorado university on the 2026 list.
- First Colorado institution to receive honor since 2016.







Council Agenda Summary

Title

Citizen Input

Summary

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.

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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
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
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 April 14, 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.	Staff will be returning at a later time to provide another update to Council.	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.	Staff are working on the program and implementation strategy/timeline and will take an ordinance to council at a later time.	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 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.	Staff met on 2/2 and will be reaching out to other municipalities for information. Next meeting is 3/2.	EDUR/CMO

03-2026	Butler	Marijuana Feasibility Preliminary Information	Council Meeting 1/20/2026	Preliminary information for a feasibility study for sale, enforcement and regulation of MJ to include potential revenue. Include best practices from other municipalities.	Staff met on 2/2 and will be reaching out to other municipalities for information. Next meeting is 3/2.	CD/CCO
05-2026	Rudy	KFKA Radio Communication on Council Meeting Action	Council Meeting 1/20/2026	Staff to connect with KFKA Radio for opportunities to alternate with commissioners to share information on council meetings	C&E provided information and CCO will follow up on next steps to provide that information to council.	C&E
06-2026	Butler	Sign Code	Council Meeting 2/17/2026	Staff to look at Sign Code section that relates to parkways and enforcement. Parkway is an area that homeowners have between the sidewalk and curb and the current code is not clear on whether a sign can be placed in that area. Therefore the request is for staff to bring back information on this and options to change that code. Particular one of the options being that homeowners can place signs in this area and allow an opportunity for council to discuss.		Code Compliance



Council Agenda Summary

March 3, 2026

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Motion to approve the City Council Meeting Proceedings of February 3, 2026, and the City Council Work Session proceedings of February 10, 2026

Summary:

The regular meeting of the City Council was held in City Council Chambers on February 3 and the work session was held in Council Chambers on February 17, 2026.

The draft proceedings of the 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. 02.03.2026 Regular Meeting Draft Minutes
2. 02.10.2026 Work Session Draft Minutes

City of Greeley, Colorado
City Council Meeting Proceedings
Tuesday, February 3, 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

City Clerk Heidi Leatherwood called the roll.

The following were present:

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Mayor Pro Tem Melissa McDonald

Councilmember Johnny Olson

Councilmember Brian Rudy

Councilmember Ryan Roth

Mayor Dale Hall

4. Approval of the Agenda

No Changes.

5. Recognitions and Proclamation

Black History Month Proclamation

Mayor Hall read the Black History Month Proclamation. Present to accept the proclamation were Greeley West High School counselor Marlene Rich and several students from Greeley West and the UNC Marcus Garvey Cultural Center. 11th grader Shiloh Rivka spoke as well as Autumn Houston from UNC.

What's Great About Greeley Report

Councilmember Roth presented the *"What's Great About Greeley"* report at 6:09 p.m.

6. Citizen Input

1. Annarelli Morales spoke on concerns on merging the Museum Advisory Board.
2. Heather Utrada spoke against changing the 1% Public Art funding to support the addition of performing arts.
3. Bill Gillard spoke on Council not listening to residents related to the Cascadia project.
4. Kathy Hasch spoke on the need to vote on the Cascadia project.

5. Mary Metzger spoke on Council leadership and actions.
6. Tiffany Simmons spoke on issue committees, campaign finance concerns and Council alignment.
7. Dennis Houston spoke about supporting a “No” vote on 1A.
8. Tony Belfiore spoke on supporting the zoning for Cascadia.
9. Steve Teets spoke on homelessness and the “Night of Remembrance” scheduled for February 19.
10. Tom Donkle spoke on support for a “No” vote on 1A.
11. Breanna Harris spoke on support of expanding the 1% Public Arts to performing arts as long as it did not impact on the budget.
12. Peggy Sue Squires spoke on increased transparency regarding the Cascadia project and encouraged a debate between both sides.
13. Kendra Alby spoke in opposition of reducing the Public Art fund to support performing arts.
14. Louisa Anderson spoke on the legal incumbrances that might be a hindrance to expanding the use of the Public Art fund.
15. Connie Garcia spoke on the definition of AI and asked for Item 18 to be removed from the agenda.
16. David Heald spoke on the length of time it would take for phased of the Cascadia project to be self-sufficient.
17. Ben Barnhardt spoke in support of expanding the Public Art fund to include performing arts.
18. Rhonda Solis spoke against the Cascadia project and encouraged a “Yes” vote on 1A.
19. Tom Shaner spoke on the decision-making process for the Cascadia project.

7. Reports from Mayor and Councilmembers

Councilmember DeBoutez announced her office hours would be held the next morning at 9 a.m. at Margie’s Java Joint.

Mayor Pro Tem McDonald announced the 2026 Ed Clark National Youth Service Day Awards, with nominations open until March 27 for youth between 15-18 years old. She promoted the Greeley Philharmonic's "Winds of Note, Uncorked Romance" event on Saturday, February 7.

Councilmember Roth participated in a ride along with the Homeless Solutions team and thanked staff for their work.

Councilmember Rudy attended his first Clearview Library District meeting. He also participated in a police ride along with Officer Vasquez, and thanked the Greeley Police Department.

Councilmember Butler and Mayor Hall attended the Colorado Farm Show Scholarship Awards Dinner.

8. Initiatives from Mayor and Councilmembers

None.

Consent Agenda

- 9. Motion to approve the City Council Work Session Proceedings of January 13, 2026, and City Council Meeting Proceedings of January 20, 2026**
- 10. 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**
- 11. Resolution authorizing the City to enter into a contract for professional services between the City and RS&H, Inc. for design services for the MERGE Project**
- 12. Resolution authorizing the city to enter into a contract for professional services between the City of Greeley and AECOM Technical Services, Inc for design services for the Milton Seaman Reservoir Gate Repair Project**
- 13. Resolution authorizing the City to enter into a contract for professional services between the City of Greeley and Providence Infrastructure Consultants for design services for the 60" Bellvue-Gold Hill Pipeline**
- 14. Resolution authorizing the City to approve the second amendment to the Intergovernmental agreement with Weld County for the O Street & 59th Avenue Intersection Improvements**
- 15. Resolution authorizing the City of Greeley to enter into an External Grant Agreement between the City and United Way of Weld County to fund a shelter**
- 16. Resolution to approve Homeless Solutions Department grant award and spending authority related to the Fines grant 2025/2026**

End of Consent Agenda

Councilmember Butler moved to approve Consent Agenda Items 9-16.
Councilmember DeBoutez seconded the motion. The motion passed 6-0 at 7:16 p.m. with Councilmember Olson absent.

17. Pulled Consent Agenda Items

None.

18. Resolution of the Greeley City Council urging voters to vote “No” on Ballot Question 1A

City Attorney Stacey Aurzada introduced the item at 7:17 p.m. She explained this item was requested through an initiative proposed by Councilmember Olson and approved by

majority consensus on January 20. She noted that state law authorizes individual council members to take positions on ballot measures and authorizes the council as a body to do the same by passing a resolution.

Councilmember Butler moved to table the resolution. Councilmember DeBoutez seconded the motion. The motion failed 2-4 with Councilmembers Roth and Rudy, Mayor Pro Tem McDonald, and Mayor Hall voting “nay,” and Councilmember Olson absent.

Discussion began with each member of council speaking on their viewpoint of the topic.

Councilmember Butler opposed the resolution, noting that the process leading to the West Greeley project lacked legitimate community input and that the resolution unfairly highlighted one side of the vote.

Councilmember Rudy supported the resolution based on legal considerations, explaining that zoning decisions must be based on established criteria, not personal preferences or political pressures.

Councilmember DeBoutez opposed the resolution, stating it undermined the purpose of the special election and that council should respect citizens' right to petition and be heard rather than advocating against the ballot question.

Mayor Pro Tem McDonald supported the resolution and emphasized that the ballot measure impacts the concern of land use rights and could set a precedent that would deter future development in Greeley.

Mayor Hall supported the resolution, noting it was important to maintain the legal integrity of the PUD process.

Mayor Pro Tem McDonald moved to adopt the resolution. Councilmember Rudy seconded the motion. The motion passed 4-2 at 7:30 p.m. with Councilmembers Butler, DeBoutez voting “nay” and Councilmember Olson absent.

19. Homeless Solutions Update

Director of Homeless Solutions Mandy Shreve introduced the item at 7:31 p.m.

Ms. Shreve presented an update on the department's program outcomes and funding changes. She detailed the 2026 operating budget of approximately \$6.2 million, with \$1.4 million in grant funding and about \$1.2 million in rent subsidies coming into the community through state vouchers.

Ms. Shreve explained that this is the first year with an extra \$1 million in one-time funding to keep the shelter open year-round, addressing a previously identified gap in shelter capacity. She discussed challenges with federal and state funding reductions and new approaches to secure alternative funding sources.

Outcomes from various programs:

- Rapid Rehousing: Helped 97 households with 30 successful exits from the program
- Permanent Supportive Housing: Utilized 67 vouchers for individuals with disabilities
- Outreach Team: Provided 6,000+ services and successfully housed 114 people through a pilot program

Ms. Shreve shared success stories of individuals and highlighted the upcoming “Night of Remembrance” event on February 19.

Mayor Hall reported that he has continued the Mayor's Task Force on Homelessness started by former Mayor Gates and noted a recent meeting with potential providers to help the navigation center.

20. Culture, Parks & Recreation Department Performing Arts Funding

Director of Culture Parks and Recreation Diana Frick introduced the item at 7:45 p.m. Cultural Affairs Division Manager Megan Weiler also presented options for performing arts funding as a follow-up to their October presentation.

They discussed the Legacy Partner Program established in 2025, providing reduced rent, marketing support, fundraising opportunities, and other benefits to long-standing performing arts organizations at the Union Colony Civic Center.

Three funding options were presented:

- Option A: UCCC Rental Waiver - Supporting legacy performing arts organizations through waived or reduced rental fees, requiring general fund backfill to offset lost revenue.
- Option B: Public Art Fund Transfer - Allocating a percentage of the public art fund to support performing arts, with funding fluctuating based on capital construction activity. This would require a code amendment.
- Option C: City Manager Sponsorship - Using the city manager's discretionary sponsorship fund for performing arts, though this would not provide predictable or recurring funding.

Councilmember DeBoutez suggested that if the current cap on public art funding for projects over \$50 million could be removed, and then approximately \$9 million could be generated for the fund from upcoming large projects, which could be shared with legacy nonprofit performing arts groups.

Mayor Pro Tem asked about the reduced rent for a Legacy Partner vs. another entity. Ms. Frick explained the rental prices, noting that the lowest was for Legacy Partners.

Mayor Pro Tem McDonald She asked for the definition of “local” looking to see if these parties were specific to Greeley. Ms. Frick answered that “local” referred to Weld County.

Councilmember Roth supported exploring Option B.

Councilmember Butler reiterated Councilmember DeBoutez's proposal and wanted to get more people excited about the arts programs. He emphasized that by expanding the program, more dollars would trickle in.

Mayor Hall raised concerns that removing the cap would effectively increase project costs by adding a percentage point to their budgets. City Attorney Aurzada clarified that development impact fees were limited in the code to capital expenses and permanent fixtures, so any change would require an ordinance amendment.

After discussion, Council reached consensus to explore Option B, directing staff to investigate legal considerations and bring back more detailed implementation plans and policy changes.

21. Motion to go into Executive Session - Municipal Judge Review

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

Mayor Pro Tem McDonald moved to approve the motion. Councilmember Roth seconded the motion. The motion passed 6-0 at 8:11 p.m. with Councilmember Olson absent.

22. Motion to go into Executive Session – City Attorney Review

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

Mayor Pro Tem McDonald moved to approve the motion. Councilmember Rudy seconded the motion. The motion passed 6-0 at 8:12 p.m. with Councilmember Olson absent.

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

Councilmember Butler moved to approve the motion. Mayor Pro Tem McDonald seconded the motion. The motion passed with a voice vote of 6-0 at 8:13 p.m. with Councilmember Olson absent.

24. Scheduling Meetings, Other Events

None.

25. Adjournment

With no further business to come before Council, Mayor Hall adjourned the meeting at 8:15 p.m.

21.Motion to go into Executive Session - Municipal Judge Review

Mayor Dale Hall started the Executive Session at 8:21 p.m. in the Executive Room. The meeting was electronically recorded as required by Colorado Open Meetings Law.

All Councilmembers except Councilmember Olson were present along with Municipal Judge Mark Gonzales.

The executive session was for the purpose of discussing personnel who report to Council as provided for under C.R.S. Section 24-6-402(4)(f) and Greeley Municipal Code Section 2-151 (a)(6) for the purpose of the Annual Review of Municipal Judge Mark Gonzales. He did not request that the discussion be held in open session.

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

The Executive Session concluded at 8:50 p.m.

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

22.Motion to go into Executive Session – City Attorney Review

Mayor Dale Hall started the Executive Session at 8:53 p.m. in the Executive Room. The meeting was electronically recorded as required by Colorado Open Meetings Law.

All Councilmembers except Councilmember Olson were present along with City Attorney Stacey Aurzada.

The executive session was for the purpose of discussing personnel who report to Council as provided for under C.R.S. Section 24-6-402(4)(f) and Greeley Municipal Code Section 2-151 (a)(6) for the purpose of the Annual Review of City Attorney Stacey Aurzada. Ms. Aurzada did not request that the discussion be held in open session.

Mayor Hall cautioned each participant in the executive session to confine discussion to the stated purpose and reminded everyone that no formal action may occur in executive session. He asked if at any point in the executive session any participant believes that the

discussion was going outside the proper scope of the executive session, to please interrupt the discussion and raise an objection.

The City Attorney made an announcement that the conversation was privileged communication. The recorder was turned off during the confidential attorney-client privileged conversation.

The Executive Session concluded at 9:27pm.

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

Approved:

Mayor

Attested:

City Clerk

City of Greeley, Colorado
City Council Work Session Proceedings
Tuesday, February 10, 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

City Clerk Heid Leatherwood called the roll.
The following were present:

Councilmember Tommy Butler
Councilmember Deb DeBoutez
Mayor Pro Tem Melissa McDonald
Councilmember Brian Rudy
Councilmember Ryan Roth
Mayor Dale Hall

Councilmember Johnny Olson was absent and excused.

4. Reports from Mayor and Councilmembers

Councilmember Butler announced the Fourth Annual Freezy Days event hosted by the Downtown Development Authority. He noted it was a valuable initiative that helps downtown retailers during their slowest months of the year, providing residents with deals and other opportunities.

Councilmember Rudy announced his plans to start a monthly "Meet Councilmember in Ward 4" meeting. He had initially scheduled the first meeting for Monday, February 16, but realized it was Presidents' Day. He stated he would announce a new date at the upcoming Tuesday night City Council meeting.

Councilmember Roth announced that he and Councilmember Butler attended the Downtown Development Authority's Annual Retreat and Planning Session on Monday. He thanked Bianca Fischer and her team for their excellent work in the downtown and City staff for providing updates on the Civic Campus project. He thanked Andy Feinstein for chairing the committee.

5. Contractor Licensing

Interim Director of Community Development Don Threewitt, introduced the item at 6:03 p.m. Chief Building Official Matt Waggy, Interim Deputy Director Brittany Hathaway were available for questions.

Deputy Building Official Dusty Shepherd provided an overview of the proposal in response to Council Initiative 11-2025 aimed at the licensing requirements for roofing

contractors. He noted that contractor licensing had been considered twice before by the Council back in 2003 and 2015.

Mr. Shepherd presented data showing that in 2025 showing numbers for permits requested and active contractors. He explained that the state of Colorado currently regulates licensing for electricians and plumbers, while the International Code Council (ICC) offers licensing for other contractors including mechanical, roofing, and general contractors. Currently, only mechanical contractors are required to be licensed in Greeley.

Included in the presentation, was information on neighboring jurisdictions from Fort Collins, Loveland, Longmont, and Larimer County. They all require contractor licensing using the same class descriptions and ICC certification requirements. Mr. Shepherd noted that most local roofing and general contractors already hold licenses in other jurisdictions.

The benefits of implementing contractor licensing would include:

- Contractors would be more knowledgeable about amended code references
- Documentation could be stored in the City's Trak-It system
- Community members would know that contractors have been certified in their trade
- Contractors could use these certifications as marketing points with customers

Mr. Shepherd outlined the proposed application process and fee structure, noting that the software system already has a licensing module. The system is capable of sending automatic reminders for license renewals.

Staff presented three options for Council consideration:

1. License all contractors who perform work in the city (adding general, specialty, and roofing contractors to existing requirements)
2. Add only roofing contractors to the licensing requirements
3. Maintain the current contracting license process

In response to questions from Councilmember Butler and Mayor Hall, Mr. Waggy explained that specialty contractors include concrete contractors, stucco and siding contractors, and demolition contractors. He clarified that Class A general contractors handle large commercial projects, Class B contractors handle smaller commercial projects, and Class C contractors handle residential projects.

Councilmember Butler expressed support for extending the license renewal period to three years to reduce the burden on small business owners and to reduce processing work for city staff.

Councilmember DeBoutez asked about reciprocity between jurisdictions, and Mr. Shepherd confirmed that licenses based on ICC certification would be reciprocal across jurisdictions that use the same standards.

Mayor Pro Tem McDonald supported Option 1, sharing that it would protect local businesses and residents from "fly-by-night" contractors who come into town, after storms. She shared several examples from her insurance industry experience where out-of-town contractors had taken advantage of Greeley residents, including cases where contractors took claims checks but never completed the work.

Councilmember Roth inquired why previous initiatives on contractor licensing failed. Mr. Waggy noted that when the issue was previously brought to the Council, the primary concern was the certification requirements. However, now most contractors already have the necessary certifications from working in neighboring jurisdictions.

After discussion, the Council reached consensus to proceed with Option 1, licensing all contractors who perform work in Greeley.

6. 2026 Community Data Highlights

Acting City Manager Brian McBroom introduced the item at 6:25 p.m.

Mr. McBroom noted that this item was in preparation for the upcoming City Council Retreat. He emphasized that the presentation was a review of available information that the community has shared about the services and programs that the City of Greeley provides.

Mr. McBroom noted that multiple sources of data from the past two years were used, including the city-wide survey (which is statistically relevant), non-resident perception surveys, ballot measure polling, community planning activities, and input from the Speak Up Greeley page.

Key themes identified from the data included:

- Strong satisfaction and trust in core city services
- Ongoing concerns about the impacts of growth, particularly related to streets and congestion
- High value placed on safety and cleanliness
- Cautious attitudes about taxes
- Need for better prioritization and communication of priorities

The presentation organized findings according to the seven focus areas in the Council's strategic plan:

1. Business Growth
 - The community valued economic development work, especially when it produced visible and quick results.
 - Economic development was most valued when it supported local employers, created quality jobs, and improved downtown.
 - Greeley was viewed as competitive but not exceptional as a place to do business.
2. Community Vitality
 - Residents and visitors valued basic upkeep and functionality of infrastructure.
 - Cleanliness, maintenance, and day-to-day function mattered most.
 - Non-resident perceptions suggested that appearance and amenities influence Greeley's regional appeal.
3. High Performance Government:
 - There is strong delivery of service, but expectations have increased.
 - Greeley compared favorably to other communities, but received lower scores on communication, listening to stakeholders, and responsiveness to issues such as traffic and code compliance.
4. Housing for All

- This was identified as a top concern.
 - Housing costs, homelessness, and encampments are ranked highest.
 - There was strong support for housing stabilization, emergency sheltering, and rental assistance.
5. Quality of Life
- There was high satisfaction with quality of life amenities, particularly parks, recreation, and cultural assets.
 - This area was prioritized lower than others because there was already high satisfaction with existing amenities.
6. Safe and Secure Communities
- This was a top priority and considered non-negotiable.
 - Fire and police services were consistently rated very high, with strong support for public safety taxes.
7. Sustainable Infrastructure and Mobility
- This was a top concern, with residents expressing dissatisfaction with the quality of some infrastructure and desiring more investment in improvements.

Councilmember DeBoutez asked about the availability of trend analysis data. Communications and Engagement Director Winna Ironkwe confirmed that it was included in the Appendix with year-over-year comparisons. She noted they would provide updates if additional information was requested.

Councilmember Roth showed interest in further examining public safety ratings and the potential impact of recent initiatives such as the camping ban and the Star Rise on housing perceptions.

Staff indicated they would look into possible methods to track and analyze these aspects in the future reports.

7. Motion to go into Executive Session

A motion to go into an Executive Session to discuss the following matter as provided under C.R.S. Section 24-6-402(4)(b) and 24-6-402(4)(e)(I), Greeley Municipal Code Sections 2-151(a)(2) and 2 151(a)(5): To receive legal advice related to and determine positions, develop strategy, and instruct negotiators about the West Greeley project.

Mayor Pro Tem McDonald moved to approve the motion. Councilmember Rudy seconded the motion. The motion passed 6-0 at 6:43 p.m. with Councilmember Olson absent.

8. Scheduling Meetings, Other Events

None.

9. Adjournment

With no further business to come before the Council, Mayor Hall adjourned the meeting at 6:43 p.m.

7.Motion to go into Executive Session

Mayor Dale Hall started the Executive Session at 6:52 p.m. in the Colorado Room. The meeting was electronically recorded as required by Colorado Open Meetings Law.

All Councilmembers except Councilmember Olson were present along with Acting City Manager Brian McBroom, City Attorney Stacey Aurzada, Deputy City Manager Bret Naber, Chief Financial Officer Allena Portis, Outside Legal Counsel Brett Payton, and appearing virtually Outside Legal Counsel Dawn Bookhardt and Jason Simmons.

The executive session was for the purpose of determining positions, developing strategy, and instructing negotiators as provided under C.R.S. Section 24-6-402 (4)(e)(I) and Greeley Municipal Code Section 2-151(a)(5); and to receive legal advice related to these matters as provide for under C.R.S. Section 24-6-402(4)(b) and Greeley Municipal Code Section 2-151(a)(2)

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

The Executive Session concluded at 8:29 p.m.

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

Approved:

X

Dale Hall
Mayor

Attested:

X

Heidi Leatherwood
City Clerk



Council Agenda Summary

March 3, 2026

Key Staff Contact: Michael Franke, Planner II, Donald Threewitt, Interim Director of Community Development

Title:

Resolution finding substantial compliance with State Annexation laws for property known as ANX2024-0005, West Lowell Annexation, located generally east of North 59th Avenue and south of the Cache La Poudre River and west of North 35th Avenue into the City of Greeley, the subject site is comprised of 53.62 acres

Summary:

The City of Greeley is requesting approval to annex three parcels known collectively as the West Lowell Annexation. These properties are currently under City of Greeley ownership. The annexation includes approximately 53.62 acres of land, as well as the right-of-way for existing F Street. The annexation also includes a parcel owned by Weld County that is north and east of the "North" property that contains 1.35 acres and a section of the Poudre River Trail.

This office has reviewed the Petition for the West Lowell Annexation into the City of Greeley and finds that the Petition for Annexation is in substantial compliance with the requirements of C.R.S. § 31-12-107. Additionally, this office has reviewed the Petition for compliance with annexation requirements contained in C.R.S. §§ 31-12-104 and 31-12-105, and finds that the Petition meets the legal requirements of those sections.

City staff requests that the City Council adopt the resolution finding substantial compliance with State Annexation laws for the properties, and set the public hearing for April 21, 2026.

Fiscal Impact:

City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response and maintenance of rights-of-way. The current zoning proposal is for H-A (Holding Agriculture) and CD (Conservation District).

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

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 certain date.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 20, 2026 with Exhibit A
2. West Lowell Annexation Petition
3. West Lowell Annexation Map

CITY OF GREELEY, COLORADO

RESOLUTION NO. 20, 2026

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS “WEST LOWELL” LOCATED GENERALLY EAST OF NORTH 59TH AVENUE AND SOUTH OF THE CACHE LA POUDE RIVER AND WEST OF NORTH 35TH AVENUE, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 53.62 ACRES.

WHEREAS, the City of Greeley, has submitted an annexation petition to the City of Greeley for annexation of property located generally east of North 59TH Avenue and south of the Cache La Poudre River and west of North 35TH Avenue, more particularly described in the attached Exhibit A;

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

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

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).
2. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2026.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

Exhibit A – Legal Description

A parcel of land located in the South Half of Section 34, Township 6 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Considering the south line of the Southwest Quarter of Section 34, as bearing South 89° 11' 27" East, with the Southwest corner of said Section 34 monumented by a #6 rebar with a 3.25" aluminum cap in monument box, stamped LS 38353 and the South Quarter corner of said Section 34 monumented by a #6 rebar with a 2.5" aluminum cap, stamped LS 24670 and with all bearings contained herein relative thereto:

BEGINNING at the South Quarter corner of said Section 34;

THENCE North 89° 11' 27" West, along said south line of the Southwest Quarter of Section 23, a distance of 850.14 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 09' 15" East, along said west line, a distance of 599.15 feet;

THENCE along said south line the following 6 courses and distances:

South 77° 54' 11" West, a distance of 482.65 feet;

THENCE South 79° 53' 14" West, a distance of 459.15 feet;

THENCE South 75° 25' 22" West, a distance of 100.22 feet;

THENCE South 67° 29' 03" West, a distance of 106.66 feet;

THENCE South 62° 17' 55" West, a distance of 161.17 feet;

THENCE South 60° 56' 35" West, a distance of 519.22 feet to said south line of the Southwest Quarter;

THENCE North 89° 11' 27" West, along said south line, a distance of 48.74 feet;

THENCE North 00° 07' 31" East, departing said south line, a distance of 40.92 feet to the north right-of-way line of F Street;

THENCE along said north line the following 9 courses and distances:

North 60° 56' 35" East, a distance of 542.25 feet;

THENCE North 62° 17' 55" East, a distance of 164.60 feet;

THENCE North 67° 29' 03" East, a distance of 113.54 feet;

THENCE North 75° 25' 22" East, a distance of 106.72 feet;

THENCE North 79° 53' 14" East, a distance of 460.45 feet;

THENCE North 77° 54' 11" East, a distance of 480.70 feet;

THENCE North 76° 09' 15" East, a distance of 88.73 feet;

THENCE South 85° 20' 45" East, a distance of 394.52 feet;

THENCE North 75° 37' 58" East, a distance of 109.18 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 11' 04" East, along said west line, a distance of 418.50 feet;

THENCE along said southerly line the following 10 courses and distances:

North 39° 45' 33" East, a distance of 94.50 feet;

THENCE North 33° 37' 33" East, a distance of 59.59 feet;

THENCE North 58° 13' 04" East, a distance of 103.00 feet;

THENCE North 56° 53' 04" East, a distance of 341.00 feet;

THENCE North 76° 22' 04" East, a distance of 116.00 feet;

THENCE North 80° 24' 04" East, a distance of 640.00 feet;

THENCE North 79° 11' 04" East, a distance of 358.30 feet;

THENCE South 00° 13' 30" West, a distance of 338.13 feet;

THENCE North 72° 19' 02" East, departing said southerly line, a distance of 42.04 feet;

THENCE South 00° 13' 30" West, a distance of 63.05 feet to the south right-of-way line of F Street;

THENCE along said south line the following 6 courses and distances:

South 56° 19' 02" West, a distance of 40.28 feet;

THENCE South 56° 02' 18" West, a distance of 454.33 feet;

THENCE South 67° 06' 07" West, a distance of 95.00 feet;

THENCE South 75° 46' 07" West, a distance of 95.00 feet;

THENCE South 84° 17' 07" West, a distance of 203.00 feet;

THENCE South 80° 24' 07" West, a distance of 102.00 feet;

THENCE South 59° 28' 44" West, a distance of 50.45 feet;

THENCE South 33° 17' 55" West, departing said south line, a distance of 206.69 feet to the northerly line of that tract of land recorded at Reception No. 4774258;

THENCE along said northerly line the following 7 courses and distances:

South 81° 59' 21" East, a distance of 325.64 feet;

THENCE South 79° 10' 44" East, a distance of 106.30 feet;

THENCE South 79° 14' 30" East, a distance of 136.32 feet;

THENCE South 65° 19' 09" East, a distance of 154.87 feet;

THENCE South 73° 51' 09" East, a distance of 209.87 feet;

THENCE North 85° 17' 08" East, a distance of 58.28 feet;

THENCE North 49° 12' 12" East, a distance of 119.40 feet to the east line of said tract;

THENCE South 00° 13' 30" West, along said east line, a distance of 605.86 feet to the south line of the Southeast Quarter of Section 34;

THENCE North 89° 11' 21" West, along said south line, a distance of 1320.39 feet to the POINT OF BEGINNING.



PETITION FOR ANNEXATION

West Lowell

Annexation

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

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

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

1. It is desirable and necessary that the above-described territory be annexed to the City of Greeley.
2. The requirements of Section 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:
 - A. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley.
 - B. A community of interest exists between the territory proposed to be annexed and The City of Greeley.
 - C. The territory sought to be annexed is urban or will be urbanized in the near future.
 - D. The territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.

- E. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has/have been divided into separate parts or parcels of real estate without the written consent of the land owner or land owners thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road, or other public way.
- F. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising twenty (20) acres or more which, together with the buildings and improvements situated thereon have an assessed valuation in excess of \$200,000 for ad valorem tax purposes for the year next preceding the filing of the written petition for annexation, has/have been included within the territory proposed to be annexed without the written consent of the land owner or land owners.
- G. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Greeley was held within the twelve months preceding the filing of this petition.
- H. The territory proposed to be annexed does not include any area included in another annexation proceeding involving a city other than the City of Greeley.
- I. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.
- J. The property owned by each petitioner is described on each separate signature sheet and, when needed, described more fully in the exhibits attached hereto and incorporated herein by reference.
- K. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the land owners and owning more than fifty percent (50%) of the property, excluding public streets and alleys, and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.

L. Accompanying this petition is **the original annexation plat map** containing the following information:

1. A written legal description of the boundaries of the area proposed to be annexed.
2. A map showing the boundary of the area proposed to be annexed.
3. Within the annexation boundary map, an identification of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks. Also, within the boundary map, identification of any special districts the area proposed to be annexed may be part of.
4. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed. E. A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies at least one-sixth (1/6) contiguity to the City of Greeley.
5. **Acceptance block describing the acceptance action of the City of Greeley in form and substance as provided in Appendix A of the Subdivision Regulations of the City of Greeley** and providing for the effective date and City Clerk and Mayor attest signatures.

M. Except as otherwise provided, no part of the territory sought to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.

N. As an expressed condition of annexation, land owner(s) consent(s) to inclusion into the Northern Colorado Water Conservancy District and the municipal subdistrict pursuant to Section 37-45-136 (3.6) C.R.S. Land owner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, land owner's (s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of land owner's(s') lands. Land owner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Land owner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

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

Land Owner (s) Full Name	Land Owner (s) Mailing Address	Land Owner (s) Signature	Date Signed
City of Greeley, Water & Sewer Department	1001 11th Avenue, 2nd Floor Greeley, CO 80631	<i>Sam P. Chankon</i>	1/27/26

If necessary, attach a separate sheet.

Subscribed and sworn to before me this 27 day of January, 2026, by _____.

Witness my hand and official seal.

My commission expires: August 2, 2028

Rebecca Allen

Notary Public

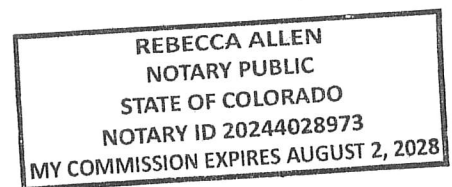


Exhibit A – Legal Description

A parcel of land located in the South Half of Section 34, Township 6 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Considering the south line of the Southwest Quarter of Section 34, as bearing South 89° 11' 27" East, with the Southwest corner of said Section 34 monumented by a #6 rebar with a 3.25" aluminum cap in monument box, stamped LS 38353 and the South Quarter corner of said Section 34 monumented by a #6 rebar with a 2.5" aluminum cap, stamped LS 24670 and with all bearings contained herein relative thereto:

BEGINNING at the South Quarter corner of said Section 34;

THENCE North 89° 11' 27" West, along said south line of the Southwest Quarter of Section 23, a distance of 850.14 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 09' 15" East, along said west line, a distance of 599.15 feet;

THENCE along said south line the following 6 courses and distances:

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THENCE South 79° 53' 14" West, a distance of 459.15 feet;

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THENCE South 73° 51' 09" East, a distance of 209.87 feet;

THENCE North 85° 17' 08" East, a distance of 58.28 feet;

THENCE North 49° 12' 12" East, a distance of 119.40 feet to the east line of said tract;

THENCE South 00° 13' 30" West, along said east line, a distance of 605.86 feet to the south line of the Southeast Quarter of Section 34;

THENCE North 89° 11' 21" West, along said south line, a distance of 1320.39 feet to the POINT OF BEGINNING.

ANNEXATION MAP OF
WEST LOWELL
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
PROJECT #ANX2024-0005

PROPERTY DESCRIPTION:

A parcel of land located in the South Half of Section 34, Township 6 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Considering the south line of the Southwest Quarter of Section 34, as bearing South 89° 11' 27" East, with the Southwest corner of said Section 34 monumented by a #6 rebar with a 3.25" aluminum cap in monument box, stamped LS 38353 and the South Quarter corner of said Section 34 monumented by a #6 rebar with a 2.5" aluminum cap, stamped LS 24670 and with all bearings contained herein relative thereto:

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THENCE South 62° 17' 55" West, a distance of 161.17 feet;

THENCE South 60° 56' 35" West, a distance of 519.22 feet to said south line of the Southwest Quarter;

THENCE North 89° 11' 27" West, along said south line, a distance of 48.74 feet;

THENCE North 00° 07' 31" East, departing said south line, a distance of 40.92 feet to the north right-of-way line of F Street;

THENCE along said north line the following 9 courses and distances:

North 60° 56' 35" East, a distance of 542.25 feet;

THENCE North 62° 17' 55" East, a distance of 164.60 feet;

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THENCE North 75° 25' 22" East, a distance of 106.72 feet;

THENCE North 79° 53' 14" East, a distance of 460.45 feet;

THENCE North 77° 54' 11" East, a distance of 480.70 feet;

THENCE North 76° 09' 15" East, a distance of 88.73 feet;

THENCE South 85° 20' 45" East, a distance of 394.52 feet;

THENCE North 75° 37' 58" East, a distance of 109.18 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 11' 04" East, along said west line, a distance of 418.50 feet;

THENCE along said southerly line the following 10 courses and distances:

North 39° 45' 33" East, a distance of 94.50 feet;

THENCE North 33° 37' 33" East, a distance of 59.59 feet;

THENCE North 58° 13' 04" East, a distance of 103.00 feet;

THENCE North 56° 53' 04" East, a distance of 341.00 feet;

THENCE North 76° 22' 04" East, a distance of 116.00 feet;

THENCE North 80° 24' 04" East, a distance of 640.00 feet;

THENCE North 79° 11' 04" East, a distance of 358.30 feet;

THENCE South 00° 13' 30" West, a distance of 338.13 feet;

THENCE North 72° 19' 02" East, departing said southerly line, a distance of 42.04 feet;

THENCE South 00° 13' 30" West, a distance of 63.05 feet to the south right-of-way line of F Street;

THENCE along said south line the following 6 courses and distances:

South 72° 19' 02" West, a distance of 40.28 feet;

THENCE South 56° 02' 18" West, a distance of 454.33 feet;

THENCE South 67° 06' 07" West, a distance of 95.00 feet;

THENCE South 75° 46' 07" West, a distance of 95.00 feet;

THENCE South 84° 17' 07" West, a distance of 203.00 feet;

THENCE South 80° 24' 07" West, a distance of 102.00 feet;

THENCE South 59° 28' 44" West, a distance of 50.45 feet;

THENCE South 33° 17' 55" West, departing said south line, a distance of 206.69 feet to the northerly line of that tract of land recorded at Reception No. 4774258;

THENCE along said northerly line the following 7 courses and distances:

South 81° 59' 21" East, a distance of 325.64 feet;

THENCE South 79° 10' 44" East, a distance of 106.30 feet;

THENCE South 79° 14' 30" East, a distance of 136.32 feet;

THENCE South 65° 19' 09" East, a distance of 154.87 feet;

THENCE South 73° 51' 09" East, a distance of 209.87 feet;

THENCE North 85° 17' 08" East, a distance of 58.28 feet;

THENCE North 49° 12' 12" East, a distance of 119.40 feet to the east line of said tract;

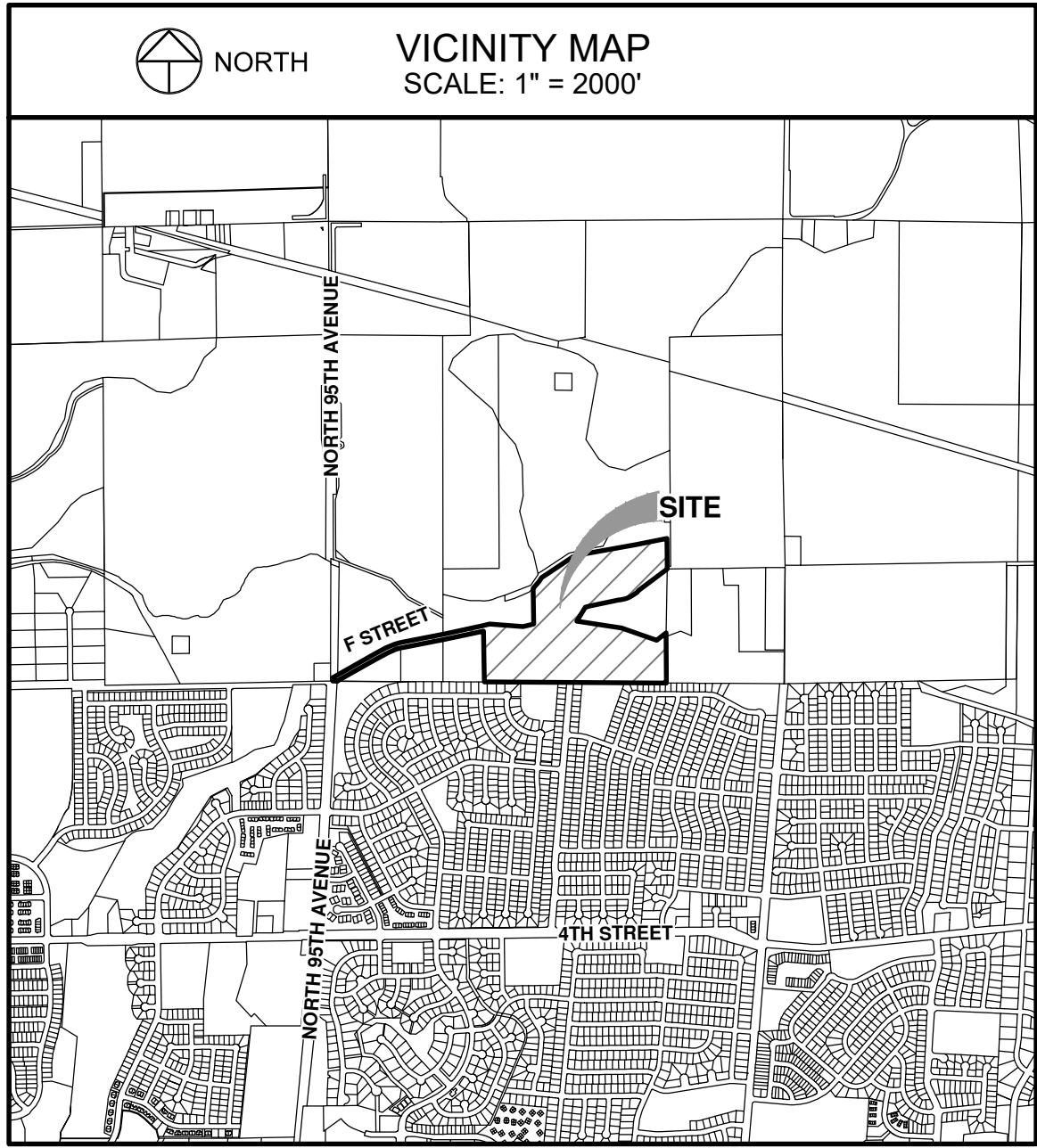
THENCE South 00° 13' 30" West, along said east line, a distance of 605.86 feet to the south line of the Southeast Quarter of Section 34;

THENCE North 89° 11' 21" West, along said south line, a distance of 1320.39 feet to the POINT OF BEGINNING.

Containing 56.66 acres (2,468,248 square feet) more or less, and may be subject to easements and right-of-ways now on record or existing.

PURPOSE STATEMENT

The purpose of the annexation is to combine the properties north of F Street into a single parcel and transfer it to Culture, Parks and Recreation Department (CPRD) to be kept as open space, the annexation will include the Poudre Trail property owned by Weld County. The properties south of F Street to be combined into a single parcel, which the Water and Sewer Department may dispose of after annexation.



ANNEXATION

TOTAL PERIMETER..... 12,686.50'

CONTIGUOUS BOUNDARY..... 3,874.36'

MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED..... 2,114.42'

TOTAL LAND AREA OF ANNEXATION.....2,468,268 SQ. FT.

RIGHT-OF-WAY TO BE ANNEXED.....252,994 SQ. FT.

DENOTES CONTIGUOUS CITY BOUNDARY

SURVEYOR'S NOTES:

- The lineal unit of measure for this survey is U.S. Survey Feet.
- Benchmarks: Greeley GIS Reference No. 93, published elevation 4646.87' (NAVD88)
Greeley GIS Reference No. 111, published elevation 4791.11' (NAVD88)
- The Basis of Bearings is the south line of the Southwest Quarter of Section 34, as bearing South 89° 11' 27" East (assumed bearing), with the Southwest corner of said Section 34 monumented by a #6 rebar with a 3.25" aluminum cap in monument box, stamped LS 38353 and the South Quarter corner of said Section 34 monumented by a #6 rebar with a 2.5" aluminum cap, stamped LS 24670.
- EPS Group relied upon Commitment No. 5525-4320501, effective date of November 03, 2025, prepared by First American Title Insurance Company AND Commitment No. 5525-4320499, effective date of October 29, 2025, prepared by First American Title Insurance Company AND Commitment No. 5525-4320508, effective date of November 03, 2025, prepared by First American Title Insurance Company AND FCC25217148-2, effective date of October 15, 2025, prepared by Old Republic National Title Insurance Company.
- Existing Zoning: Weld County - Agriculture (A)
Proposed Zoning: City of Greeley - Holding-Agriculture (H-A) & Conservation District (CD)
- Adjacent property owner information per the Weld County Property Portal.
- The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.
- The word "State", "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).
- Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- This map is prepared exclusively for Annexation & Initial Zoning purposes and is not to be used for any other purpose and should not be construed as a monumented land survey as defined by the State of Colorado.

OWNER DEDICATION STATEMENT:

1. Dedication statement:

I, _____, being the sole owner(s) in fee of _____ (West Lowell Property), Weld County, Colorado, shown on the attached map as embraced within the heavy exterior lines thereon, has (have) subdivided the same into lots and blocks (or building envelopes) as shown on the attached map; and does (do) hereby set aside said portion or tract of land and designate the same (name of subdivision and statement that is a subdivision or addition to the City of Greeley, Weld County, Colorado); and does (do) dedicate to the public, the streets and all easements over and across said lots (or building envelopes) at locations shown on said map; and does (do) further certify that the width of said streets, the dimensions of the lots and blocks (or building envelopes) and the names and numbers thereof are correctly designated upon said map.

Signature of Owner Date

Witness my hand and seal this ____ day of _____, A.D. ____.

STATE OF COLORADO)

CITY OF GREELEY)

WELD COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, 20 ____.

My commission expires: _____.

WITNESS my Hand and Official Seal.

Notary Public

PLANNING COMMISSION RECOMMENDATION

Recommended / not recommended by the City of Greeley Planning Commission, this ____ day of _____, 20 ____.

CITY COUNCIL APPROVAL:

Approved by the Greeley City Council on this ____ day of _____, 20 ____.

CITY OF GREELEY MAYOR:

City of Greeley Mayor Date

SURVEYOR'S STATEMENT

I, THAREN J. HELGERSON, A COLORADO PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS PROPERTY DESCRIPTION OF LAND PROPOSED TO BE ANNEXED TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION.

THIS ANNEXATION DRAWING IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION FROM EXISTING DOCUMENTS OF RECORD TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION AS SHOWN HEREON.

I FURTHER STATE THAT NOT LESS THAN ONE-SIXTH OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED IS CONTIGUOUS TO THE BOUNDARY LINE OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

PRELIMINARY
11/20/25
FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.

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

SECTION:
34
TOWNSHIP:
6
RANGE:
66

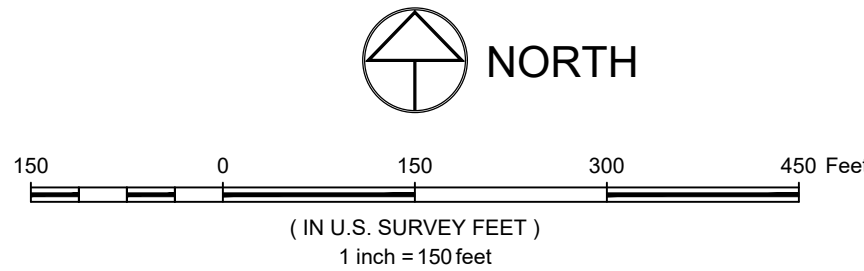
DATE:
11/20/25
SCALE:
AS SHOWN
PROJECT:
24-0168
CLIENT:
CITY OF GREELEY
DRAWN BY:
T. HELGERSON
REVIEWED BY:
HELGERSON



ANNEXATION MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Sheet
1
Of 5 Sheets

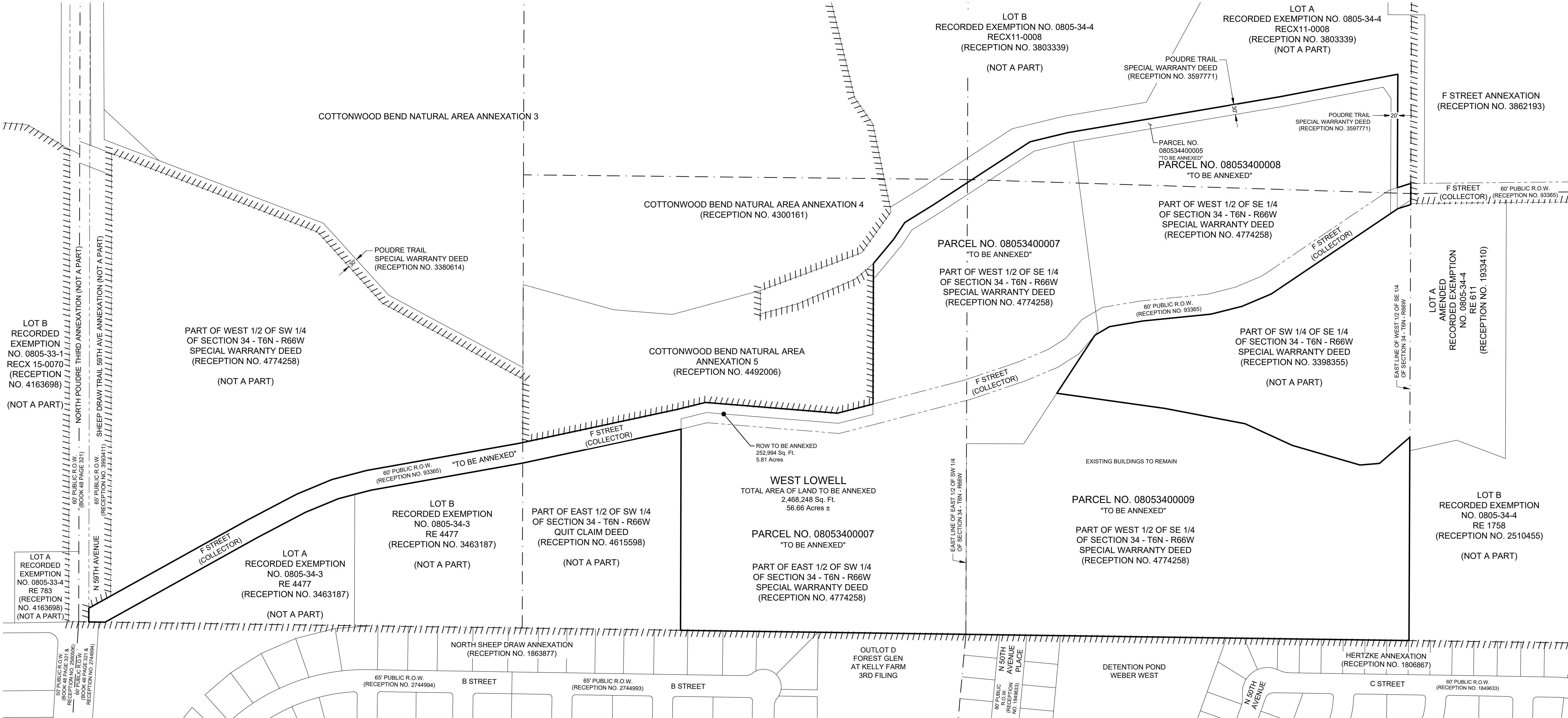
ANNEXATION MAP OF
WEST LOWELL
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
PROJECT #ANX2024-0005



LEGEND	
	ANNEXATION BOUNDARY LINE
	LOT LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	SECTION LINE
	CPW HIGH PRIORITY HABITAT BOUNDARY LINE
	CITY OF GREELEY ECOLOGICAL SIGNIFICANCE LINE
	FEMA LINE
	CONTIGUOUS CITY BOUNDARY
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
	FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 10855 UNLESS OTHERWISE NOTED
	RECORD DIMENSION, OTHERWISE ALL DIMENSION MEASURED

PRELIMINARY
11/20/25
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THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
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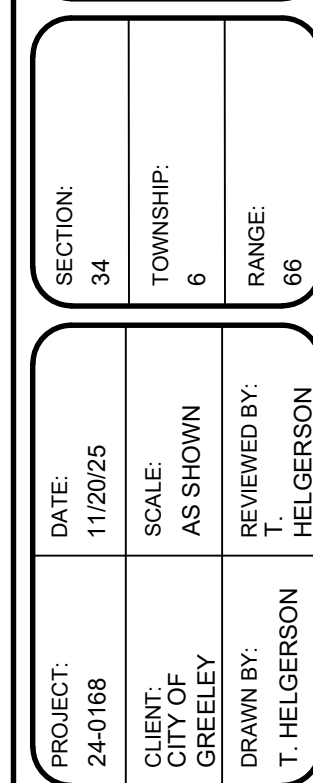
SECTION: 34	TOWNSHIP: 6	RANGE: 66
DATE: 11/20/25	SCALE: AS SHOWN	REVIEWED BY: HELGERSON
PROJECT: 24-0168	CLIENT: CITY OF GREELEY	DRAWN BY: T. HELGERSON

970.221.4168
eps@epsinc.com
ARIZONA | COLORADO

ANNEXATION MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Sheet
2
Of 5 Sheets

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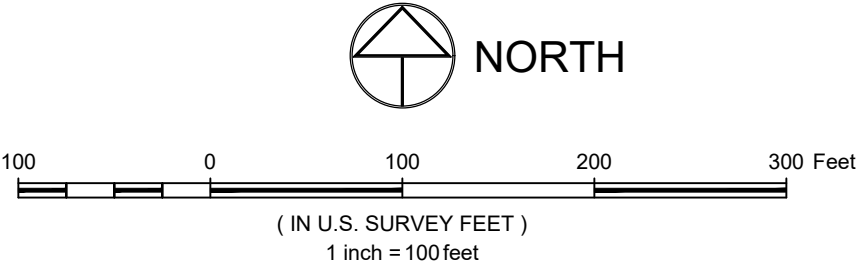
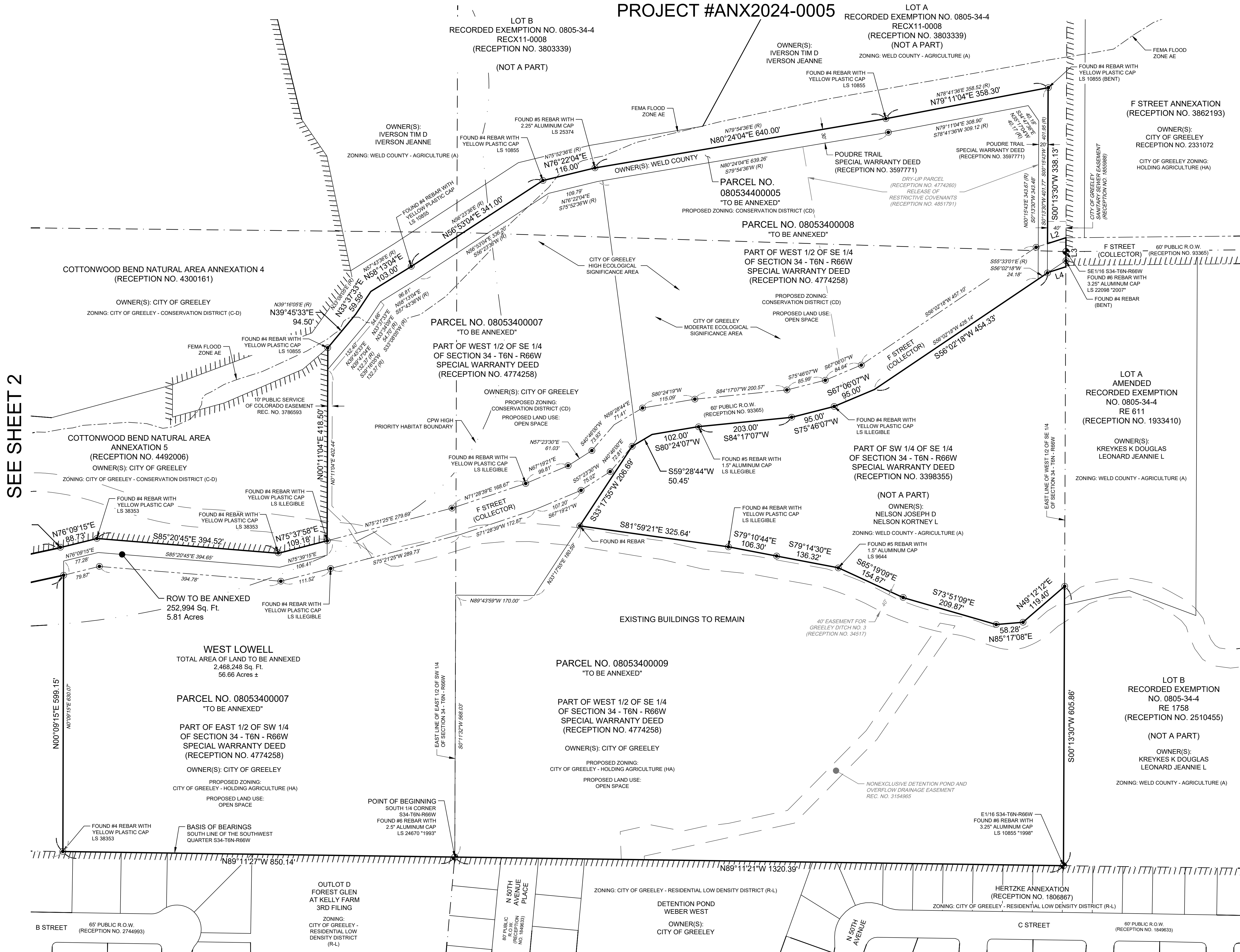
EPS GROUP
970.221.4158 epsgroupinc.com
ARIZONA | COLORADO

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ANNEXATION MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Sheet
3
Of 5 Sheets

ANNEXATION MAP OF
WEST LOWELL
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
PROJECT #ANX2024-0005



LINE TABLE		
Line #	Direction	Length
L1	N0°07'31"E	40.92'
L2	N72°19'02"E	42.04'
L3	S0°13'30"W	63.05'
L4	S72°19'02"W	40.28'

LEGEND	
	ANNEXATION BOUNDARY LINE
	LOT LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	SECTION LINE
	CPW HIGH PRIORITY HABITAT BOUNDARY LINE
	CITY OF GREELEY ECOLOGICAL SIGNIFICANCE LINE
	FEMA LINE
	CONTIGUOUS CITY BOUNDARY
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
	FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 10855 UNLESS OTHERWISE NOTED
	RECORD DIMENSION, OTHERWISE ALL DIMENSION MEASURED

PRELIMINARY
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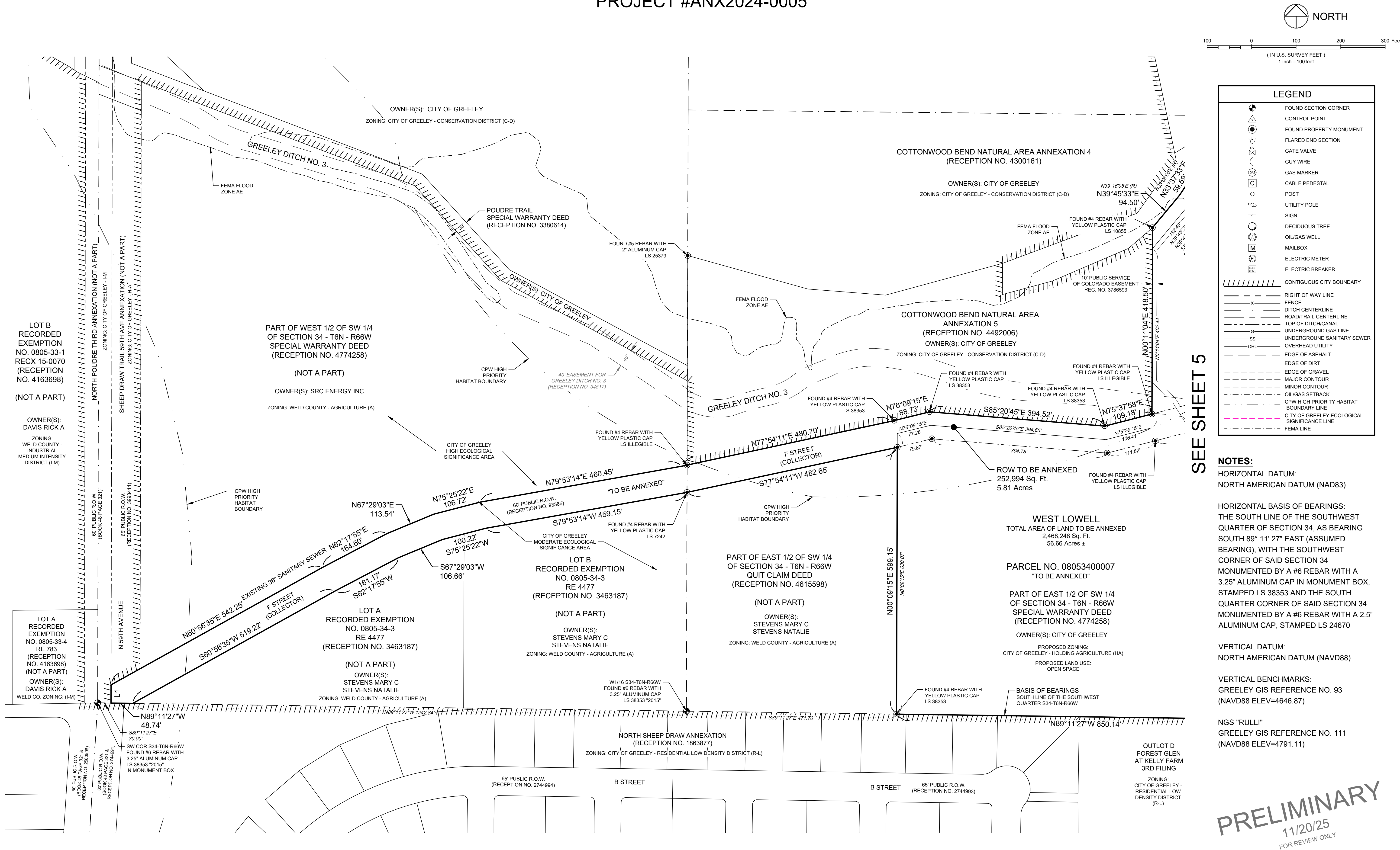
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SECTION:	34	TOWNSHIP:	6	RANGE:	66
DATE:	11/20/25	SCALE:	AS SHOWN	REVIEWED BY:	HELGERSON
PROJECT:	24-0168	CLIENT:	CITY OF GREELEY	DRAWN BY:	T. HELGERSON



ANNEXATION MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SITE ANALYSIS MAP OF
WEST LOWELL
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
PROJECT #ANX2024-0005



LEGEND	
	FOUND SECTION CORNER
	CONTROL POINT
	FOUND PROPERTY MONUMENT
	FLARED END SECTION
	GATE VALVE
	GUY WIRE
	GAS MARKER
	CABLE PEDESTAL
	POST
	UTILITY POLE
	SIGN
	DECIDUOUS TREE
	OIL/GAS WELL
	MAILBOX
	ELECTRIC METER
	ELECTRIC BREAKER
	CONTIGUOUS CITY BOUNDARY
	RIGHT OF WAY LINE
	FENCE
	DITCH CENTERLINE
	ROAD/TRAIL CENTERLINE
	TOP OF DITCH/CANAL
	UNDERGROUND GAS LINE
	UNDERGROUND SANITARY SEWER
	OVERHEAD UTILITY
	EDGE OF ASPHALT
	EDGE OF DIRT
	EDGE OF GRAVEL
	MAJOR CONTOUR
	MINOR CONTOUR
	OIL/GAS SETBACK
	CPW HIGH PRIORITY HABITAT BOUNDARY LINE
	CITY OF GREELEY ECOLOGICAL SIGNIFICANCE LINE
	FEMA LINE

NOTES:
HORIZONTAL DATUM:
NORTH AMERICAN DATUM (NAD83)

HORIZONTAL BASIS OF BEARINGS:
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, AS BEARING SOUTH 89° 11' 27" EAST (ASSUMED BEARING), WITH THE SOUTHWEST CORNER OF SAID SECTION 34 MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP IN MONUMENT BOX, STAMPED LS 38353 AND THE SOUTH QUARTER CORNER OF SAID SECTION 34 MONUMENTED BY A #6 REBAR WITH A 2.5" ALUMINUM CAP, STAMPED LS 24670

VERTICAL DATUM:
NORTH AMERICAN DATUM (NAVD88)

VERTICAL BENCHMARKS:
GREELEY GIS REFERENCE NO. 93 (NAVD88 ELEV=4646.87)

NGS "RULLI"
GREELEY GIS REFERENCE NO. 111 (NAVD88 ELEV=4791.11)

PRELIMINARY
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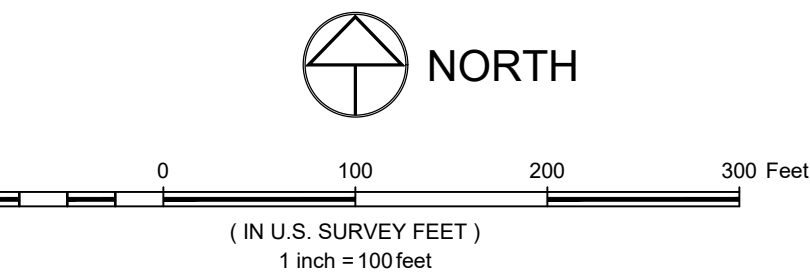
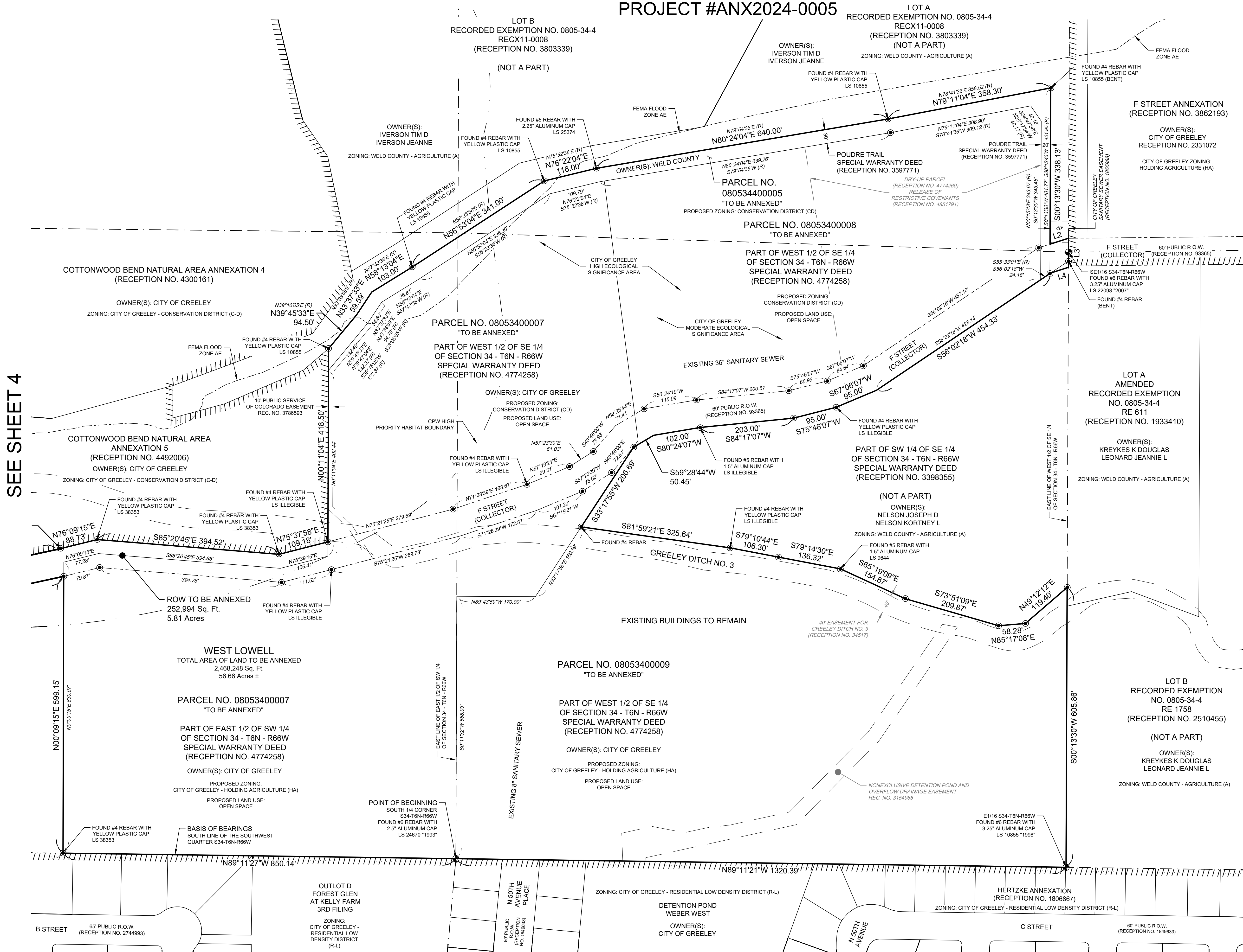
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DATE:	11/20/25	SCALE:	AS SHOWN	REVIEWED BY:	HELGERSON
PROJECT:	24-0168	CLIENT:	CITY OF GREELEY	DRAWN BY:	T. HELGERSON



SITE ANALYSIS MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SITE ANALYSIS MAP OF
WEST LOWELL
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
PROJECT #ANX2024-0005



LEGEND	
	FOUND SECTION CORNER
	CONTROL POINT
	FOUND PROPERTY MONUMENT
	FLARED END SECTION
	GATE VALVE
	GUY WIRE
	GAS MARKER
	CABLE PEDESTAL
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	RIGHT OF WAY LINE
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	TOP OF DITCH/CANAL
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	UNDERGROUND SANITARY SEWER
	OVERHEAD UTILITY
	EDGE OF ASPHALT
	EDGE OF DIRT
	EDGE OF GRAVEL
	MAJOR CONTOUR
	MINOR CONTOUR
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	CPW HIGH PRIORITY HABITAT BOUNDARY LINE
	CITY OF GREELEY ECOLOGICAL SIGNIFICANCE LINE
	FEMA LINE

NOTES:
HORIZONTAL DATUM:
NORTH AMERICAN DATUM (NAD83)

HORIZONTAL BASIS OF BEARINGS:
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SITE ANALYSIS MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

ANNEXATION MAP OF
WEST LOWELL
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
PROJECT #ANX2024-0005

PROPERTY DESCRIPTION:

A parcel of land located in the South Half of Section 34, Township 6 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Considering the south line of the Southwest Quarter of Section 34, as bearing South 89° 11' 27" East, with the Southwest corner of said Section 34 monumented by a #6 rebar with a 3.25" aluminum cap in monument box, stamped LS 38353 and the South Quarter corner of said Section 34 monumented by a #6 rebar with a 2.5" aluminum cap, stamped LS 24670 and with all bearings contained herein relative thereto:

BEGINNING at the South Quarter corner of said Section 34;

THENCE North 89° 11' 27" West, along said south line of the Southwest Quarter of Section 23, a distance of 850.14 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 09' 15" East, along said west line, a distance of 599.15 feet;

THENCE along said south line the following 6 courses and distances:

South 77° 54' 11" West, a distance of 482.65 feet;

THENCE South 79° 53' 14" West, a distance of 459.15 feet;

THENCE South 75° 25' 22" West, a distance of 100.22 feet;

THENCE South 67° 29' 03" West, a distance of 106.66 feet;

THENCE South 62° 17' 55" West, a distance of 161.17 feet;

THENCE South 60° 56' 35" West, a distance of 519.22 feet to said south line of the Southwest Quarter;

THENCE North 89° 11' 27" West, along said south line, a distance of 48.74 feet;

THENCE North 00° 07' 31" East, departing said south line, a distance of 40.92 feet to the north right-of-way line of F Street;

THENCE along said north line the following 9 courses and distances:

North 60° 56' 35" East, a distance of 542.25 feet;

THENCE North 62° 17' 55" East, a distance of 164.60 feet;

THENCE North 67° 29' 03" East, a distance of 113.54 feet;

THENCE North 75° 25' 22" East, a distance of 106.72 feet;

THENCE North 79° 53' 14" East, a distance of 460.45 feet;

THENCE North 77° 54' 11" East, a distance of 480.70 feet;

THENCE North 76° 09' 15" East, a distance of 88.73 feet;

THENCE South 85° 20' 45" East, a distance of 394.52 feet;

THENCE North 75° 37' 58" East, a distance of 109.18 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 11' 04" East, along said west line, a distance of 418.50 feet;

THENCE along said southerly line the following 10 courses and distances:

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THENCE North 80° 24' 04" East, a distance of 640.00 feet;

THENCE North 79° 11' 04" East, a distance of 358.30 feet;

THENCE South 00° 13' 30" West, a distance of 338.13 feet;

THENCE North 72° 19' 02" East, departing said southerly line, a distance of 42.04 feet;

THENCE South 00° 13' 30" West, a distance of 63.05 feet to the south right-of-way line of F Street;

THENCE along said south line the following 6 courses and distances:

South 72° 19' 02" West, a distance of 40.28 feet;

THENCE South 56° 02' 18" West, a distance of 454.33 feet;

THENCE South 67° 06' 07" West, a distance of 95.00 feet;

THENCE South 75° 46' 07" West, a distance of 95.00 feet;

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THENCE South 33° 17' 55" West, departing said south line, a distance of 206.69 feet to the northerly line of that tract of land recorded at Reception No. 4774258;

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THENCE South 79° 10' 44" East, a distance of 106.30 feet;

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THENCE South 65° 19' 09" East, a distance of 154.87 feet;

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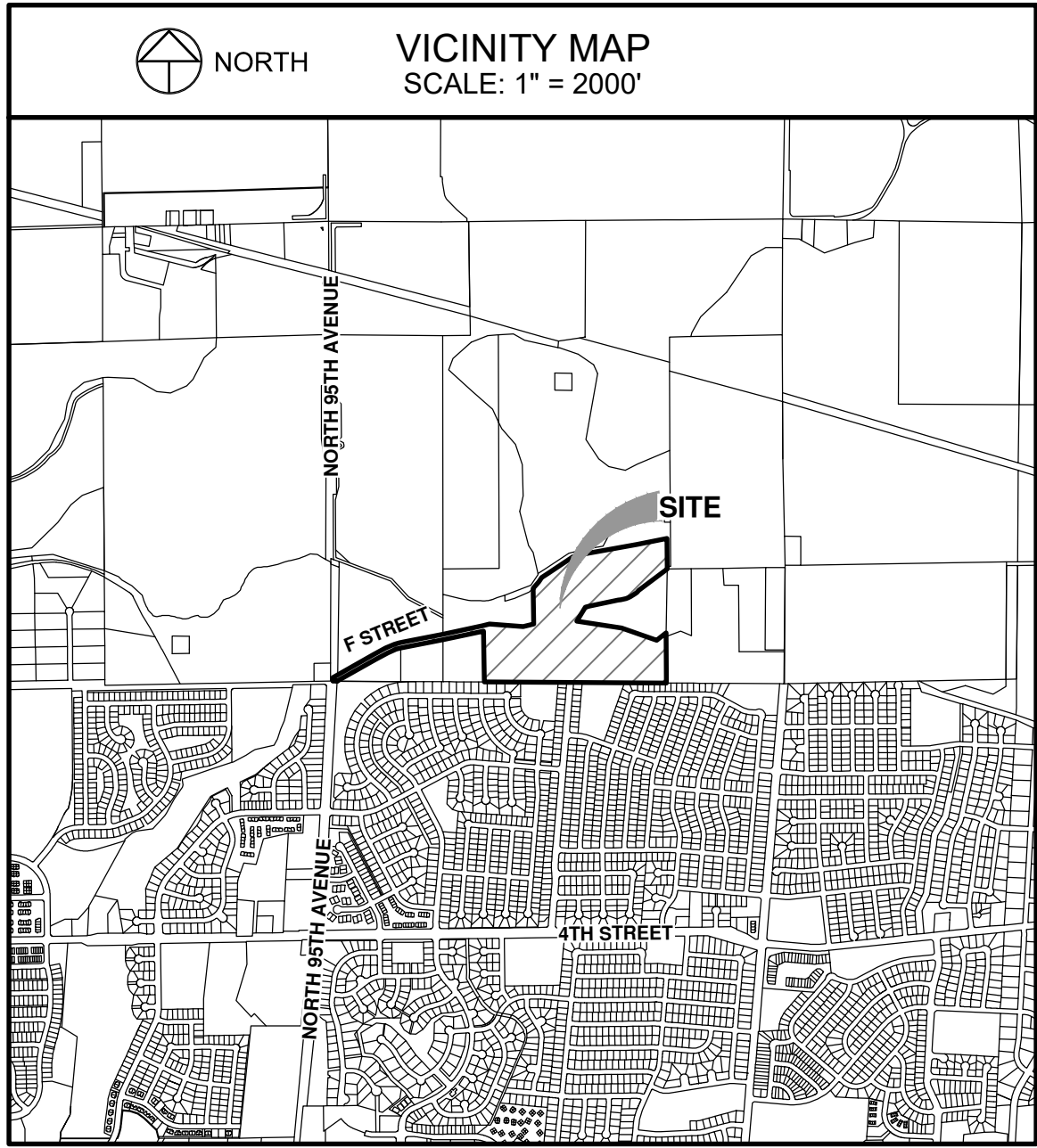
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Containing 56.66 acres (2,468,248 square feet) more or less, and may be subject to easements and right-of-ways now on record or existing.

PURPOSE STATEMENT

The purpose of the annexation is to combine the properties north of F Street into a single parcel and transfer it to Culture, Parks and Recreation Department (CPRD) to be kept as open space, the annexation will include the Poudre Trail property owned by Weld County. The properties south of F Street to be combined into a single parcel, which the Water and Sewer Department may dispose of after annexation.



ANNEXATION

TOTAL PERIMETER..... 12,686.50'

CONTIGUOUS BOUNDARY..... 3,874.36'

MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED..... 2,114.42'

TOTAL LAND AREA OF ANNEXATION.....2,468,268 SQ. FT.

RIGHT-OF-WAY TO BE ANNEXED.....252,994 SQ. FT.

DENOTES CONTIGUOUS CITY BOUNDARY

SURVEYOR'S NOTES:

- The lineal unit of measure for this survey is U.S. Survey Feet.
- Benchmarks: Greeley GIS Reference No. 93, published elevation 4646.87' (NAVD88)
Greeley GIS Reference No. 111, published elevation 4791.11' (NAVD88)
- The Basis of Bearings is the south line of the Southwest Quarter of Section 34, as bearing South 89° 11' 27" East (assumed bearing), with the Southwest corner of said Section 34 monumented by a #6 rebar with a 3.25" aluminum cap in monument box, stamped LS 38353 and the South Quarter corner of said Section 34 monumented by a #6 rebar with a 2.5" aluminum cap, stamped LS 24670.
- EPS Group relied upon Commitment No. 5525-4320501, effective date of November 03, 2025, prepared by First American Title Insurance Company AND Commitment No. 5525-4320499, effective date of October 29, 2025, prepared by First American Title Insurance Company AND Commitment No. 5525-4320508, effective date of November 03, 2025, prepared by First American Title Insurance Company AND FCC25217148-2, effective date of October 15, 2025, prepared by Old Republic National Title Insurance Company.
- Existing Zoning: Weld County - Agriculture (A)
Proposed Zoning: City of Greeley - Holding-Agriculture (H-A) & Conservation District (CD)
- Adjacent property owner information per the Weld County Property Portal.
- The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.
- The word "State", "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).
- Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- This map is prepared exclusively for Annexation & Initial Zoning purposes and is not to be used for any other purpose and should not be construed as a monumented land survey as defined by the State of Colorado.

OWNER DEDICATION STATEMENT:

1. Dedication statement:

I, _____, being the sole owner(s) in fee of _____ (West Lowell Property), Weld County, Colorado, shown on the attached map as embraced within the heavy exterior lines thereon, has (have) subdivided the same into lots and blocks (or building envelopes) as shown on the attached map; and does (do) hereby set aside said portion or tract of land and designate the same (name of subdivision and statement that is a subdivision or addition to the City of Greeley, Weld County, Colorado); and does (do) dedicate to the public, the streets and all easements over and across said lots (or building envelopes) at locations shown on said map; and does (do) further certify that the width of said streets, the dimensions of the lots and blocks (or building envelopes) and the names and numbers thereof are correctly designated upon said map.

Signature of Owner Date

Witness my hand and seal this ____ day of _____, A.D. ____.

STATE OF COLORADO)

CITY OF GREELEY)

WELD COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, 20 ____.

My commission expires: _____.

WITNESS my Hand and Official Seal.

Notary Public

PLANNING COMMISSION RECOMMENDATION

Recommended / not recommended by the City of Greeley Planning Commission, this ____ day
of _____, 20 ____.

CITY COUNCIL APPROVAL:

Approved by the Greeley City Council on this ____ day of _____, 20 ____.

CITY OF GREELEY MAYOR:

City of Greeley Mayor Date

SURVEYOR'S STATEMENT

I, THAREN J. HELGERSON, A COLORADO PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS PROPERTY DESCRIPTION OF LAND PROPOSED TO BE ANNEXED TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION.

THIS ANNEXATION DRAWING IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION FROM EXISTING DOCUMENTS OF RECORD TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION AS SHOWN HEREON.

I FURTHER STATE THAT NOT LESS THAN ONE-SIXTH OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED IS CONTIGUOUS TO THE BOUNDARY LINE OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

PRELIMINARY
11/20/25
FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.

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

SECTION:
34
TOWNSHIP:
6
RANGE:
66

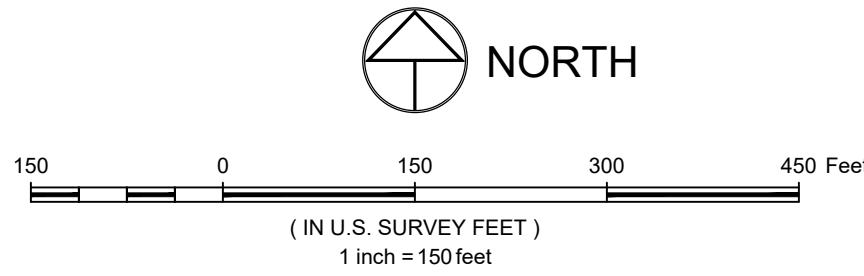
DATE:
11/20/25
SCALE:
AS SHOWN
REVIEWED BY:
T. HELGERSON
PROJECT:
24-0168
CLIENT:
CITY OF GREELEY
DRAWN BY:
T. HELGERSON



ANNEXATION MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Sheet
1
Of 5 Sheets

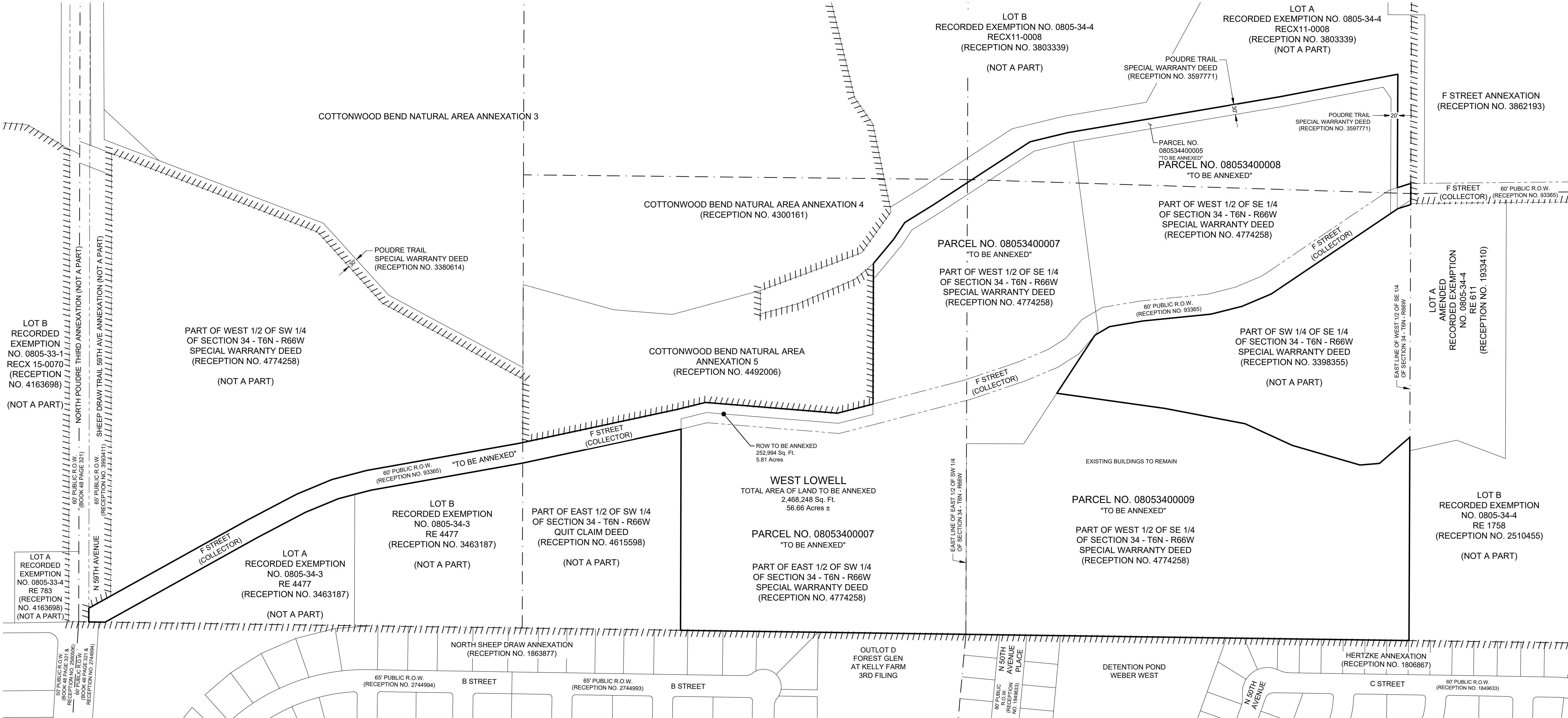
ANNEXATION MAP OF
WEST LOWELL
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
PROJECT #ANX2024-0005



LEGEND	
	ANNEXATION BOUNDARY LINE
	LOT LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	SECTION LINE
	CPW HIGH PRIORITY HABITAT BOUNDARY LINE
	CITY OF GREELEY ECOLOGICAL SIGNIFICANCE LINE
	FEMA LINE
	CONTIGUOUS CITY BOUNDARY
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
	FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 10855 UNLESS OTHERWISE NOTED
	RECORD DIMENSION, OTHERWISE ALL DIMENSION MEASURED

PRELIMINARY
11/20/25
FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.



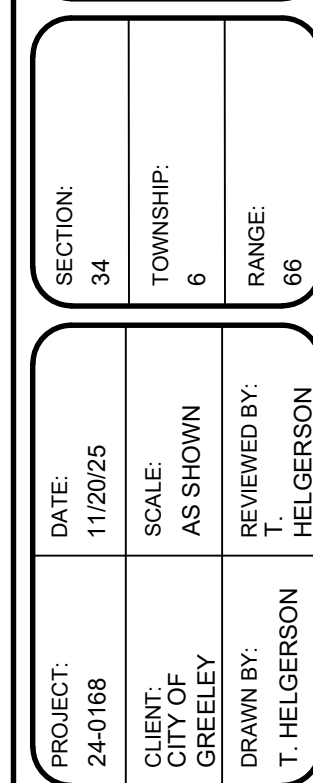
NOTICE:
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SECTION:	34	TOWNSHIP:	6	RANGE:	66
DATE:	11/20/25	SCALE:	AS SHOWN	REVIEWED BY:	HELGERSON
PROJECT:	24-0168	CITY OF:	GREELEY	DRAWN BY:	T. HELGERSON



ANNEXATION MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

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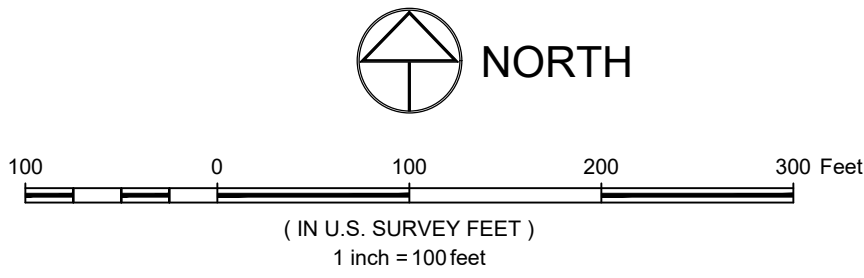
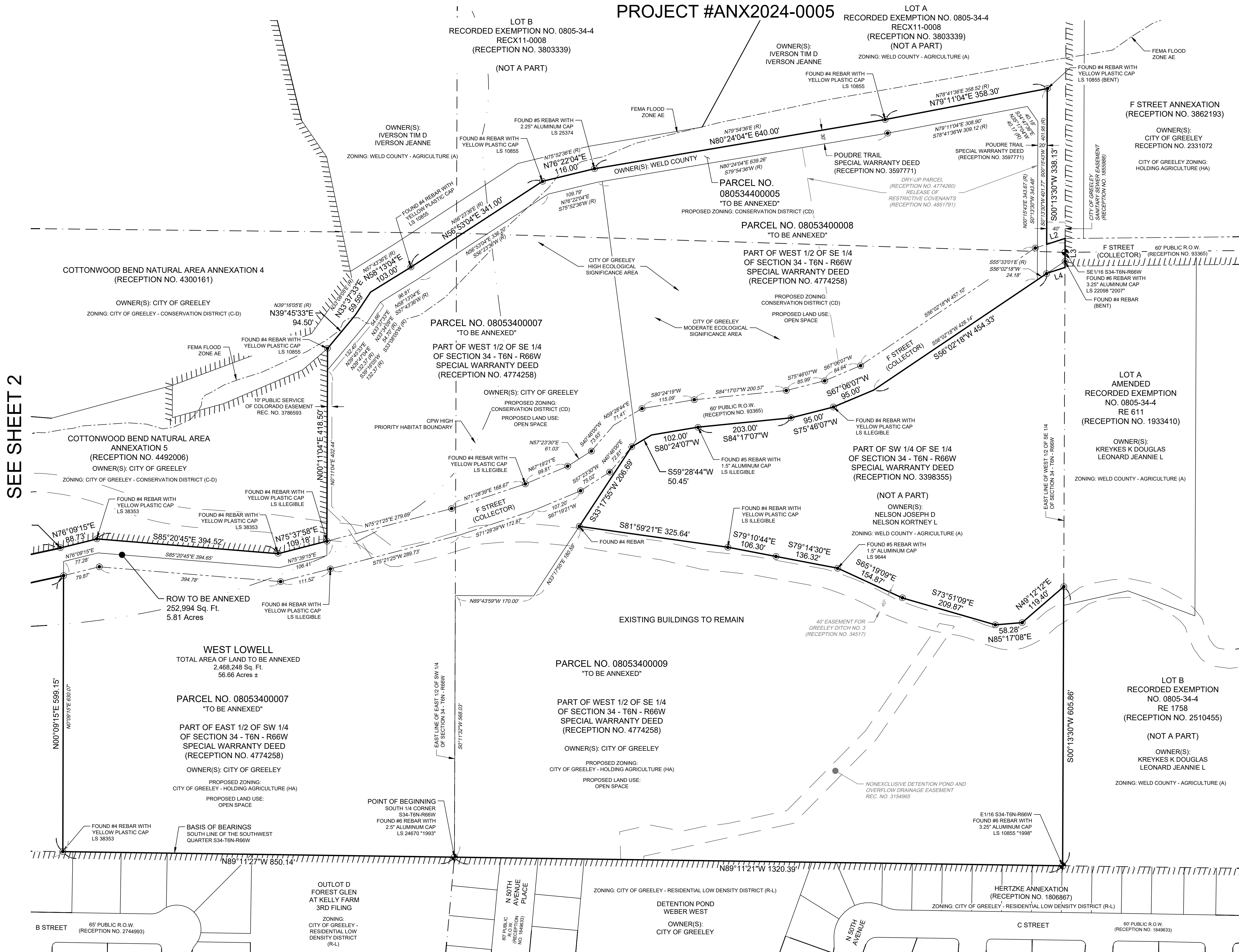
EPS GROUP
970.221.4158 epsgroupinc.com
ARIZONA | COLORADO

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ANNEXATION MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Sheet
3
Of 5 Sheets

ANNEXATION MAP OF
WEST LOWELL
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
PROJECT #ANX2024-0005



LINE TABLE		
Line #	Direction	Length
L1	N0°07'31"E	40.92'
L2	N72°19'02"E	42.04'
L3	S0°13'30"W	63.05'
L4	S72°19'02"W	40.28'

LEGEND	
	ANNEXATION BOUNDARY LINE
	LOT LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	SECTION LINE
	CPW HIGH PRIORITY HABITAT BOUNDARY LINE
	CITY OF GREELEY ECOLOGICAL SIGNIFICANCE LINE
	FEMA LINE
	CONTIGUOUS CITY BOUNDARY
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
	FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 10855 UNLESS OTHERWISE NOTED
	RECORD DIMENSION, OTHERWISE ALL DIMENSION MEASURED

PRELIMINARY
11/20/25
FOR REVIEW ONLY

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COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.

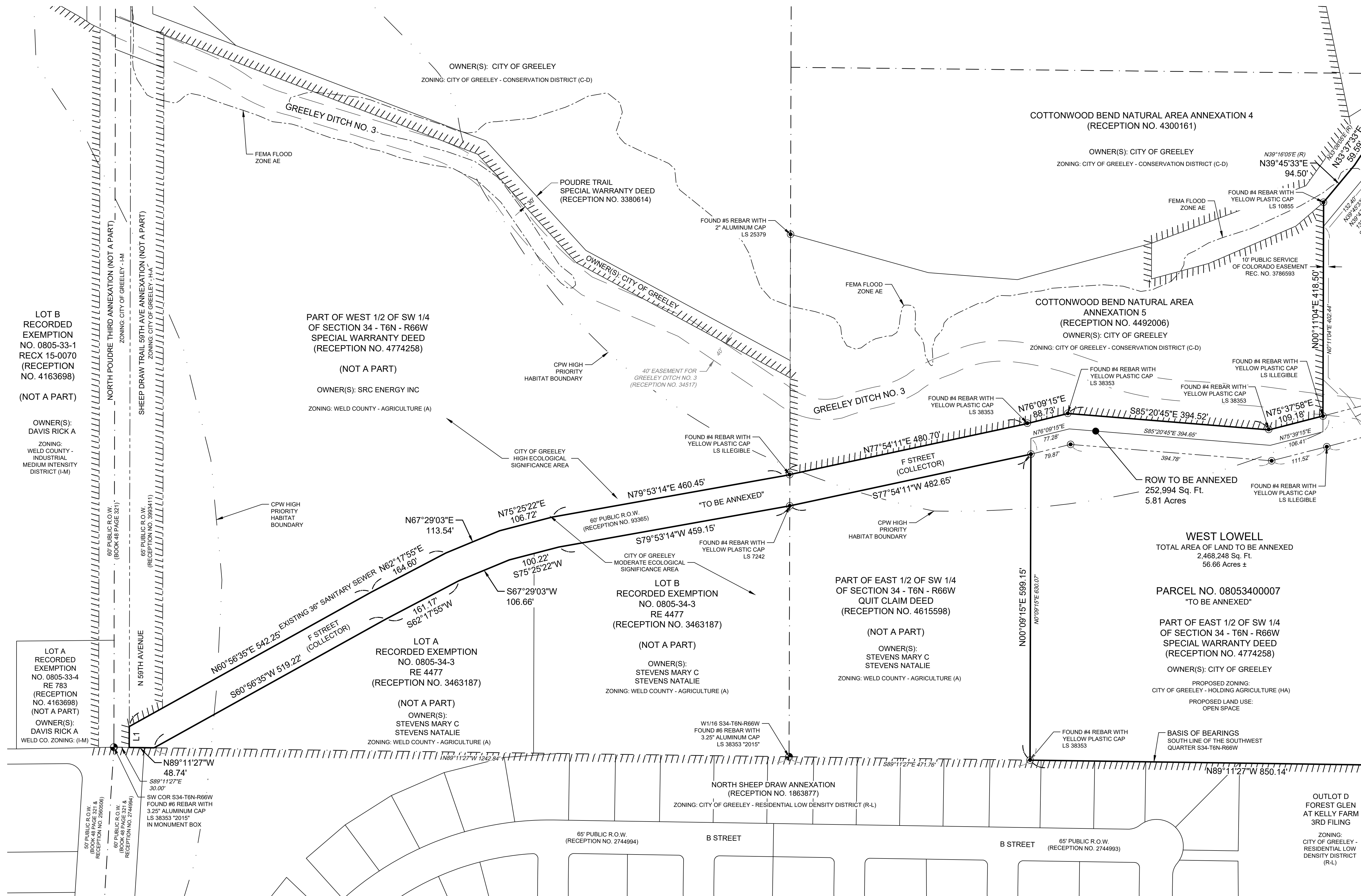
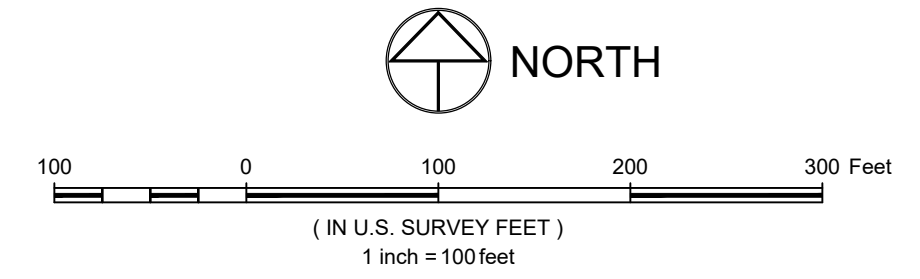
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SECTION:	34	TOWNSHIP:	6	RANGE:	66
DATE:	11/20/25	SCALE:	AS SHOWN	REVIEWED BY:	HELGERSON
PROJECT:	24-0168	CLIENT:	CITY OF GREELEY	DRAWN BY:	T. HELGERSON



ANNEXATION MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
PROJECT #ANX2024-0005



LEGEND	
	FOUND SECTION CORNER
	CONTROL POINT
	FOUND PROPERTY MONUMENT
	FLARED END SECTION
	GATE VALVE
	GUY WIRE
	GAS MARKER
	CABLE PEDESTAL
	POST
	UTILITY POLE
	SIGN
	DECIDUOUS TREE
	OIL/GAS WELL
	MAILBOX
	ELECTRIC METER
	ELECTRIC BREAKER
	CONTIGUOUS CITY BOUNDARY
	RIGHT OF WAY LINE
	FENCE
	DITCH CENTERLINE
	ROAD/TRAIL CENTERLINE
	TOP OF DITCH/CANAL
	UNDERGROUND GAS LINE
	UNDERGROUND SANITARY SEWER
	OVERHEAD UTILITY
	EDGE OF ASPHALT
	EDGE OF DIRT
	EDGE OF GRAVEL
	MAJOR CONTOUR
	MINOR CONTOUR
	OIL/GAS SETBACK
	CITY WITH PRIORITY HABITAT BOUNDARY LINE
	CITY OF GREELEY ECOLOGICAL SIGNIFICANCE LINE
	FEMA LINE

NOTES:
HORIZONTAL DATUM:
NORTH AMERICAN DATUM (NAD83)

HORIZONTAL BASIS OF BEARINGS:
THE SOUTH LINE OF THE SOUTHWEST
QUARTER OF SECTION 34, AS BEARING
SOUTH 89° 11' 27" EAST (ASSUMED
BEARING), WITH THE SOUTHWEST
CORNER OF SAID SECTION 34
MONUMENTED BY A #6 REBAR WITH A
3.25" ALUMINUM CAP IN MONUMENT BOX,
STAMPED LS 38353 AND THE SOUTH
QUARTER CORNER OF SAID SECTION 34
MONUMENTED BY A #6 REBAR WITH A 2.5"
ALUMINUM CAP, STAMPED LS 24670

VERTICAL DATUM:
NORTH AMERICAN DATUM (NAV88)

VERTICAL BENCHMARKS:
GREELEY GIS REFERENCE NO. 93
(NAV88 ELEV=4646.87)

NGS "RULLI"
GREELEY GIS REFERENCE NO. 111
(NAV88 ELEV=4791.11)

PRELIMINARY
11/20/25
FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
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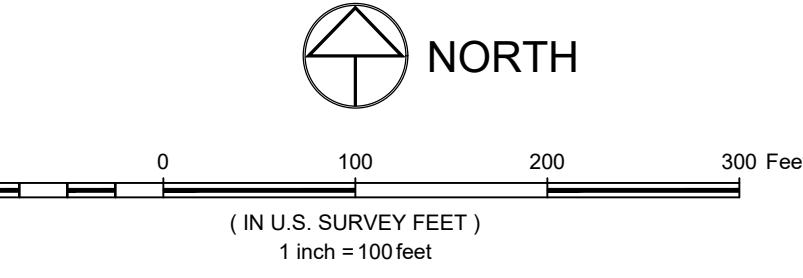
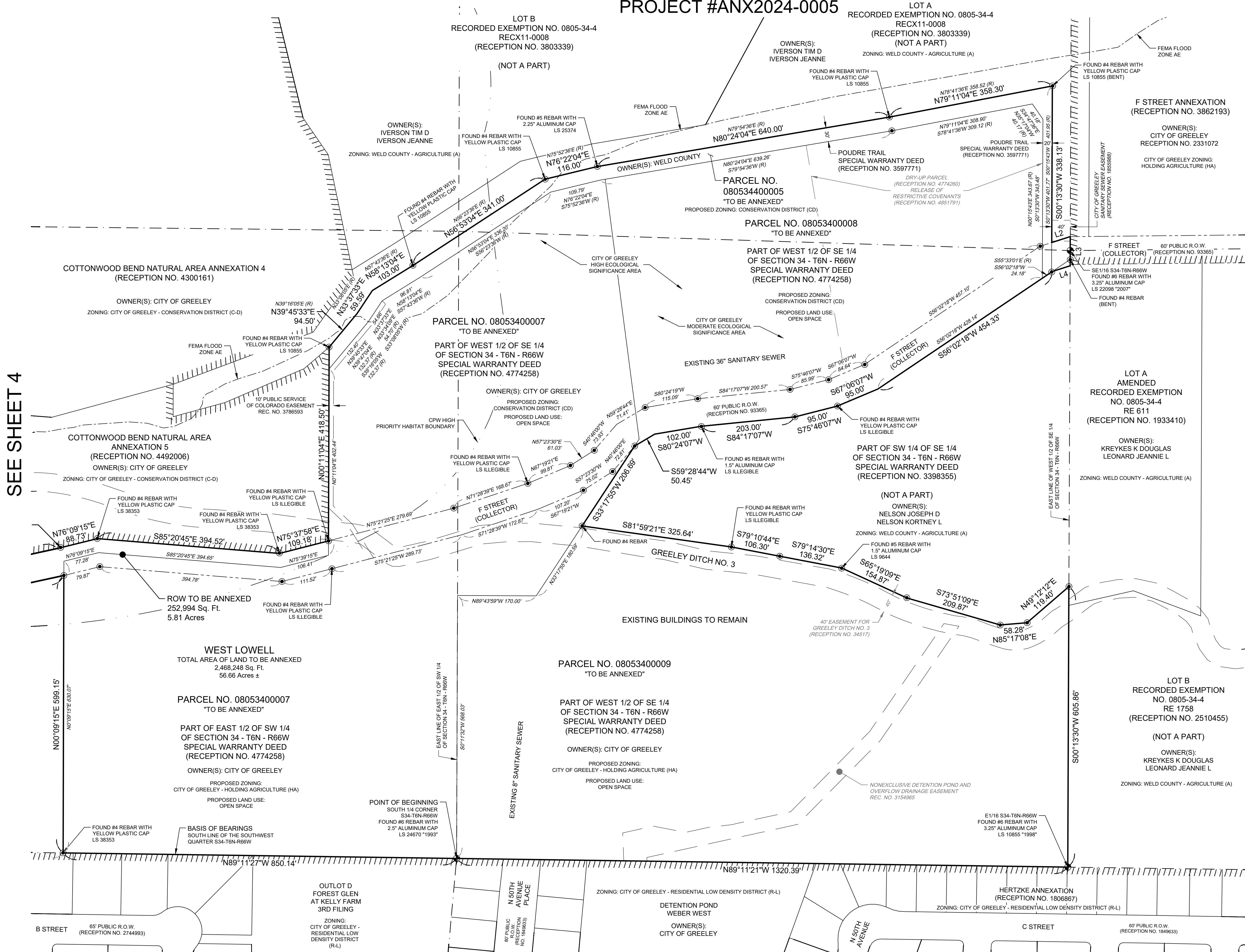
PROJ. NO.: 24-0168	DATE: 11/20/25	SECTION: 34
CLIENT: CITY OF GREELEY	SCALE: AS SHOWN	TOWNSHIP: 6
DRAWN BY: T. HELGERSON	REVIEWED BY: T. HELGERSON	RANGE: 66



WEST LOWELL

Sheet
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Of 5 Sheets

SITE ANALYSIS MAP OF
WEST LOWELL
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
PROJECT #ANX2024-0005



LEGEND	
	FOUND SECTION CORNER
	CONTROL POINT
	FOUND PROPERTY MONUMENT
	FLARED END SECTION
	GATE VALVE
	GUY WIRE
	GAS MARKER
	CABLE PEDESTAL
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	CONTIGUOUS CITY BOUNDARY
	RIGHT OF WAY LINE
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	EDGE OF DIRT
	EDGE OF GRAVEL
	MAJOR CONTOUR
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	CPW HIGH PRIORITY HABITAT BOUNDARY LINE
	CITY OF GREELEY ECOLOGICAL SIGNIFICANCE LINE
	FEMA LINE

NOTES:
HORIZONTAL DATUM:
NORTH AMERICAN DATUM (NAD83)

HORIZONTAL BASIS OF BEARINGS:
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, AS BEARING SOUTH 89° 11' 27" EAST (ASSUMED BEARING), WITH THE SOUTHWEST CORNER OF SAID SECTION 34 MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP IN MONUMENT BOX, STAMPED LS 38353 AND THE SOUTH QUARTER CORNER OF SAID SECTION 34 MONUMENTED BY A #6 REBAR WITH A 2.5" ALUMINUM CAP, STAMPED LS 24670

VERTICAL DATUM:
NORTH AMERICAN DATUM (NAVD88)

VERTICAL BENCHMARKS:
GREELEY GIS REFERENCE NO. 93 (NAVD88 ELEV=4646.87)

NGS "RULLI"
GREELEY GIS REFERENCE NO. 111 (NAVD88 ELEV=4791.11)

PRELIMINARY
11/20/25
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DATE:	11/20/25	SCALE:	AS SHOWN	REVIEWED BY:	HELGERSON
PROJECT:	24-0168	CLIENT:	CITY OF GREELEY	DRAWN BY:	T. HELGERSON



SITE ANALYSIS MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



Council Agenda Summary

March 3, 2026

Key Staff Contact: Bret Naber, Deputy City Manager of Infrastructure, Jacob Felix, Engineering Technician

Title:

Resolution authorizing the City to enter into a contract for professional services between the City of Greeley and TRC Environmental Corporation for the design of multiple street intersection upgrades

Summary:

The City desires to design upgrades to multiple street intersections to address stormwater issues. Due to the steep slopes, and deep flow lines for the stormwater there is a need for a full-service street intersection assessment.

The City is asking TRC Environmental Corporation to complete work including topographic surveys, intersection redesigns and six different intersection locations to improve ride quality, ADA compliance, and drainage analysis.

This approach aligns with the City of Greeley standards and goals for roadway infrastructure improvements.

Fiscal Impact:

If approved, this item would result in a negative impact on the budget.

Negative Impact: One time amount \$249,654.00

Is it budgeted? Yes

If yes, what source and fund will be used? Fund 433 - Stormwater Replacement

Are there any long-term financial impacts? No

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

Quality of Life

Safe and Secure Communities

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. 21, 2026 with Exhibit A

CITY OF GREELEY, COLORADO
RESOLUTION NO. 21, 2026

**A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A CONTRACT
FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF GREELEY
AND TRC ENVIRONMENTAL CORPORATION FOR DESIGN OF
MULTIPLE STREET INTERSECTION UPGRADES**

WHEREAS, the City desires to design upgrades to multiple street intersections to address issues including steep slopes, deep flow lines and inadequate stormwater management, (the “Project”); and

WHEREAS, the City seeks full-service street intersection work including topographic surveys, intersection redesigns at six intersection locations to improve ride quality, ADA-compliant flatwork, drainage analysis, cost estimates, phasing, and design package delivery, all to City standards to support the Project (“Services”); and

WHEREAS, the most qualified consultant was determined to be TRC Environmental Corporation (“Consultant”) who submitted a proposal for the Services in the amount of \$249,654; and

WHEREAS, the City has an existing contract with Consultant; and

WHEREAS, the Services may be contracted through execution of a Task Order to the existing contact with Consultant; and

WHEREAS, the City has funding available to support execution of the Task Order for the Services; 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 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 Task Order for the Services with Consultant.

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 Task Order with Consultant in the amount of \$249,654, 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 Task 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

CONTRACT RENEWAL AGREEMENT

CONTRACT# F -06-061-6, As Needed Planning, Environmental & Design Services, 20 5 Renewal

This Contract renewal Agreement (the “Agreement”) is made on October 21, 2025 by and between the City of Greeley (the “City”), and **TRC Environmental Corporation** (the “Consultant”), have reached agreement to amend **F22-06-061-6 As Needed Planning, Environmental & Design Services** dated November 1, 2022 (the “Initial Agreement”) according to the terms and conditions hereinafter provided.

STATEMENT OF PURPOSE:

The purpose of the Agreement is to renew the term of the Initial Agreement previously entered into by the parties, and specifically identified by the Contract number set forth above, so the parties may continue to enjoy the mutual benefits of the Initial Agreement.

STATEMENT OF AGREEMENT:

The City and Consultant, for good and valuable consideration, agree to amend their Initial Agreement as follows:

1. The term of the Initial Agreement is being renewed for the period of time commencing November 1, 2025, and continuing to and including the **01** day of **November, 2026**.
2. Except as set forth in this Agreement, the Initial Agreement is unmodified except for the annual rate fees and remains in full force and effect according to its terms. Due to the initial contract being signed in 2022 rates have increased, so the Consultant has provided us with a 2025 rate sheet. Each rate has increased no more than \$54 dollars, please review the 2025 Schedule of Fees.
3. Upon execution of this Agreement, it shall be incorporated fully into the Initial Agreement.
4. This Agreement 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. This Agreement may be executed and delivered by electronic signature by any of the parties and all parties consent to the use of electronic signatures.

THE CITY OF GREELEY

Approved as to Substance

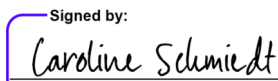
Signed: 
 Name: Raymond Lee
 Title: City Manager
 Date: 10/30/2025

CONSULTANT: TRC Environmental Corporation

Signed: 
 Name: Mark A Robbins
 Title: COO, EI
 Date: October 28, 2025

ENDORSED:

The City of Greeley
 Approved as to Legal Form

Signed: 
 Name: Caroline Schmiedt
 Title: Assistant City Attorney
 Date: 10/30/2025

ENDORSED:
The City of Greeley
Certification of Contract Funds Availability

Signed by:

Signed:

Tyra Litzau

7ED3892A15C949F...

Name:

Tyra Litzau

Title:

Director of Finance

Date:

10/30/2025



Environmental 2025 Rate Schedule

LABOR EV P-CODES - Standard Rates		Table Number 999950
CODE	Standard Rates	Standard Rates
	Scientist/Engineer/Specialist, Technicians, and Project Support	
EV01	Scientist/Engineer/Specialist, Technicians, and Project Support - Level I	\$59.00
EV02	Scientist/Engineer/Specialist, Technicians, and Project Support - Level II	\$74.00
EV03	Scientist/Engineer/Specialist, Technicians, and Project Support - Level III	\$81.00
EV04	Scientist/Engineer/Specialist, Technicians, and Project Support - Level IV	\$88.00
EV05	Scientist/Engineer/Specialist, Technicians, and Project Support - Level V	\$98.00
EV06	Scientist/Engineer/Specialist, Technicians, and Project Support - Level VI	\$105.00
EV07	Scientist/Engineer/Specialist, Technicians, and Project Support - Level VII	\$114.00
EV08	Scientist/Engineer/Specialist, Technicians, and Project Support - Level VIII	\$122.00
	Project Scientist/Engineer/Specialist	
EV09	Project Scientist/Engineer/Specialist - Level I	\$128.00
EV10	Project Scientist/Engineer/Specialist - Level II	\$138.00
EV11	Project Scientist/Engineer/Specialist - Level III	\$145.00
EV12	Project Scientist/Engineer/Specialist - Level IV	\$153.00
	Senior Scientist/Engineer/Specialist	
EV13	Senior Scientist/Engineer/Specialist - Level I	\$161.00
EV14	Senior Scientist/Engineer/Specialist - Level II	\$168.00
EV15	Senior Scientist/Engineer/Specialist - Level III	\$176.00
EV16	Senior Scientist/Engineer/Specialist - Level IV	\$185.00
	Project/Technical Manager	
EV17	Project/Technical Manager - Level I	\$194.00
EV18	Project/Technical Manager - Level II	\$201.00
EV19	Project/Technical Manager - Level III	\$209.00
EV20	Project/Technical Manager - Level IV	\$219.00
	Program Manager/Senior Technical Manager	
EV21	Program Manager/Senior Technical Manager - Level I	\$228.00
EV22	Program Manager/Senior Technical Manager - Level II	\$238.00
EV23	Program Manager/Senior Technical Manager - Level III	\$244.00
EV24	Program Manager/Senior Technical Manager - Level IV	\$264.00
	Principal/Technical Director	
EV25	Principal/Technical Director - Level I	\$272.00
EV26	Principal/Technical Director - Level II	\$294.00
EV27	Principal/Technical Director - Level III	\$329.00
EV28	Principal/Technical Director - Level IV	\$378.00

- (1) A 15% Mark-up will be added to non-labor costs and expenses/ODCs. The Markup does not apply to equipment & laboratory rates below.
- (2) A 6% Communication/Digital Fee will be applied to labor charges in lieu of separate reimbursement for digital productivity solutions/applications, photocopying, report production, software usage, and postage costs. Digital solutions/applications include mobile and desktop applications for data collection, hosting, visualization, and
- (3) Overtime rates will apply to non-exempt (hourly) staff in conformance with applicable law.
- (4) TRC rates are subject to an annual calendar year escalation
- (5) Invoicing will apply TRC billing rates in conformance with the rate schedule in effect at the time of the services.
- (6) A 2% fee will be applied to the invoice amount to cover Professional Liability and related insurance costs
- (7) For Litigation or Litigation Support Services, please request a copy of our Standard Rates for Litigation Services



Council Agenda Summary

March 3, 2026

Key Staff Contact: Karen Reynolds, Stormwater Manager, Adam Prior, Chief Engineer, Aaron Stines, Civil Engineer IV

Title:

Resolution authorizing the City to enter into a contract for professional services between the City of Greeley and Ralph L. Wadsworth Construction Company, LLC for program management services for the downtown stormwater capital improvement projects

Summary:

The City Council approved a Stormwater Rate Increase in 2025 to accelerate the capital improvements to the stormwater infrastructure in the downtown area to improve the resiliency of the City's downtown area against flooding by constructing new stormwater systems and upgrading existing stormwater infrastructure.

Subsequent to this rate increase there is currently downtown campus and revitalization projects being planned by the City which requires significant improvements to the stormwater infrastructure. As a result the City seeks to accelerate the planned stormwater improvements to be completed in a period of seven to eight years. In order to support this accelerated schedule the City has decided to utilize an alternative program manager/general contractor "PMGC" delivery method.

The City solicited qualifications to provide these services and selected the team led by Ralph L. Wadsworth Construction Company, LLC. In order to get the PMGC on board to support the downtown campus projects the City plans to enter into an initial professional services contract for \$1,000,000 while the City negotiates the final scope and fee with Ralph L Wadsworth Construction Company, LLC. The final contract will be presented for Council consideration at a future date.

Fiscal Impact:

If approved, this item would result in a negative impact on the budget.

Negative Impact: One time is \$1,000,000. Ongoing amount is TBD.

Is it budgeted? Yes

If yes, what source and fund will be used? Fund 432 — Stormwater Construction

Are there any long-term financial impacts? No

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:

This project is coordinating closely with the Civic Campus project and is necessary in order to meet expectations stormwater needs for the new buildings.

Strategic Focus Area:

Infrastructure and Mobility

Quality of Life

Decision Options:

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

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 22, 2026 with Exhibit A

CITY OF GREELEY, COLORADO
RESOLUTION NO. 22, 2026

**A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A CONTRACT
FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF GREELEY AND
RALPH L WADSWORTH CONSTRUCTION COMPANY, LLC FOR PROGRAM
MANAGEMENT SERVICES FOR THE DOWNTOWN STORMWATER
CAPITAL IMPROVEMENT PROJECTS**

WHEREAS, the City desires to improve the resiliency of the City’s downtown area against flooding by constructing new and upgrading existing stormwater infrastructure as part of the downtown stormwater capital improvements projects, (the “Project”); and

WHEREAS, the City seeks to accelerate these improvements to complete them within a period of seven to eight years in order to support the downtown campus and revitalization projects being planned by the City. In order to support this accelerated project schedule, the City has decided to utilize an alternative program manager/general contractor “PMGC” delivery method to support the Project; and

WHEREAS, the City solicited qualifications from qualified teams to provide these PMGC services through a request for qualifications. A total of four qualified teams were evaluated by the City; and

WHEREAS, the most qualified consultant was determined to be Ralph L Wadsworth Construction Company, LLC (“Consultant”) who submitted a proposal that is currently under review by the City; and

WHEREAS, since time is of the essence on the Project due to the downtown revitalization and civic campus projects mentioned above, the City is proposing an initial contract of \$1,000,000 (One Million Dollars) for program management services (“Services”); and

WHEREAS, the City has funding available to support execution of a contract for the Services (“Contract”); 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 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 Contract for the Services with the Consultant.

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 Contract with the Consultant in the amount of \$1,000,000, 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 Contract 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

**EXHIBIT A
RESOLUTION NO. 22, 2026
CITY OF GREELEY**

CONTRACT FOR CONSULTING/PROFESSIONAL SERVICES

PROGRAM MANAGEMENT SERVICES

This Contract is made as of **February 17, 2026**, by and between the City of Greeley, Colorado, hereinafter referred to as the CITY, and **RALPH L WADSWORTH CONSTRUCTION COMPANY LLC** authorized to do business in the State of Colorado, hereinafter referred to as the CONSULTANT, whose address is **7990 Miller Drive, Frederick, CO 80504**.

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

ARTICLE 1 - SERVICES

The CONSULTANT'S responsibility under this Contract is to provide professional/consultation services in the area of program management manager/general contractor "PMGC" services. More specifically, the scope of services is attached and incorporated herein. The services of the CONSULTANT shall be under the direction of the Project Manager who has been designated by the City Manager's Office to act as the CITY'S representative during the performance of this Contract.

ARTICLE 2 - SCHEDULE

The CONSULTANT shall commence services upon execution of the Contract and complete all services on or before **December 31, 2026**, in conjunction with the attached schedule.

ARTICLE 3 - PAYMENTS TO CONSULTANT

- A. The CITY shall pay to the CONSULTANT for services satisfactorily performed, based on sum not to exceed **\$1,000,000.00** which includes all direct charges, indirect charges, and reimbursable expenses stated in the attached document. The CONSULTANT will bill the CITY on a monthly basis or as otherwise provided for services rendered toward the completion of the Scope of Work. The amounts billed shall represent the sum of billable time (including overhead and profit) for labor hours expended plus any other allowable costs and expenses for services stated in the attached document. The CONSULTANT shall track expenditures and inform the CITY of any possible cost overrun prior to completing work that would overrun the maximum contract sum. Upon request, the CONSULTANT shall provide detailed documentation supporting the amounts billed. Such documentation may include but is not limited to invoices, receipts, timesheet notes, and similar types of documentation. The CITY may choose to increase the budget for the work using a mutually acceptable contract amendment or it may choose not to increase the budget and terminate the work accordingly.
- B. Invoices received from the CONSULTANT pursuant to this Contract will be reviewed and approved by the Project Manager, indicating that services have been rendered in conformity with the Contract and then will be sent to the Finance Department for payment.
- C. Payment Terms shall be **Net 30 Days** from the date of the CONSULTANT's invoice.

ARTICLE 4 - TRUTH-IN-NEGOTIATION CERTIFICATE

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

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

ARTICLE 5 - TERMINATION

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

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

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

ARTICLE 6 - PERSONNEL

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

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

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

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

ARTICLE 7 - SUB-CONSULTANT

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

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

ARTICLE 8 - FEDERAL AND STATE TAX

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

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

ARTICLE 9 - AVAILABILITY OF FUNDS

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

ARTICLE 10 - INSURANCE

- A. The CONSULTANT shall not commence work under this Agreement until he/she has obtained all insurance required under this paragraph and such insurance has been approved by the CITY.
- B. All insurance policies shall be issued by companies authorized to do business under the laws of the State of Colorado. The CONSULTANT shall furnish Certificates of Insurance to the CITY prior to the commencement of operations. The Certificates shall clearly indicate that the CONSULTANT has obtained insurance of the type, amount, and classification as required for strict compliance with this paragraph and that no material change or cancellation of the insurance shall be effective without a minimum of thirty (30) days prior written notice to the CITY or ten (10) days notice for cancellation due to non-payment. Compliance with the foregoing requirements shall not relieve the CONSULTANT of its liability and obligations under this Contract.
- C. The CONSULTANT shall maintain, during the life of this Contract, Comprehensive General Liability Insurance in the amount of \$1,000,000 per occurrence to protect the CONSULTANT of claims for damages for negligent acts, errors or omissions in the performance of professional services under this Contract, whether such acts, errors or omissions be by the CONSULTANT or by anyone directly employed by or contracting with the CONSULTANT.
- D. The CONSULTANT shall maintain, during the life of this Contract, Professional Liability Insurance (errors and omissions) in the amount of \$1,000,000 per occurrence to protect the CONSULTANT of claims for damages for negligent acts, errors or omissions in the performance of professional services under this Contract, whether such acts, errors or omissions be by the CONSULTANT or by anyone directly employed by or contracting with the CONSULTANT.
- E. The CONSULTANT shall maintain, during the life of this Contract, Comprehensive Automobile Liability insurance in the amounts of \$1,000,000 combined single limit bodily injury and \$50,000 property damage to protect the CONSULTANT from claims for damages for bodily injury, including wrongful death, as well as from claims for property damage, which may arise from the ownership, use, or maintenance of owned and non-owned automobiles, including rented automobiles whether such operations by the CONSULTANT or by any directly or indirectly employed by the CONSULTANT.
- F. The CONSULTANT shall maintain, during the life of this Contract, adequate Workmen's Compensation Insurance and Employer's Liability Insurance in at least such amounts as are required by law for all of its employees performing work for the CITY pursuant to this Contract.

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

ARTICLE 11 - INDEMNIFICATION

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

ARTICLE 12 - SUCCESSORS AND ASSIGNS

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

ARTICLE 13 - REMEDIES

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

ARTICLE 14 - COLORADO LAW

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

ARTICLE 15 - CONFLICT OF INTEREST

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

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

ARTICLE 16 - EXCUSABLE DELAYS

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

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

ARTICLE 17 - ARREARS

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

ARTICLE 18 - DISCLOSURE AND OWNERSHIP OF DOCUMENTS

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

All written and oral information not in the public domain or not previously known, and all information and data obtained, developed, or supplied by the CITY or at its expense will be kept confidential by the CONSULTANT and will not be disclosed to any other party, directly or indirectly, without the CITY'S prior written consent unless required by a lawful order. All drawings, maps, sketches, and other data developed, or

purchased, under this Contract or at the CITY'S expense shall be and remain the CITY'S property and may be reproduced and reused at the discretion of the CITY.

ARTICLE 19 - INDEPENDENT CONSULTANT RELATIONSHIP

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

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

ARTICLE 20 - CONTINGENT FEES

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

ARTICLE 21 - ACCESS AND AUDITS

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

ARTICLE 22 - NONDISCRIMINATION

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

ARTICLE 23 - SURVIVAL

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

ARTICLE 24 - ENTIRETY OF CONTRACTUAL AGREEMENT

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

ARTICLE 25 - AUTHORITY TO PRACTICE

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

reputable manner.

ARTICLE 26 - SEVERABILITY

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

ARTICLE 27 - AMENDMENTS AND MODIFICATION

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

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

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

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

ARTICLE 28 - ELECTRONIC SIGNATURES

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

ARTICLE 29 - FORCE MAJEURE

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

ARTICLE 30 - NOTICE

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

THE CITY OF GREELEY:
The City of Greeley
Public Works & Transportation
Aaron Stines
2835 W. 10th Street
Greeley, CO 80634
Email: aaron.stines@greeleygov.com
Phone: 970-302-0461

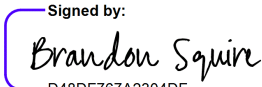
CONSULTANT:
Ralph L Wadsworth Construction CO LLC
Colorado Division Manager
Bryce Jaynes
7990 Miller Drive
Frederick, CO 80504
Email: Bryce@wadsco.com
Phone: 801-301-6434

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

THE CITY OF GREELEY
Approved as to Substance

CONSULTANT: Ralph L Wadsworth Constr

Signed: _____
Name: _____
Title: _____
Date: _____

Signed: 
Name: Brandon Squire
Title: President
Date: 2/17/2026 | 2:33:21 PM PST

THE CITY OF GREELEY
Approved as to Legal Form

Signed: _____
Name: _____
Title: _____
Date: _____

THE CITY OF GREELEY
Certification of Contract Funds Availability

Signed: _____
Name: _____
Title: _____
Date: _____

Ralph L. Wadsworth Construction Co., LLC
7990 Miller Drive Frederick Colorado 80504
Phone: 303.802.5801 Fax: 801-553-1696



EXHIBIT B – Phase 0 Professional Service Agreement of Program Management Services

Executive Summary: Greeley Downtown Stormwater Project – Scope of Work Phase 0, Task Order #1 2026

The Ralph L Wadsworth Prime (RLW) is looking forward to this comprehensive, multi-phased project. The initial scope as discussed includes the following scopes of work:

Phase 0, Task Order 1 = \$1,000,000 Limited Scope

- Task 1 Program Management and Project Kickoff - \$200,000
- Task 2 Model Review & Validation - \$50,000
- Task 3 Master Schedule - \$150,000
- Task 6 Environmental Assessment - \$50,000
- Task 8 Develop Individual Projects - \$400,000
- Task 9 Design Oversight - \$25,000
- Task 10 Constructability Reviews - \$30,000
- Task 15 Document Control - \$50,000
- Incidentals - \$45,000

This outlines a collaborative, and community-focused approach to planning, design, and delivery, of developing the program into a Progressive Design Build Contract (PDB) ensuring alignment with the City of Greeley's long-term vision for economic development, safety, and quality of life. This project will be administered in phases. The initial phase of the Greeley Downtown Stormwater Project, as defined in this scope of work, is the Program Management Phase (Phase 0). Phase 0 serves as the foundation for the entire project, establishing the program structure, management processes, and guiding the development of subsequent design and construction phases. The Phase 0 Professional Service Agreement will renew each year as the project expands into the great downtown area. The Phase 0 Year 1 is to setup the foundation of the program as well as progress to subsequent Phase 1 and Phase 2 tasks as budgets and schedule allow.

Key Points:

- **Phase 0 (Program Management):** This phase begins at project inception and continues throughout the segment's duration, ensuring consistent oversight and coordination as the project advances. Phase zero will continually develop design concepts and construction segments as defined below. This phase will also perform the oversight on the Phase 1 Design Packages as well as the Phase 2 Construction schedule and Budgets while exploring additional funding sources through Grants and creative financing.

Ralph L. Wadsworth Construction Co., LLC
7990 Miller Drive Frederick Colorado 80504
Phone: 303.802.5801 Fax: 801-553-1696



- **Development of Future Phases:** Phase 0 will lead to the creation of design phase (Phase 1). Within Phase 1, each package (Phase 1 Segment 1.1, Phase 1 Segment 1.2, etc.) *Exhibit D - Flow Chart* will be developed in alignment with program goals and stakeholder needs. Once Phase 1 packages are established, the final construction phase (Phase 2), will be defined and executed using a similar structure (Phase 2 Segment 1.1, Phase 2 Segment 1.2, etc.).
- **Budget Control:** The scope of work includes an estimate with a Not to Exceed (NTE) amount for Phase 0 Task Order #2 2026, providing clear financial parameters for initial program management activities.

This phased approach ensures that the project remains flexible, well-coordinated, and responsive to evolving requirements, while maintaining strict budgetary controls and a clear roadmap for future development. The RLW team has provided a Not to Exceed price estimate for the actions and deliverables enclosed in the scoping agreement, which includes the services provided by RLW Team. All items not self-performed by RLW team that include but not limited to, specialty services and firms which will be subcontracted directly to Ralph L Wadsworth. These specialty services and firms will be contracted to RLW then billed to Greeley with separate project management fees associated. Examples include SUE, Geotech, ROW, Utility, Survey as so on. Furthermore, we have created a flow chart (*Exhibit D - Flow Chart*) to demonstrate the approximate order of high-level tasks. As mentioned in scoping task for meetings, this scoping agreement is a draft and will be finalized through additional task force meetings with Greeley as the scope continues to develop.

As requested by Greeley, we are developing a single point fee structure for all program management functions, and design services performed by the RLW team. The only costs as indicated that will not bill in that fee structure is the specialty subcontracted services and the integration services as defined below. See (*Exhibit F - Standardized Billing Rates*)

Key Initial Program Objectives

- Interdepartmental Collaboration: Facilitate coordinated planning among City departments (Public Works, Water & Sewer, Community Development, etc.) to identify priorities, risks, and budget allocations for 2026 and beyond. Our RLW team is committed to act as an extension to the city of Greeley. (*Partially Included*)
- Integrated Scheduling: Develop a master program schedule, tracking progress and dependencies throughout design and construction. (*Partially Included*)
- Stakeholder Engagement: Lead robust communication and outreach efforts, engaging City Council as requested, businesses, residents, and civic groups to ensure transparency, gather input, and minimize construction impacts. (*Not Included*)
- Data-Driven Management: Implement a GIS-based Program Controls Dashboard for real-time visualization of project status, costs, schedules, and impacts, integrated with existing City systems and commercial platforms. (*Not Included*)

Ralph L. Wadsworth Construction Co., LLC
7990 Miller Drive Frederick Colorado 80504
Phone: 303.802.5801 Fax: 801-553-1696



- Design Standardization: Establish PDB standards and deliverables, ensuring consistency, efficiency, and compliance with City standards, requirements, and best practices. (Not Included)
- Project Development & Oversight: Oversee design due diligence, procurement, and management of specialty services for individual Segment packages, maintaining rigorous budget and schedule controls. (Partially Included)
- Innovation & Risk Management: Pursue innovative technical and procurement strategies, conduct constructability reviews, and maintain a live risk matrix to proactively address potential challenges. (Not Included)
- Grant Strategy & Coordination: Research, recommend, and pursue local and federal funding opportunities, supporting the City's financial strategy through targeted grant applications. (Not Included)
- Railroad & Permitting Coordination: Ensure early and ongoing engagement with railroad entities and permitting agencies to streamline approvals and minimize program delays. (Not Included)
- Document Control: Maintain robust documentation and control systems to support program transparency and accountability. (Partially Included)

This scope of work positions the Greeley Downtown Stormwater Project as a model for integrated urban infrastructure delivery, speed to market while balancing technical rigor, stakeholder engagement, and innovative management to achieve transformative outcomes for the city and its residents.

Task 1: Program Management and Project Kickoff (Partially Included)

Task 1.1 – City of Greeley Department Collaboration

This task includes facilitating collaboration between RLW Team and COG departments (e.g., Public Works & Transportation (including Stormwater), Water & Sewer, Community Development, Communication & Engagement, Culture Parks and Recreations, Economic Development & Urban Revitalization, Greeley Fire Department, and Greeley Police Department (coordinate for any closures and emergency response, including special events and potential short-term water outages) to gather input on downtown improvement needs, such as stormwater upgrades, transportation enhancements, utility improvements and public realm integrations.

1. Conduct kickoff workshops with each department identified above.
 - a. Meeting cadence

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- b. Establish communication plan
 - c. Stakeholder identification
 - d. Define partnering approach and escalation ladder
2. Identify and document program priorities
 - a. Identify risks and constraints
 - b. Ensure alignment with COG's long-term planning
 - i. Economic development
 - ii. Safety
 - iii. Quality of life
 - c. Create and maintain Program Criteria Matrix. The matrix will document high level scoping and prioritization for each segment.
 - d. Establish logical design package format, considering factors like phasing, budget allocation, schedule dependencies, and integration with construction activities.
3. Identify each department's budget for 2026 and projected CIP.
4. Conduct Weekly Meetings
5. Attend Meetings with City Leaders/elected officials.
6. Program Monthly Reporting
7. Management of the Phase 0 Program Management Phase.

Task 1 Deliverables

- | | |
|--|--|
| • Program Management Plan | • Meeting Schedule |
| • Department Workshop Meeting Minutes and Outcomes | • Escalation Ladder |
| • Partnering and Internal Communication Plan | • Program Criteria Matrix |
| • Stakeholder List and Contacts | • Design Package Format |
| | • Department 2026 budgets and CIP plan |
| | • Monthly Status Reports |



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Task 2: Model Review & Validation *(Partially Included)*

Task 2.1 – North Greeley and Downtown Basin Storm Drain Master Plan Review

The 2017 North Greeley and Downtown Basin Storm Drainage Master Plan prepared by Icon Engineering Inc, and any updates, will be reviewed and verified. This verification task assumes the following data will be made available to the project team:

1. The most recent version of the North Greeley and Downtown Basin Storm Drainage Master Plan.
2. The full and complete hydrologic and hydraulic model prepared as part of the Master Plan.
3. Doppler Radar storm intensity data for most recent flood events, or flood events of concern.
4. Construction plans or record plans for current storm sewer work segments that have been completed or in process of being completed.
5. Construction plans for improvements that are under construction or in process by Weld County in this drainage basin with proposed low floor and building opening elevations.
6. Lidar elevation data for the Poudre River Basin in proximity to the City of Greeley.
7. Supplemental Survey Data that may be available to verify elevations and contours in the Master Plan Study Area.

Task 2.2 – Hydrologic and Hydraulic Model Verification

1. Model Verification will include the following activities:
 - a. Confirm model inputs with the data provided in the Master Plan Review.
 - b. Update any portions of the model to reflect changes in conditions and recent construction activities.
 - c. Verify model results for the design events in the Master Plan.





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- d. Determine effectiveness of the concept plan to reduce flooding in the most recent flood events or flood of record through the use of the doppler radar intensity data.
- e. Verify results of the model with the currently proposed low building and building opening elevations of the Weld County Downtown Improvements.
- f. Resolve any model performance issues and error messages.
- g. Review proposed pipe inlet conditions for capacity concerns.
- h. Verify continuity of the model, time steps, duration, and volume verification.

Task 2.3 – Model Verification Meetings

Communication and open dialogue are essential to the success of completing the Master Plan and Model Verification, therefore, we propose the following meeting schedule.

- 1. Internal Coordination Meetings - Hold weekly virtual meetings with project team for 4 months (16 Meetings).
- 2. External Coordination Meetings- Hold in person and virtual review meetings (Assume 6 virtual and 5 in person meetings) with City Departments to review:
 - a. Master Plan assumptions
 - b. Model Development assumptions
 - c. Model Verification Findings
 - d. Discussion of City's goals for flood resiliency and design events
 - e. Consideration of Alternative Designs
 - f. Review anticipated conflicts and potential resolutions.
- 3. Assume the City would determine the level of Icon Engineering, Inc for involvement in these meetings and discussions. These costs are not included in our scope.





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Task 2.4 – Documents and Deliverables

1. Documents and Deliverables are anticipated to include the following:
 - a. Technical Memorandum of the City's goals, design storms, acceptable inundation depths and frequency. This memorandum will highlight critical locations and levels for protection, such as freeboard, to adjacent structures. This effort will help influence parts of Task 2.
 - b. Model Verification Memorandum - This memorandum will identify any suggested changes to model methodology, internal routing, overland routing, storage, inlet conditions, tailwater conditions and other aspects of the model's development and use.
 - c. Master Plan Update - The 2017 Master Plan and Conceptual Design will be updated to include any new alternatives, design parameters and findings from the outcome of the Model Verification and Master Plan Review.

Task 2 Deliverables

- Technical Memorandum of the City's goals, design storms, acceptable inundation depths and frequency. This memorandum will highlight critical locations and levels for protection, such as freeboard, to adjacent structures. This effort will help influence parts of Task 2.
- Model Verification Memorandum will identify any suggested changes to model methodology, internal routing, overland routing, storage, inlet conditions, tailwater conditions and other aspects of the model's development and use.
- Master Plan Update – 2017 Master Plan and Conceptual Design will be updated to include any new alternatives, design parameters and findings from the outcome of the Model Verification and Master Plan Review.





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Task 3: Master Schedule *(Partially Included)*

Task 3.1 – Master Stormwater Program Schedule

1. Provide scheduling during the Phase 0 Program with the following tasks:
 - a. Develop and Maintain Program Master Schedule with design & construction schedules for construction packages.
 - b. Monthly and Quarterly updates
 - c. Schedules for Task Force & Executive Meetings as Necessary
 - d. Schedules for Design alternatives as necessary
 - e. Track Design Progress against earned value
 - f. Track construction project progress against Master Schedule.

Task 3 Deliverables

- Master Schedule
- Monthly and Quarterly updates
- Earned Value Tracking
- Construction Progress





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Task 4: Communication & Public Outreach (Not Included)

4.1 Task purpose is to support RLW Team and the City by coordinating structured stakeholder and community engagement activities in collaboration with the City's Communications team. Engagement efforts will focus on early alignment, risk reduction, and preparation prior to initiation of even minor construction activities.

Level5 will support RLW Team and the City with stakeholder and community engagement activities, including:

- a. Conducting kickoff and strategic planning sessions with City project and communications teams to align priorities, roles, review processes, and approval timelines
- b. Reviewing project schedule and anticipated impacts to inform outreach sequencing
- c. Developing a scalable Public Information Plan adaptable by project phase, geography, and audience type, including neighborhoods, businesses, and community partners
- d. Completing stakeholder mapping to identify impacted businesses, residents, agencies, and partners
- e. Identifying potential issues, sensitivities, risk mitigation strategies, and anticipated FAQ topics
- f. Establishing communications goals, approval framework, and escalation protocols
- g. Supporting development of crisis communication and issue-response planning, including identification of potential scenarios, notification pathways, roles, and coordination procedures with the City's Communications team
- h. Developing initial key messaging and adaptable project fact sheets focused on:
 - o Project purpose and need
 - o What is known at the time of outreach
 - o How and when updates will be shared
 - o Where to provide feedback and connect
- i. Creating simple visual communication tools to explain underground stormwater improvements
- j. Developing reusable outreach templates adaptable for different audiences, including businesses, neighborhoods, emergency services, and mobility partners
- k. Coordinating early outreach with key partners such as the Greeley Chamber and Downtown Development Authority



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- I. Supporting outreach to community organizations and advocacy groups through existing meetings and channels

Task 4.1 Deliverables

- Scalable Public Information Plan
- Stakeholder map and engagement tracking framework
- Communications goals, approval process, and escalation framework
- Crisis communication and issue-response framework
- Risk mitigation matrix and FAQ topics
- Adaptable messaging tools and templates
- Partner briefings completed

4.1 Assumptions & Limits

- Level5 supports engagement coordination but does not serve as the City's public information officer
- All public messaging, approvals, and distribution occur through RLW Team and the City's Communications team
- Media relations and press outreach are led by the City unless otherwise authorized
- Scope does not include paid media placement or advertising
- Engagement activities are dependent on City and RLW Team's direction regarding timing and messaging priorities





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TASK 4.2 – Construction Impact & Public Access

Task Purpose to support RLW Team and the City with proactive outreach and coordination related to construction impacts to maintain access, support business continuity, and establish trust through early engagement prior to construction activity.

Level5 will support RLW Team and the City with construction impact and access coordination activities, including:

- a. Conducting early outreach with downtown businesses and affected stakeholders prior to construction packages or small projects beginning
- b. Preparing and facilitating targeted engagement sessions tailored by audience type, including:
 - o Downtown businesses and property owners
 - o Adjacent neighborhoods and residents
 - o Schools and community services
 - o Emergency and essential services
 - o Transit agencies and accessibility-dependent users
- c. Preparing adaptable outreach materials, presentations, and maps that can evolve as design and phasing information is refined
- d. Supporting development of a project microsite framework to serve as a central source for project information, visuals, FAQs, and updates
- e. Hosting early engagement sessions to share high-level information, explain what is still being determined, and gather concerns and access needs
- f. Documenting stakeholder feedback, key themes, and access considerations
- g. Providing summary updates to City leadership and Council, as requested





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4.2 Deliverables

- Early outreach sessions conducted
- Engagement materials and summaries
- Stakeholder feedback documentation and key themes
- Council briefing summaries, as requested
- Project microsite framework established

4.2 Assumptions & Limits

- Level5 provides coordination and outreach support only and does not control construction sequencing or field operations
- Final construction impact messaging and approvals are issued through RLW and the City
- Scope does not include design, fabrication, or installation of signage
- Scope does not include traffic control, enforcement, or field staffing services

Task 5: GIS Model/Program Controls Dashboard *(Not Included)*

The GIS-based Program Controls Dashboard provides a detailed overview of the project's status, including land acquisition, the design and construction phases, utility relocation, geotechnical, permitting, communications, and property restoration. The Dashboard includes metrics such as the total miles of storm pipe under design, survey information, and parcel permissions to enter status.

The solution is aligned with Greeley's Esri environment, allowing users to visualize project locations, schedules, costs, and impacts through geospatial filters. Serving as a central authoritative source for technical and executive communication as well as a project controls portal, our solution also integrates with commercial-off-the-shelf platforms like Primavera, ProCore, InEight, and PowerBi. Focused on customization, the project Team can tailor views, metrics, and data to directly address the City's requirements. The solution accepts many data types including BIM, CAD, GIS, and spreadsheets. and other documents.



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Task 5.1 – Develop and populate GIS Based Program Control Dashboard

1. Incorporate current geospatial mapping data (utilities, land use, etc) into the Program Dashboard.
2. Incorporate current or planned projects into system.
3. Develop audience specific dashboard and reports
4. Maintain and update model on a bi-weekly basis.

Task 5 Deliverables

- GIS Model and Interactive Dashboard
- Updates and Status Reports

Task 6: Environmental Assessment *(Partially Included)*

Assessing potential environmental impacts to soil and groundwater that may need to be addressed during construction include the following tasks:

Task 6.1 – Conduct a limited historical environmental regulatory agency records review for the project area.

1. Request regulatory records including local, state, tribal and federal databases to be reviewed according to the current search distances within ASTM E1527-21 (for Phase I Environmental Site Assessments) or modified search distances that focus on potential impacts to anticipated construction areas.
2. Procure a regulatory agency database records report(s) as needed for anticipated construction areas.
3. Based on the aerial extent of the project, and the known history of commercial properties in the vicinity, it is anticipated that a regulatory agency records report may include information for several hundred individual sites.

Task 6.2 – Review & Categorize Records

1. Review and categorize records into those for properties that have or a current or historic documents release of hazardous materials or petroleum hydrocarbons, that could impact construction, and those properties that are for some reason a lower risk based on, regulatory status, distance from the site, degree or nature of contamination, etc.





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Task 6.3 – Risks to Construction Project Areas with impacted soil or groundwater

1. Additional records will be requested and reviewed from State, or Municipal sources.
2. The site-specific records will be further reviewed for current regulatory status, extent and nature of contamination if present, and any ongoing remedial efforts at such properties that may have an environmental or logistic impact on the construction.
3. Freedom of Information Act (FOIA) requests will be made to the appropriate agencies requesting information relative to those sites of concern.
4. It is anticipated that up to 10 to 20% of the properties listed in a records search (Task 1 above) may require further research to clarify status, potential for soil or groundwater impact, and other items of concern that may impact the construction.

Task 6 Deliverables

- Compile and prepare a written report documenting the scope of work activities and summarizing the results of the assessment.
- The Program will provide a professional opinion as to the existence of environmental conditions that may impact the construction and will include recommendations for further assessment if appropriate.
- The report will include tables of database review results, and a map of the project area with locations of properties of concern.

Task 7: Design Standardization *(Not Included)*

Task 7.1 – Progressive Design Build (PDB) Program Level Design Standards

Define the high-level design standards to be used for the various infrastructure needs and to support the PDB project(s).

1. Develop Program Specific Design Criteria
 - a. Review Existing City Design Manual and identify gaps.
 - b. Document completed and on-going City projects and current applied design standards.





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- c. Prepare research and data collection to support standards development.
 - d. Develop tracking system (GIS, Database, or Spreadsheet) to track design standards for various roadways.
2. Design Criteria Matrix - Develop Design Criteria Matrix for each segment. The matrix will document high level scoping for each roadway segment using qualitative criteria (e.g. - low, medium, high or good, fair, poor).
- | | |
|---|--|
| a. Roadway Classification and applicable | i. Railroad Coordination |
| b. City design criteria | j. Stormwater and Treatment Needs |
| c. Traffic Analysis Required | k. Landscaping and Streetscaping Approach(s) |
| d. Alternative Analysis Required | l. Active Transportation Needs |
| e. Public Engagement Needs | m. MOT Approach(s) |
| f. Water and Sewer Trunkline Replacements | n. Signal Needs |
| g. Water and Sewer Service Replacements | o. Lighting Needs |
| h. Private Utilities Relocations | |
3. PDB Design Standards Memo - Develop PDB Design Standards Memo documenting findings.

Task 7 Deliverables

- Tracking system to define design standards by roadway
- Progressive Design Build Standards memorandum





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Task 8: Develop Individual Projects (Partially Included)

Perform the due diligence for the individual segments in preparation to proceed to Phase 1 design. The following specialty services will be procured during Phase 0 based upon the Program's yearly budget and Master Schedule. Oversee the procurement and contracting process for specialty firms, including negotiation of terms, fees, schedule and timelines in coordination with the Program. Costs have yet to be determined for these specialty firms.

Task 8.1 – Individual Project Package

1. Complete the following specialty services cost not included in the phase 0 Program Budget, as these cost will be established during this phase, phase 0 Program Management:
 - a. SUE (Subcontracted)
 - b. Geotech Services (Subcontracted)
 - c. Design Survey (Subcontracted)
 - d. Environmental Assessment (Subcontracted)
 - e. ROW Coordination (Subcontracted)
2. Additional Program Preconstruction Services (included in this NTE Price Proposal):
 - a. Subcontract/Procurement Plan, and Project Management of specialty firms including budgets and schedule
 - b. Develop detailed scope of work for Phase 1 design firms
 - c. Utility Coordination (Self-Preformed)
 - d. Preconstruction ROM Estimating for Packages as they develop
 - e. Finalize severable Project Package for Phase 1 selection



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Task 8.2 – PDB Phase 1 Preparation

As determined by the Program, the RLW TEAM may self-perform the design for the phase 1 individual packages or subcontract to Greeley's on-call consultants. The services provided in the phase 1 design services will be billed per the aforementioned *Exhibit F Standardized Billing Rates*. We have not included an estimate within this scoping agreement as these packages will be established in the program phase 0. The purpose of this process will Define the intended deliverables for PDB project. The goal is to align the deliverable format and level of detail with the need for efficient delivery, City review, and as-built needs.

1. PDB Deliverables - Define deliverables needed for PDB contracts based on contractor needs for construction, City needs for review and inspection, and as-built purposes (Included)
 - a. Develop memorandum documenting design deliverables during PDB Phase 1 and PDB Phase 2 services (Included)
 - b. Deliverables could include design assumptions, roll plots, exhibits, plan sheets (limited), excel tables, model files, software types, specifications, estimate files, memorandums, survey, or other needed work product.
2. Design Review - Define expected City and agency involvement including review periods and assigned reviewers based on deliverable type
3. PDB Delivery Memorandum - Prepare PDB Delivery Memorandum documenting deliverables and procedures

Task 8 Deliverables

- PDB Package Delivery Plan
- PDB Delivery Memorandum
- Utility Coordinator
- Two Segment Packages
- ROM Estimates
- Management of Specialty Subconsultants



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Task 9: Design Oversight *(Partially Included)*

Task 9.1 – Phase 1 Design Management

1. The Design Program Manager will provide review of preliminary engineering services of selected design firm for identified projects within the program. The review shall consist of scope, schedule, budget, and standards. The Design Program Manager will work with the City's Project Manager to refine if necessary.
2. The Design Program Manager will track expenditures, forecast costs, and manage change orders or scope adjustments for segments within Phase 1 in coordination with RLW's project management team.
3. Provide updates to master program schedule of the Phase 1 design schedules, identifying critical paths, dependencies, and mitigation strategies for delays.
4. Report on budget and schedule status during program meetings, providing variance analyses and recommendations to maintain program alignment.
5. Track realization of program benefits (cost savings, schedule, sustainability targets, design standards, deviation, etc.)
6. Maintain and manage an RFI log.

Task 9 Deliverables

- Phase 1 project budget tracking.
- Monthly updates to master Program schedule.
- Oversight of Phase 1 projects and assistance to move projects into Phase 2.





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Task 10: Constructability Reviews (Partially Included)

Task 10.1 – Innovative Alternative Technical Concepts

1. Discover and implement innovations that provide best value through design and construction approach.
2. Task force meetings with Phase 1 design firms to ensure all best value options are implemented.
3. Optimize approach to work considering schedule, cost, and program impact.
4. Develop detailed phasing plans to minimize impacts to businesses and traveling public.

Task 10.2 – Innovative Procurement Strategies

1. Procure long lead time items to mitigate schedule impacts.
2. Review possible cost savings associated with purchasing bulk items within the Program.
3. 3D modeling and 3D design and construction packages

Task 10 Deliverables

- Constructability reviews
- ROM estimates

Task 11: Budget, Funding, & Grants (Not Included)

Task 11.1 – Grant Research and Strategy

This task includes researching funding programs to pair with program needs and includes the following efforts.

1. Review of available funding programs at local and federal level



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2. Providing quarterly funding recommendations via memorandum
 - a. Program overview
 - b. Due dates
 - c. Match requirements
 - d. Anticipated round to apply
3. Participation in meetings
 - a. Internal Coordination Meetings
 - i. Participate in weekly virtual meetings with project team for first 6 months (26 meetings)
 - ii. Participate in monthly virtual meetings with project team for months 7- 12 (6 meetings)
 - b. External Coordination Meetings – Participate in person and virtual review meetings with City.
 - i. Assume 4 virtual and 4 in person meetings
 - ii. Meetings will be used to gather feedback on funding strategy and grant applications

Task 11.2 – Grant Applications and Funding Sources

This task will focus on submitting high priority grants in 2026. Each grant application is different in terms of requirements and the subsequent level of effort to provide a competitive submittal. We have provided a fee total to cover a to be determined amount of grant submittals as authorized during program development in the form of a force account for 2026.

Task 11.3 – Identify Funding Sources

1. Review existing funding options and limits
2. Coordinate with City Finance
3. Coordinate new sources of funds, grants, and other programs
4. Understand City regulatory time constraints





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Task 11.4 – Schedule Implementation Impacts

This task will focus on coordination and review schedule options with Stormwater Manager and Utility Finance Manager.

Task 11.5 – Develop Funding Alternatives

1. Options for program plan of finance based on program schedule and finance time frames
2. Develop finance options based on a blend of methods
3. Coordinate with Stormwater Manager and Utility Finance Manager
4. Recommend preferred option with contingency

Task 11 Deliverables

- Quarterly funding recommendation memorandum (up to 4).
- To-be-determined Grant submittals (as approved and scoped through task 1.2).
- Grant Options Plan.





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Task 12: Railroad Coordination & Permits (Not Included)

Task 12.1 – Coordination

1. Early coordination with all parties for current and ongoing permits.
2. RLW TEAM to perform all coordination with Railroad for Phase 1 Design and Phase 2 Construction.
 - a. Perform bi-weekly meetings during active design and construction to determine impacts.
 - b. Provide bi-weekly schedule updates to all railroad parties.
 - c. Coordinate and update all railroad parties at each stage in design (e.g. 30%, 60%, 90% design)
 - d. Work with City of Greeley to obtain necessary railroad permits.
 - e. Add-on Explore sub-consultant support for railroad coordination if needed.

Task 12 Deliverables

- Development and preparation of permits.
- Management of specialty firm.
- Coordination meeting attendance and minutes.





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Task 13: Risk Matrix (*Not Included*)

Task 13.1 – Develop Risk Matrix for Program Use

1. Identify potential risks during design such as:
 - a. Utility Conflicts
 - b. Regulatory compliance
 - c. ROW Impacts
 - d. Conflicts with ongoing economic development
2. Identify potential risks during construction such as:
 - a. Safety
 - b. Schedule
 - c. Railroad Impacts
 - d. Utility Relocates
 - e. Weather
 - f. Cost Uncertainties
 - g. Unforeseen Conditions
3. Develop and maintain a risk matrix live document:
 - a. Identify Program risks and prioritize and summarize in a live excel document
 - b. Quantify potential cost and schedule impacts
 - c. Assign probability for each risk
 - d. Implement mitigation measures or design alternatives
 - e. Establish bi-weekly meetings to monitor and identify additional risks





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Task 13 Deliverables

- Maintain weekly risk register.
- Attendance of bi-weekly meetings and minutes.
- Risk matrix price estimation.

Task 14: Quality Assurance (Not Included)

Develop Q/A Plan for both design and construction.

Task 14.1 – Formalize QA/QC process for Design

1. Key components of the Design QC Plan
 - a. Identify QC milestones at appropriate intervals on the design schedule
 - b. Allot time on the schedule for reviews
 - c. Allocate funds in the budget for design review
 - d. Identify QC Review Team, QC Manager, and team members
 - e. Establish roles and procedures for the Review Team
 - f. Train the Review Team
 - g. Share and discuss plans with stakeholders; participate in design charrettes
 - h. Validate site conditions and support SUE planning
 - i. Conduct QC reviews and provide comments
 - j. Designers inform reviewers how comments were addressed
 - k. Resolve comments as needed on a case-by-case basis
 - l. Submit to Client for external review





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Task 14.2 – Formalize QA/QC process for Construction

1. Key components of the Construction QC Plan
 - a. Participate in Design QC reviews as constructability experts
 - b. Validate site conditions and support SUE planning
 - c. Develop a segment or program-specific QA Plan
 - d. Identify minimum requirements of Contractor's QC Plan; Review the plans
 - e. Identify Third Party inspection requirements
 - f. Identity QA Manager and key team members
 - g. Train the team on QA procedures and project standards
 - h. Enforce compliance with the contract and plans by the contractor
 - i. QA Program elements
 - j. Submittal and RFI reviews
 - ii. Phase preconstruction meetings and inspections
 - iii. Material delivery inspections
 - iv. Offsite fabrication inspections
 - v. Materials testing coordination/review
 - vi. Other 3rd party inspection coordination
 - vii. Daily inspections, submit reports
 - viii. Punchlist inspections
 - k. Formal acceptance inspections/testing
 - l. As-built drawings
 - m. Commissioning of systems





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- n. O&M manuals, training and handoff
- o. Warranty enforcement and inspection

Task 14 Deliverables

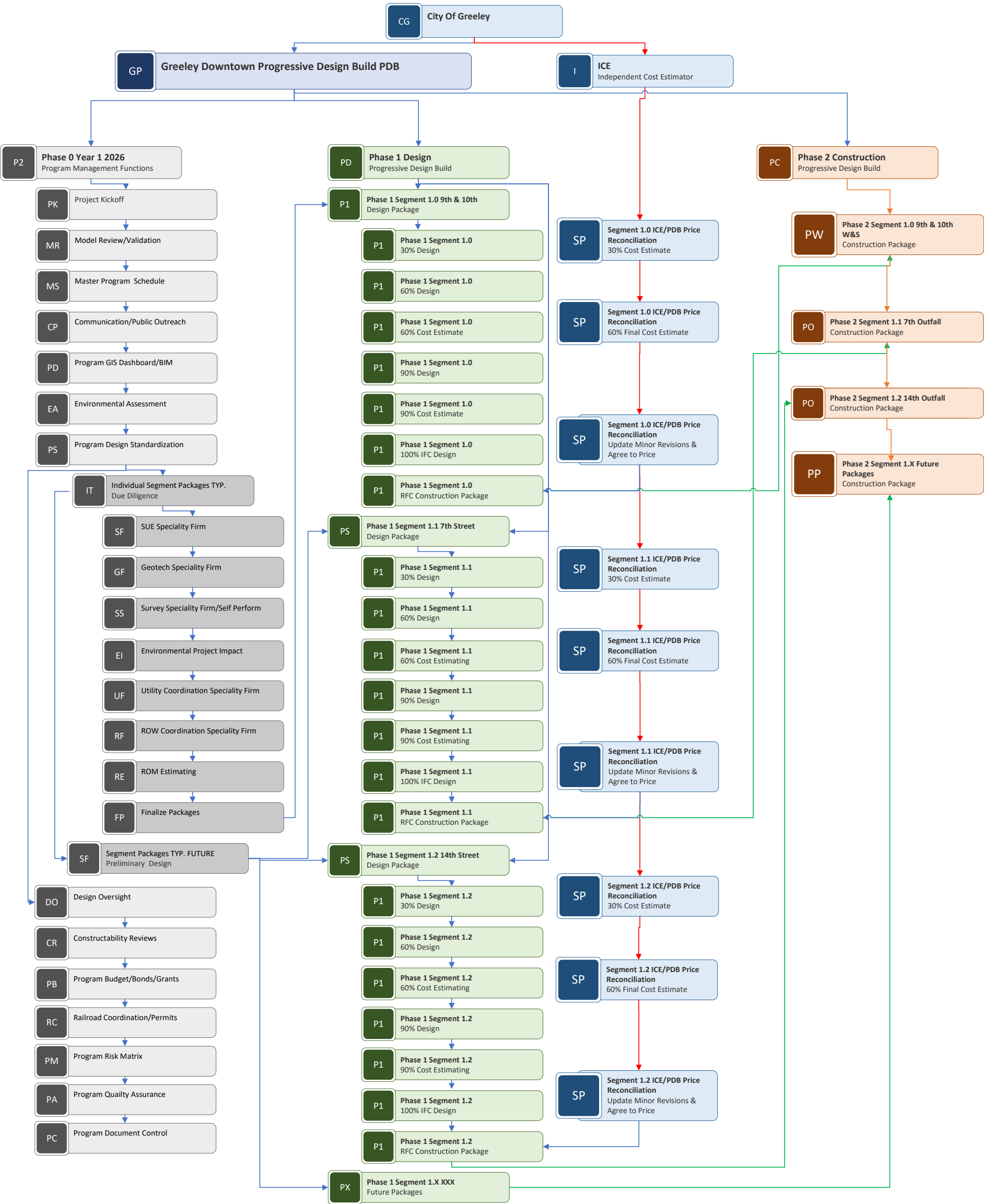
- Q/A Q/C Plan – Phase 1.
- Q/A Q/C Plan – Phase 2.

Task 15: Document Control (*Partial Included*)

Task 15.1 – Setup, Manage, and Maintain Document Control Program

1. Setup and maintain document control program such as ACC
 - a. Establish standard procedures for document control including naming conventions, folder structures, and workflows for consistency.
 - b. Systematically manage all information such as plans, specifications, contracts, and RFIs to ensure the right parties receive the most accurate information.
 - c. Actively maintain document storage and security ensuring confidentiality.
 - d. Continually verify accuracy of all documents ensuring adherence to standard procedures.
 - e. Track all documents received/uploaded ensuring old files are archived and the most up-to-date files are readily available.
 - f. Provide an Administrative Assistant for access to the Greeley team and perform note taking during meetings.

Exhibit D Flow Chart



Employee Classification	Proposed 2026 Rate	Personel Description
Administrative 1	\$ 100	Performs a variety of administrative tasks such as assisting with project research, presentation materials, and project related documents; has the appropriate level of experience to support their role.
Administrative 2	\$ 130	
Administrative 3	\$ 160	Performs a variety of administrative tasks that are complex or confidential in nature such as assisting with project research, presentation materials, and project related documents; has a two-year degree in a business-related field and/or has the appropriate level of experience to support their role.
Staff 1	\$ 100	Prepares drawings, producing plans, and generally assists with other duties as needed on design and planning projects; has an Associates degree in civil engineering technology or three years of related experience or coursework in their field.
Staff 2	\$ 120	
Staff 3	\$ 140	
Staff 4	\$ 160	
Staff 5	\$ 180	Prepares drawings, producing plans, and generally assists with other duties as needed on design and planning projects under minimal supervision; has an Associates degree in civil engineering technology or equivalent coursework in their field and has the appropriate level of experience to support their role.
Staff 6	\$ 200	
Staff 7	\$ 220	Coordinating the planning, design, scheduling, and construction process of projects as well as overall project performance for the most complex projects and contract arrangements including items such as project scope, schedule, budget, and quality of deliverables; has Bachelors degree in Civil Engineering
Staff 8	\$ 280	
Professional 1	\$ 130	Design, technical specifications, plan reviews, construction inspections, and CAD work on a variety of project types under general supervision from a licensed professional in their field of practice; has Bachelors degree in Civil Engineering or related field or equivalent from an accredited college and has
Professional 2	\$ 150	
Professional 3	\$ 170	Coordinating the planning, design, scheduling, and construction process of projects; exercises independent judgement and may provide oversight to less experienced staff; has Bachelors degree in Civil Engineering or related field or equivalent from an accredited college; is a licensed professional in
Professional 4	\$ 190	
Professional 5	\$ 210	Coordinating the planning, design oversight, scheduling, and construction process of projects as well as overall project performance for the most complex projects and contract arrangements including items such as project scope, schedule, budget, and quality of deliverables; has Bachelors degree or related field or equivalent from an accredited college; has the appropriate level of experience to support their
Professional 6	\$ 230	
Professional 7	\$ 250	
Professional 8	\$ 270	
Professional 9	\$ 290	
Professional 10	\$ 310	
Project Director	\$ 325	Overall project performance for the most complex projects and contract arrangements including items such as project scope, schedule, budget, and quality of deliverables; is licensed in their area of expertise, if required, and has the appropriate level of experience and education to support their role.
1-Person Survey/Drone Crew	\$ 160	As indicated
2-Person Survey Crew	\$ 205	As indicated
3-Person Survey Crew	\$ 250	As indicated
Mileage	IRS rate	As indicated



Council Agenda Summary

March 3, 2026

Key Staff Contact: Brian Kuznik, Fire Chief

Title:

Introduction and first reading of an ordinance adding Chapter 17 to Title 22 of the Greeley Municipal Code relating to adopting the Colorado Wildfire Resiliency Code

Summary:

Colorado's wildfire risk has increased significantly in intensity, frequency, and impact since 2000. In May 2023, Senate Bill 23-166 established the Wildfire Resiliency Code Board to improve community safety and wildfire resilience through the development of a statewide wildfire resiliency code. The new statewide Colorado Wildfire Resiliency Code and map, establishes minimum requirements for occupiable and habitable structures located within Colorado's Wildland-Urban Interface (WUI), which is defined as areas where development meets or intermingles with vegetative fuels. Local jurisdictions are required to adopt the new code by April 1, 2026.

The code focuses on three primary areas:

- Designated WUI areas, classified as low, moderate, or high fire intensity
- Structure hardening, including construction materials and features that reduce wildfire vulnerability
- Site and area requirements, including defensible space to reduce fire hazards around structures

The purpose of this agenda item is to approve the Ordinance to adopt the statewide Colorado Wildfire Resiliency Code. The Ordinance also designates code officials, adopts an enforcement process, provides local control over mapping, and creates a site-specific ground-truthing process.

Fiscal Impact:

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

No Impact: There is no fiscal impact to the City of Greeley. This ordinance will only impact language in the code pertaining to wildfire resiliency for those structures that fall within the designated wildland-urban interface areas.

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Safe and Secure Communities

Decision Options:

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

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for March 17, 2026.

Attachments:

1. Ordinance No. 7, 2026

CITY OF GREELEY, COLORADO
ORDINANCE NO. 7, 2026

**AN ORDINANCE ADDING CHAPTER 17 TO TITLE 22 OF THE GREELEY MUNICIPAL
CODE RELATING TO ADOPTING THE COLORADO WILDFIRE RESILIENCY CODE**

WHEREAS, the City of Greeley is a home rule municipality organized pursuant to Article XX, § 6 of the Colorado Constitution of the State of Colorado and the Home Rule Charter of the City of Greeley; and

WHEREAS, the State of Colorado has found that Colorado’s wildfire risk continues to increase and place more communities at risk of wildfires; and

WHEREAS, the State has developed an approach to ensure that Colorado’s communities, properties, and structures are protected from the effects of wildfires and have created the Wildfire Resiliency Code Board (“Board”) in the Division of Fire Prevention & Control; and

WHEREAS, the Board adopted minimum codes and standards (Colorado Wildfire Resiliency Code) for hardening structures and reducing fire risk in the defensible space surrounding structures in the Wildland-Urban Interface in Colorado on July 1, 2025; and

WHEREAS, the Board defined the Wildland-Urban Interface, adopted a map that identifies areas of Colorado that are within the Wildland-Urban Interface, and identified three levels of fire intensity classifications for the State; and

WHEREAS, there are portions within the City of Greeley that are identified within the Wildland-Urban Interface and are identified as low and moderate fire intensities; and

WHEREAS, pursuant to C.R.S. § 24-33.5-1237(2)(a), a governing body in a jurisdiction must adopt the Colorado Wildfire Resiliency Code (“CWRC”) by April 1, 2026; and

WHEREAS, by adopting the CWRC, the City of Greeley will comply with the state statute and protect the long-term likelihood of community resilience to wildfires, which, in turn, is likely to increase the availability and affordability of homes and reduce insurance rates throughout the state of Colorado; and

WHEREAS, City Council is enacting this Ordinance to adopt the Colorado Wildfire Resiliency Code with local code enforcement to protect the public health, safety, and welfare of the community from the increased risk of wildfires.

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

Section 1. That Title 22, Buildings and Construction, of the Greeley Municipal Code, shall be amended by the addition of Chapter 17 as follows:

Chapter 17. Wildfire Resiliency Code.

Sec. 22-700. Colorado Wildfire Resiliency Code Adopted.

The Colorado Wildfire Resiliency Code is hereby adopted by reference for the city, except as amended in this chapter, and is hereinafter referred to as the “CWRC”. The CWRC is published by the Colorado Wildfire Resiliency Code Board on behalf of the Division of Fire Prevention and Control, Colorado Department of Public Safety.

Sec. 22-701. Section 103 Amended – Code Compliance

103.1 Code Compliance. The Fire Department and Community Development Department shall have authority to enforce the CWRC. The Fire Chief and the Chief Building Official shall each be known as a *code official*. The function of both departments shall be the implementation, administration and enforcement of the provisions of this code.

103.2 Appointment. The *code official* shall be the Fire Chief and the Chief Building Official. The City Manager may appoint another *code official*.

103.3 Deputies. The code officials shall have the authority to appoint a deputy *code official*, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *code official*.

Sec. 22-702. Enforcement.

A violation of the CWRC is an administrative code violation and shall proceed in accordance with chapter 12 of title 2 of the Greeley Municipal Code, and shall be subject to penalties set forth in chapter 10 of title 1 of this Code.

Sec. 22-703. Mapping.

The City will develop and adopt a local map designating Wildfire-Urban Interface (WUI) areas and fire intensity classifications within its jurisdictional boundaries. A local map shall be updated at intervals not to exceed three years, or sooner if substantial changes in conditions, data, or methodology occur.

Sec. 22-704. Ground-Truthing.

The City will develop and adopt a process for site-specific ground-truthing that identifies or modifies the Fire Intensity Classification as described in the CWRC.

Sec. 22-705. Petition for Code Modification.

A code official, as designated by this chapter, shall have the authority to petition the Colorado Wildfire Resiliency Code Board for a modification to the CWRC.

Section 2. 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



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

March 3, 2026

Key Staff Contact: Sean Chambers, Water & Sewer Director

Title:

Public hearing and second reading of an ordinance amending Title 20, Chapter 3, Article III of the City of Greeley Municipal Code Concerning the Collection, Treatment, and Use of Graywater

Summary:

Graywater recapture involves reusing lightly used household water (e.g., from showers, sinks, and laundry) for non-potable purposes such as irrigation or toilet flushing. While this approach can offer theoretical water conservation benefits, staff have identified significant challenges and risks associated with authorizing residential graywater systems in Greeley.

From a regulatory perspective, Colorado Regulation 86 has historically allowed graywater use only if a local government adopts its own ordinance, permitting, inspection, and enforcement framework. HB24-1362, which took effect on January 1, 2026, generally authorizes the installation of graywater treatment works in new construction projects and the use of graywater statewide, unless a local government adopts an ordinance prohibiting the same within its jurisdiction. Implementing such a program would require drafting new ordinances, creating permitting procedures, and dedicating trained staff and resources that the Water and Sewer Department does not currently maintain.

Public health and safety concerns are substantial. Graywater is not sterile and presents risks of cross-connection and backflow into the potable water system, particularly in retrofitted homes. Systems also require ongoing maintenance (filters, tanks, and plumbing), and improper maintenance could lead to sanitation issues, odors, or public health impacts. Authorizing these systems could expose the City to liability if failures affect public health.

Infrastructure and economic barriers further limit feasibility. Most of Greeley's existing housing stock was not designed for dual plumbing, making retrofits costly and disruptive, often reaching thousands of dollars per home. New construction requirements would increase housing costs and will face resistance. On the City side, the cost of administering a graywater program could outweigh the conservation benefits if participation remains very low as seen in Greeley's few neighboring cities with graywater programs.

Graywater use also has implications for Greeley's water rights and wastewater operations. Indoor water use that returns to the wastewater system supports effluent flows that are valuable for reuse or leasing. Diverting water to graywater collection reduces the effluent at the treatment plants and can potentially affect water rights accounting, treatment efficiency, and long-term rate structures. Finally, successful graywater use would require sustained behavioral changes by residents and significant public education efforts, with uncertain compliance.

Staff Conclusion: While graywater recapture has conceptual appeal but the regulatory burden, public

health risks, infrastructure costs, water rights impacts, and low participation in Colorado suggest it is not an effective broad residential conservation strategy for Greeley currently. Staff recommend continuing to focus on proven conservation measures—such as turf replacement, irrigation efficiency incentives, and water-wise landscaping education which offer higher participation and lower risk.

Fiscal Impact:

If approved, this item will result in no impact on the budget.

No Impact: If there is no impact, provide the reason.

The city code will be amended to prohibit graywater collection, and the issue will be resolved.
Are there any long-term financial impacts? 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:

None

Strategic Focus Area:

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. 4, 2026
2. Item - Presentation

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 4, 2026**

**AN ORDINANCE AMENDING TITLE 20, CHAPTER 3, ARTICLE III
OF THE CITY OF GREELEY MUNICIPAL CODE
CONCERNING THE COLLECTION, TREATMENT, AND USE OF GRAYWATER**

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

WHEREAS, the City is further empowered by its home rule authority and applicable statutory authority to protect the public health, safety, and general welfare of its citizens; and

WHEREAS, Section 17-1 of the Greeley City Charter authorizes the Greeley Water and Sewer Board ("Board") to qualify the Water and Sewer functions and operations as an "enterprise" as that term is contained in Article X, Section 20 of the Colorado Constitution, and to provide for every function and operation of an enterprise, including but not limited to, bond issuance and all other necessary and ordinary functions of the Water and Sewer operations; and

WHEREAS, Section 17-4 of the City Charter and Section 20-30 of the Greeley Municipal Code further authorizes and requires the Board to acquire, develop, convey, lease, and protect water and sewer assets, supplies, and facilities; and

WHEREAS, the Colorado General Assembly in 2024 passed HB 24-1362 (Measures to Incentivize Graywater Use), which legislation, *inter alia*, authorized the installation of graywater treatment works in new construction projects and the use of graywater statewide, except where local governments by ordinance prohibit the same; and

WHEREAS, graywater can often carry human pathogens with various risk levels and pathways that have the potential to be dangerous to public health; and

WHEREAS, City staff, the Board, and City Council have determined that it is in the current best interest of the citizens of the City of Greeley and their public health, safety, and general welfare to prohibit the collection, treatment, and use of graywater.

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

Section 1. That Section 20-194 of Article III, Water, of Chapter 3, Water and Sanitary Sewer Service, of Title 20, Public Works and Utilities, of the Greeley Municipal Code shall be enacted as follows:

ARTICLE III. - WATER

Sec. 20-194. Graywater collection, treatment, and use prohibited.

(a) Definitions. The following words, terms, and phrases, when used in this section, shall have the meaning ascribed to them in this subsection (a):

Graywater means that portion of wastewater that, before being treated or combined with other wastewater, is collected from fixtures within residential, commercial, or industrial buildings or institutional facilities for the purpose of being put to subsequent beneficial uses.

Graywater treatment works means any arrangement of devices and structures used to (i) collect graywater, and (ii) treat, neutralize, or stabilize graywater to the level necessary for subsequent beneficial uses.

(b) Prohibition. The collection, treatment, and use of graywater are prohibited. The construction, installation, and operation of graywater treatment works are prohibited.

(c) Enforcement, violation, and penalties.

(1) A violation of this section shall be deemed an administrative code violation and shall be subject to penalties set forth in chapter 10 of title 1 of this Code.

(2) Suspension of water service. In addition to any penalties imposed under chapter 10 of title 1 of this Code, the director may suspend water service to any person who fails to comply with the provisions of this section, or to any property upon which the owner denies the director reasonable access to determine compliance with this section, as authorized by section 20-85. The director may suspend water service as described in this section immediately and without notice if the director determines that such action is necessary to protect the city's public water system and its customers.

Section 2. This ordinance shall take effect on the fifth day following its final publication, as contemplated by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED this ____ day of _____ 2026.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

Graywater Prohibition

February 17, 2026 City Council Meeting

Leah Hubbard, Deputy Director of Water Resources



Purpose and Agenda



Purpose:

- Request approval for the prohibition of graywater collection

Agenda

- Define graywater collection
- Justification to ban graywater collection
- Recommendation
- Questions

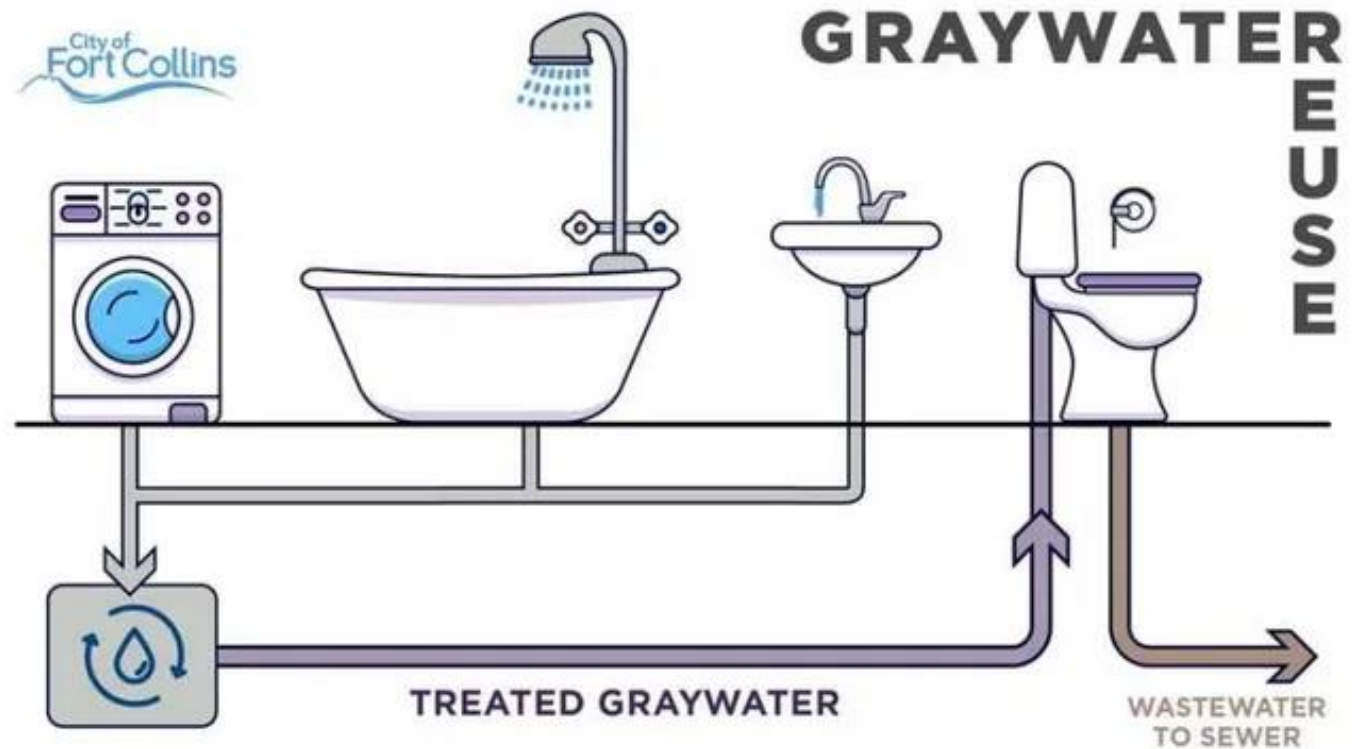
What is Graywater Collection?

Collection and reuse of water

- Most often, water from baths, showers, washing machines, and sinks is collected and used to flush toilets and irrigate lawns

Systems can vary widely but require key elements to be safe:

- Collection tank
- Sewer overflow connection
- Backflow prevention
- Treatment on graywater



Regulatory Information



Regulation 86

- Provides a legal pathway for graywater systems to be permitted.

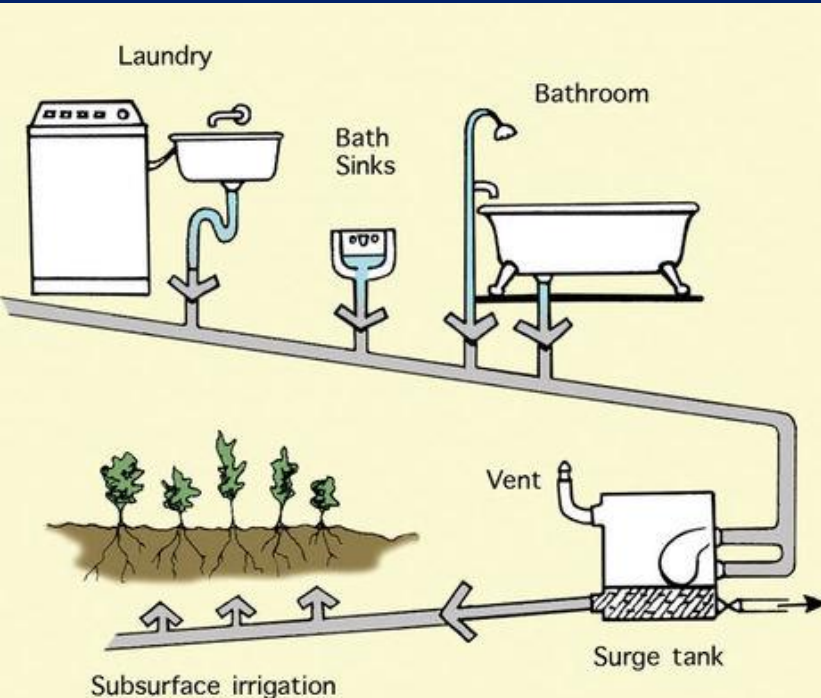
House Bill 24-1362

- Beginning January 1, 2026, graywater use is authorized statewide unless a municipality or county adopts a resolution or ordinance prohibiting such use.

Adopting Graywater Collection

Adopting Graywater Collection would require

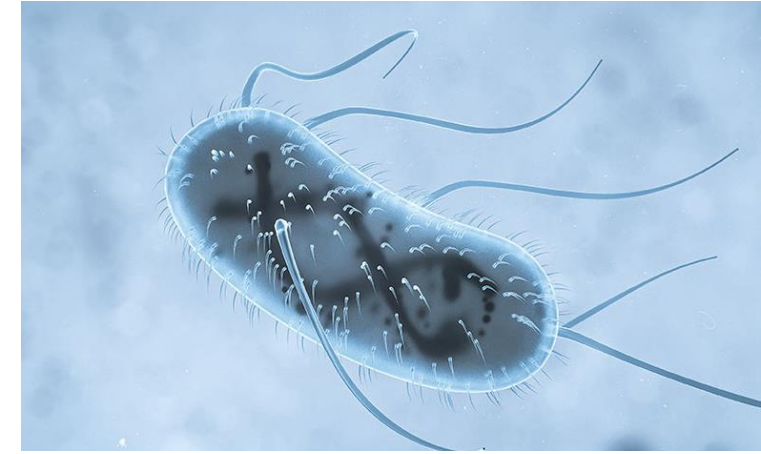
- Drafting and adopting new ordinances addressing fees, inspections, and ongoing oversight
- Develop and implement permitting and review procedures
- Dedicate and train staff for inspection, compliance, and enforcement



Risk to Public Health

Graywater is not sterile

- Carries bacteria, viruses, and chemicals. Most commonly E. Coli



Carries the risk of contaminating public drinking water

- Tanks **MUST** have proper **backflow prevention**
- Retrofitting homes for graywater magnifies the risk of a cross-connection of graywater and public drinking water

Public Health Continued

Behavioral Changes

- Filters must be replaced
- Storage tanks cleaned and treated
- **Biodegradable** soaps, detergents, and cleaners should be used
- Water quality must be managed



Economics from Fort Collins

Estimated costs and benefits across selected water conservation measures						
	Estimated Costs			Estimated Benefits		
	Measure	Average upfront cost to customer or developer	Average annual maintenance costs	Average annual water savings	Average annual utility bill savings	Return on investment for customer
Single-family homes (4 residents)	Graywater (toilet flushing only)	\$4,500	\$36	10,000-20,000 gallons	\$69-\$138	33-65 years
Multi-family (100 residents)		\$90,000	\$500	230,000-500,000 gallons	\$1,388-\$3,017	

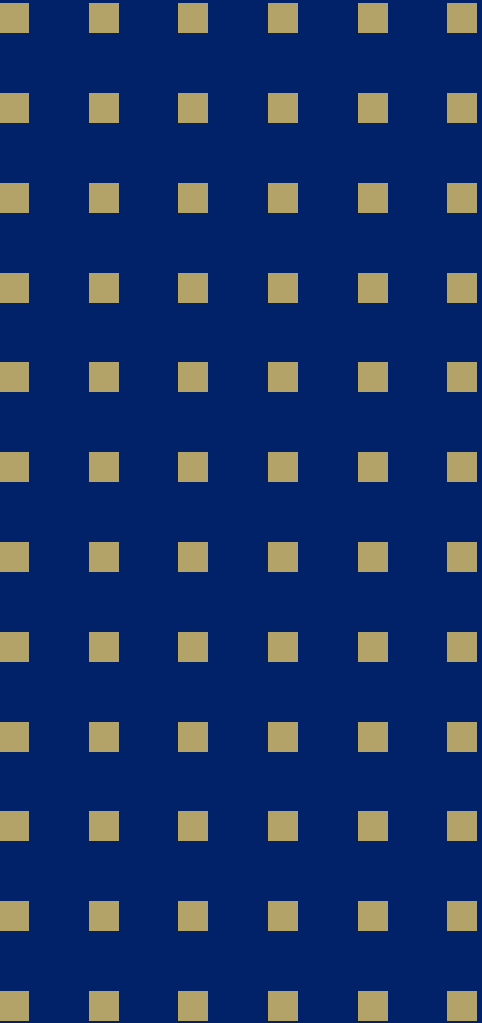
Conclusion and recommendation



Conclusion: Risk to public health, cost of running a graywater permitting program, and the water rights portfolio outweigh the potential benefits of graywater collection.

Water and Sewer Board: On January 21, 2026, the W&S Board recommended that the City Council adopt the prohibition.

Recommendation: Water and Sewer Staff recommend Greeley amend municipal code to prohibit graywater collection.

A decorative graphic on the left side of the slide, consisting of a grid of small, gold-colored squares arranged in 10 rows and 6 columns.

Questions?



Council Agenda Summary

March 3, 2026

Key Staff Contact: Martha Lanaghen, Human Resources Director

Title:

Public hearing and second reading of an ordinance authorizing a salary increase and certain benefits for the City Attorney

Summary:

City Council conducted the annual performance review of the City Attorney on February 3, 2026. Based on this annual review, the City Council found that City Attorney Aurzada 2025 performance met expectations and in accordance with merit increases for all non-union employees with a similar performance review directed that the following adjustment be presented for adoption by the City Council with an effective date of February 12, 2026:

- A merit increase of 4% (\$10,521.06)
- The City will continue to contribute 12% of the Attorney's annual salary to a 401k retirement plan

Stacey Aurzada's Current Salary \$263,026.62

Value of 4% General Wage Increase for City Attorney \$10,521.06

Fiscal Year 2026 City Attorney salary effective February 12, 2026 \$273,547.68

Value of 12% 401k contribution \$32,825.72

The item was introduced at the Feb. 17 Council Meeting and, by a majority vote of Council the public hearing and second reading for set for March 3, 2026.

Fiscal Impact:

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

Negative Impact

Does this item create a fiscal impact on the City of Greeley? Yes / General Fund If yes, what is the annual impact? \$43,346.78

What is the impact in 2026 budget year? \$36,678.04 Is it budgeted? Yes

If yes, what source and fund will be used? General Fund

Are there any long-term financial impacts? Ongoing salary and benefits

Legal Issues:

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

1. City staff presentation (if requested)
2. Council questions of staff

3. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
4. Council discussion
5. Council decision

Other issues and Considerations:

None

Strategic Focus Area:

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. 5, 2026
2. Item - Presentation

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 5, 2026**

**AN ORDINANCE AUTHORIZING A SALARY INCREASE AND CERTAIN BENEFITS FOR
THE CITY ATTORNEY**

WHEREAS, pursuant to Greeley City Charter (the “Charter”) Section 6-1 and Ordinance No. 15, 2024, Stacey Aurzada (“Aurzada”) was appointed to the position of City Attorney for the City of Greeley effective June 26, 2024, for an indefinite term; and

WHEREAS, Section 3-15 of the Charter requires the fixing of compensation to be by ordinance and Section 6-1 of the Charter requires that City Council fix the compensation of the City Attorney; and

WHEREAS, City Council has negotiated an amount of compensation with Aurzada set forth in the employment agreement dated June 26, 2024, and Ordinance No. 15, 2024, as amended by Ordinance No. 9, 2025 (together, the “Current Compensation”); and

WHEREAS, City Council conducted Aurzada’s annual review on February 3, 2026; and

WHEREAS, Aurzada demonstrates strong leadership and effective management in building a well-run department that consistently operates within its approved budget while improving overall productivity; and

WHEREAS, through thoughtful prioritization, efficient use of resources, and clear expectations, Aurzada’s department increased the quality and timeliness of its work without sacrificing fiscal responsibility; and

WHEREAS, Aurzada’s approach reflects a strong commitment to accountability, operational excellence, and service to the organization and City as a whole; and

WHEREAS, City Council has determined that it is appropriate and desires to make changes to the Current Compensation provided to Aurzada.

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

Section 1. The Current Compensation of Aurzada be amended as follows:

City Attorney’s salary shall be increased by four percent (4%) from \$263,026.62 to \$273,547.68 annually; and

Section 2. All of terms of the Current Compensation, except those modified by Section 1, above, remain unchanged.

Section 3. The Current Compensation as amended by this Ordinance be effective for the pay period beginning February 12, 2026.

Section 4. This Ordinance become effective in accordance with Greeley City Charter Section 3-16.

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

ATTEST

THE CITY OF GREELEY, COLORADO

By:_____
City Clerk

By:_____
Mayor



Public Hearings and Second Reading of an Ordinance Authorizing a Salary Increase for the City Attorney

Martha Lanaghan, Director HR
Martha.Lanaghan@greeleygov.com
City Council Meeting – March 3, 2026



Agenda

- Review and Compensation process
- City Attorney's salary increase
- Purpose: Adopt the ordinances and publish with reference to title only

Process

- Annual Review based on compilation of City Council feedback and ratings
 - **City Attorney:** Council review and feedback
 - Compensation increases consistent with general government non-union employee merit increases with similar performance ratings, informed by market analysis
- City Charter Requirement: Compensation of Appointees is fixed by City Council via ordinance process



City Employee Annual Increases for Context

Eligible City employees received annual increases in February 2026

- General employees 3%
- Directors and above 2.5%



City Attorney Salary Increase

- Annual Review conducted on February 3, 2026
- Proposed merit Increase of 4%
 - Current Salary = \$ 263,026.62
 - FY 2026 Salary Retroactive to Feb 12, 2026 = \$273,547.68
- Continue with no change the City contribution of 12% to 401k



Questions





Council Agenda Summary

March 3, 2026

Key Staff Contact: Martha Lanaghen, Human Resources Director

Title:

Public hearing and second reading of an ordinance authorizing a salary increase and certain benefits for the Presiding Municipal Judge

Summary:

City Council conducted the annual performance review of the Municipal Judge on February 3, 2026. Based on this annual review, the City Council found that Judge Gonzales' 2025 performance met expectations and in accordance with merit increases for all non-union employees with a similar performance review, directed that the following adjustment be presented for adoption by the City Council with an effective date of February 12, 2026:

- A merit increase of 3% (\$6,455.20)
- The City will continue to contribute 5% of the Judge's annual salary to a 457 retirement plan

Mark Gonzales' Current Salary \$215,173.47

Value of 3% General Wage Increase for Municipal Judge \$6,455.20

Fiscal Year 2026 Municipal Judge salary effective February 12, 2026 \$221,628.67

Value of 5% 457 contribution \$11,081.43

The item was introduced at the Feb. 17 Council Meeting and, by a majority vote of Council the public hearing and second reading for set for March 3, 2026.

Fiscal Impact:

Fiscal Impact:

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

Negative Impact

Does this item create a fiscal impact on the City of Greeley? Yes / General Fund

If yes, what is the annual impact? \$17,536.63

What is the impact in 2026 budget year? \$14,838.69 Is it budgeted? Yes

If yes, what source and fund will be used? General Fund

Are there any long-term financial impacts? Ongoing salary and benefits

Legal Issues:

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

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

4. Council discussion
5. Council decision

Other issues and Considerations:

None

Strategic Focus Area:

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. 6, 2026
2. Item - Presentation

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 6, 2026**

**AN ORDINANCE AUTHORIZING A SALARY INCREASE AND
CERTAIN BENEFITS FOR THE PRESIDING MUNICIPAL
JUDGE**

WHEREAS, Mark C. Gonzales was appointed by the City Council to the position of Presiding Municipal Judge effective May 21, 2018, for a term of four years pursuant to Greeley City Charter (“Charter”) Section 7-1 and Ordinance No. 24, 2018; and

WHEREAS, City Council reappointed Judge Gonzales to the position of Presiding Municipal Judge on May 18, 2022, for a term of four years pursuant to Ordinance No. 15, 2023; and

WHEREAS, Section 3-15 of the Charter requires the fixing of compensation to be by ordinance and Section 7-1 of the Charter requires that the City Council fix the compensation of the Presiding Municipal Judge; and

WHEREAS, the City Council conducted the Presiding Municipal Judge’s annual review on February 3, 2026; and

WHEREAS, the City Council has determined that it is appropriate to and desires to make changes to the compensation provided to the Presiding Municipal Judge as set forth in the employment agreement, as amended by Ordinance No. 15, 2023, Ordinance No. 11, 2024, and Ordinance No. 11, 2025 (“Current Compensation”).

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

- Section 1. The Presiding Municipal Judge's base salary be and hereby is increased by three percent (3%) from \$215,173.47 to \$221,628.67 annually.
- Section 2. All of the terms of the Current Compensation, except for those modified by Section 1, above, remain unchanged.
- Section 3. The above-mentioned compensation shall be effective for the pay period beginning February 12, 2026.

Section 4. This Ordinance shall become effective in accordance with Charter Section 3-16.

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

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



Public Hearings and Second Reading of an Ordinance Authorizing a Salary Increase for the Municipal Judge

Martha Lanaghan, Director HR
Martha.Lanaghan@greeleygov.com
City Council Meeting – March 3, 2026



Agenda

- Review and Compensation process
- Municipal Judge's salary increase
- Purpose: Adopt the ordinances and publish with reference to title only

Process

- Annual Review based on compilation of City Council feedback and ratings
 - **Municipal Judge:** Judicial Review Board feedback and City Council and colleague feedback
 - Compensation increases consistent with general government non-union employee merit increases with similar performance ratings, informed by market analysis
- City Charter Requirement: Compensation of Appointees is fixed by City Council via ordinance process



City Employee Annual Increases for Context

Eligible City employees received annual increases in February 2026

- General employees 3%
- Directors and above 2.5%



Municipal Judge Salary Increase

- Annual Review conducted on February 3, 2026
- Proposed Increase of 3%
 - Current Salary = \$ 215,173.47
 - FY 2026 Salary Retroactive to Feb 12, 2026 = \$221,628.67
- Continue with no change
 - 5% city contribution to 457 retirement plan
 - 6% city contribution to 401k retirement plan



Questions





Council Agenda Summary

March 3, 2026

Key Staff Contact: Kelli Johnson, Deputy City Manager of Community Vitality

Title:

Motion to go into Executive Session to discuss the potential purchase and acquisition of real property, receive instructions on negotiation and, if necessary, receive legal advice

Summary:

The Executive Session will focus on discussing specific terms of a proposed land exchange agreement with Weld County to facilitate the development of both public and private projects in Downtown Greeley. The agreement contemplates potential opportunities related to the purchase and acquisition of real property to enhance and support economic development and facilitate more efficient provision of municipal services. Staff will request instructions from the Council related to negotiations for real property acquisitions.

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:

A motion to go into executive session to discuss the potential purchase, acquisition, or lease of property, and to determine positions and receive instructions regarding negotiations, as provided for in C.R.S. §24-6-402(4)(a) and §24-6-402(4)(e)(I) and Greeley Municipal Code §2-151 (a)(1) and §2-151(a)(5); and if necessary to receive advice from the City Attorney related to these matters as provided for in C.R.S. §24-6-402(4)(b) and Greeley Municipal Code §2-151(a)(2).

Attachments:

None



Council Agenda Summary

March 3, 2026

Key Staff Contact: Brian McBroom, Acting City Manager , Stacey Aurzada, City Attorney

Title:

Motion to go into Executive Session to receive legal advice and to instruct negotiators regarding the West Greeley project

Summary:

During the executive session, staff will receive instructions from City Council regarding ongoing negotiations with Trollco, Inc. DBA as Water Valley Company and Provident Resources Group DBA PRG-Greeley West Properties LLC regarding the West Greeley project, including status of the Pre-Development Services Agreement, negotiation of the Development Services Agreement, Ground Lease and related documents. The Council will also be able to request and receive legal advice regarding the project. Additionally, the Council may request legal advice regarding the complaint filed by Trollco, Inc. against the City of Greeley regarding the referendum petition.

Fiscal Impact:

No Impact

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Business Growth

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:

A motion to go into an Executive Session to discuss the following matter as provided under C.R.S. Section 24-6-402(4)(b) and 24-6-402(4)(e)(I), Greeley Municipal Code Sections 2-151(a)(2) and 2-151(a)(5): To receive legal advice related to and determine positions, develop strategy, and instruct negotiators about the West Greeley project, and to receive legal advice related to a lawsuit filed by Trollco, Inc. against the City of Greeley.

Attachments:

None



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

March 2 – March 27, 2026

Tuesday, March 3, 2026

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

Wednesday, March 4, 2026

- ADEO Brain Injury Awareness Grand Opening 3 p.m. Location 2730 28th Ave (2730 28th Ave, Greeley, Colorado 80634)

Thursday, March 5, 2026

- 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)

Friday, March 13, 2026

- University Schools – Read Across America Day University High School (6525 W 18th St, Greeley, CO 80634)

Tuesday, March 10, 2026

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

Friday, March 13, 2026

- Greeley Fire Department's Awards & Recognition Ceremony Dinner 6 p.m. Greeley Recreation Center (651 10th Ave, Greeley, CO 80631)

Tuesday, March 17, 2026

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

Wednesday, March 18, 2026

- 2026 Greeley Day at the Capitol 8 a.m. Colorado State Capitol (200 E Colfax Ave, Denver, CO 80203)
- Water & Sewer Board Meeting 2 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Thursday, March 19, 2026

- Downtown Development Authority 7:30 a.m. (802 9th Street, Greeley CO 80631)
 - Airport Authority 3:00 p.m. Greeley-Weld Airport (600 Airport Road, Greeley CO 80631)
-

Monday, March 23, 2026

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

Tuesday, March 24, 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

	02/23/2026		
	This schedule is subject to change		
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
March 10, 2026 City Council Work Session	Executive Session for CM Interviews	Martha Lanaghen	WS
	Executive Session	Brian McBroom	WS
March 17, 2026 Commercial GID Board Meeting			
	Minutes - December 2 Board Meeting	Heidi Leatherwood	Board
	MOU	Don Threewitt	Board
March 17, 2026 Residential GID Board Meeting			
	Minutes - December 2 Board Meeting	Heidi Leatherwood	Board
	MOU	Don Threewitt	Board
March 17, 2026 City Council Regular Meeting			
	UNC Spring Update	Mayor	Intro
	Proclamation - Red Cross Month	Mayor	Intro
	Minutes - Feb. 17 & March 3 Regular Meeting	Heidi Leatherwood	Consent
	Resolution - Introduction to consider the GWIP	Michael Franke/Don Threewitt	Consent
	Resolution - 10th Street TIF Boundary Amendment	Don Threewitt	Consent
	Resolution - Professional Services with Independent Cost Estimating Services	Wendy Bethel	Consent
	Resolution - Comprehensive Financial Policies	Kirk Jones	Consent
	Resolution - MOU with West Greeley GID's and Water and Sewer Enterprises	Sean Chambers	Consent
	Resolution - Contract with Standard & Poor Global for Credit Rating Service	Allena Portis	Consent
	Intro & 1st Rdg Ord - Water Revenue Improvement Revenue Bonds Series 2026	Robert Miller	Consent
	Intro & 1st Rdg Ord - First-Lien Sewer Improvement Revenue Bonds Series 2026	Robert Miller	Consent
	Intro & 1st Rdg Ord - Appropriation of 2026	Nathan Mosley	Consent
	PH & 2nd Rdg Ord adopting Wildfire Resiliency Code	Brian Kuznik	Regular
March 24, 2026 City Council Work Session			
	Council Vacancy Appointment Process- Tentative	Heidi Leatherwood/Stacey Aurzada	WS
	Eastside Area Plan Update	Doug May/Don Threewitt	WS
	Consensus - Affordable Housing Incentive Policy	Kaileen Whaley/Deb Callies	WS
	Spin Pilot & Micromobility Update	Hanna Feldmann/Bret Naber	WS
	Civic Campus Project Update	Kelli Johnson	WS
April 7, 2026 City Council Meeting			
	Minutes - March 10 WS; March 17 Regular Meeting	Heidi Leatherwood	Consent
	Resolution - Development Agreement with Richmark Vertikal	Kelli Johnson	Consent
	Resolution - Land Exchange Agreement	Kelli Johnson	Consent
	Intro & 1st Rdg Ord - Setting forth procedure for City Appointments to 501 (c)(3) Board (Hold)	John Herge/Bret Naber	Consent
	Intro & 1st Rdg Ord - West Lowell Annexation/Zoning	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Reappointment of Municipal Judge Mark Gonzales	Martha Lanaghen	Consent
	Intro & 1st Rdg Ord - Development Code Amendment West Greeley GID Inclusion Area	Caleb Jackson	Consent
	TEFRA Hearing	Allena Portis	Consent
	PH & 2nd Rdg Ord - Water Revenue Improvement Bonds Series 2026	Robert Miller	Regular
	PH & 2nd Rdg Ord - First-Lien Sewer Improvement Revenue Bonds Series 2026	Robert Miller	Regular
	PH & 2nd Rdg Ord - Appropriation of 2026	Nathan Mosley	Regular
April 14, 2026 City Council Work Session			
	Code Compliance Process Improvement Update	Buxton Demers	WS
	Weld County Hazard Mitigation	Dom Tatti/ Peter Perez	WS
	Moral Obligation and Appropriation Pledge	John Herge/Bret Naber	WS
	City Image and Branding Update	Winna Ironkwe	Regular

April 21, 2026 City Council Meeting			
	Minutes - March 24 WS; April 7 Regular Meeting	Heidi Leatherwood	Consent
	Resolution - Weld County Hazard Mitigation	Dom Tatti/ Peter Perez	Consent
	Resolution - Affordable Housing Incentive Policy	Deb Callies	Consent
	Resolution - Approving Moral Obligation and Appropriation Pledge	John Herge/Bret Naber	Consent
	PH & 2nd Rdg Ord - Setting forth procedure for City Appointments to 501 (c)(3) Board (Hold)	John Herge/Bret Naber	Regular
	Resolution - Council Appointments to 501 (c)(3) board (tentative)	John Herge/Bret Naber	Consent
	PH & 2nd Rdg Ord - West Lowell Annexation/Zoning	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Reappointment of Municipal Judge Mark Gonzales	Martha Lanaghen	Regular
	PH & 2nd Rdg Ord - Development Code Amendment West Greeley GID Inclusion Area	Caleb Jackson	Regular
April 28, 2026 City Council Work Session			
	Q2 Finance/Budget Update	Robert Miller/Nathan Mosley	WS
	Follow Up CPRD Combining Boards	Megan Weiler/Diana Frick	WS
May 5, 2026 City Council Meeting			
	Proclamation - Small Business Week	Mayor	Intro
	Minutes - April 14 WS; April 21 Regular Meeting	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - GWIP Annexation	Michael Franke/Don Threewitt	Consent
May 12, 2026 City Council Work Session			
	CPRD Fee Study	Diana Frick	WS
May 19, 2026 City Council Meeting			
	Minutes - April 28 WS; May 5 Regular Meeting	Heidi Leatherwood	Consent
	Resolution - Endorsement for PAB Allocation	Deb Callies	Consent
	PH & 2nd Rdg Ord - GWIP Annexation	Michael Franke/Don Threewitt	Regular
May 26, 2026 City Council Work Session			
	Consensus - Communities Strategic Plan Reducing Homelessness	Mandy Shreve	WS



Council Agenda Summary

Title

Adjournment