Greeley City Council Agenda

Work Session
Tuesday, July 28, 2026 at 6:00 PM
City Council Chambers at City Center South
1001 11th Avenue Greeley, CO 80631

NOTICE:

City Council Meetings are held on the 2nd and 4th 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 view Council work sessions in person or remotely. **Work sessions are intended for discussion and an overview of key topics to inform future decision-making. While no formal action will be taken, we appreciate public interest; however, participation (virtually or in-person) is not part of the work session format. Public comments are made during City Council meetings.**

Watch Meetings:

Meetings are open to the public and can be attended in person by anyone.
Meetings are livestreamed on the City's Meeting Portal https://greeleyco.portal.civicclerk.com/.

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

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

City Council
Work Session Agenda

Tuesday, July 28, 2026 at 6:00 PM

City Council Chambers at City Center South
1001 11th Avenue, Greeley, CO 80631

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Reports from Mayor and Councilmembers
5. Landscape Code Update
6. 2027 Capital Improvement Plan Budget Review
7. Scheduling of Meetings, Other Events
8. Adjournment

Work Session Agenda Summary

Title:
Reports from Mayor and Councilmembers

Background:

Board/Committee	Meeting Day/Time	Assignment
Airport Authority	3rd Thu, 3:30 p.m.	Hall/McDonald
Board/Commission Interviews (Team of 2)	monthly as needed	Council Rotation
CML Executive Board Opportunity	as needed	Hall
CML Other Opportunities	as available/desired	
CML Policy Committee (Council or Staff)	as needed	McDonald/McBroom
Downtown Development Authority	3rd Thu, 7:30 a.m.	Roth
Employee Health Board	as needed	DeBoutez
Highway 34 Coalition	as needed	Olson
Highway 85 Coalition	as needed	Rudy
Historic Preservation Loan Committee	as needed	DeBoutez
Human Relations Commission	2nd Monday, 5 p.m.	Huddleston
Interstate 25 Coalition	as needed	Olson
Island Grove Advisory Board	1st Thu, 3:30 p.m.	Roth
National League of Cities Transportation and Infrastructure Services Committee	as needed	Olson
Parks & Recreation Board	1st Friday, 7 a.m.	DeBoutez
Police Pension Board	quarterly	McDonald
Poudre River Trail	1st Thu, 7 a.m.	Hall
Regional Opioid Council	as needed	Hall
Transportation/Air Quality MPO	1st Thu, 6 p.m.	Olson/Rudy
Upstate Colorado Economic Development	last Wed, 7 a.m.	Hall
Water & Sewer Board	3rd Wed, 2 p.m.	Hall
Weld Project Connect Committee (United Way)	as needed	Rotation
Youth Commission Liaison	4th Mon, 6 p.m.	McDonald
Clearview Library District Liaison	As needed	Rudy
US34 TMO	1st Thu, 4:30 p.m.	DeBoutez
E-470 Public Highway Authority	Quarterly	Hall

Work Session Agenda Summary

July 28, 2026
Key Staff Contact: Caleb Jackson, Planning Supervisor, Buxton Demers, Code Compliance Manager

Title:
Landscape Code Update

Background:
Based on previous Council direction, staff drafted the included Development Code revisions regarding landscaping. Staff will also discuss compliance practices. Staff is seeking Council feedback before moving forward with additional stakeholder and public input and formal City Council consideration of an ordinance updating the Development Code in the coming months.

Strategic Focus Area:
Community Vitality

Attachments:
1. Draft Landscape Code
2. Item - Presentation

CHAPTER 8. LANDSCAPE STANDARDS

Sec. 24-801. Intent and applicability.

a. *Intent.* The intent of the landscape standards is to:

1. Protect natural landscapes, Greeley's agriculture traditions, and "Tree City USA" designation to strengthen the city's identity as growth occurs.
2. Improve city's image and build value with a well-designed public realm, coordinating landscape design for streetscapes, open spaces, civic places.
3. Promote quality private investment that corresponds with investments in the public realm, and emphasize distinct areas throughout the city with natural landscape materials.
4. Coordinate landscape and design amenities across multiple sites with special attention to the relationship of public and private frontages.
5. Encourage site and landscape design that allows spaces to serve multiple aesthetic, screening, environmental, recreational, or social functions.
6. Provide comfort, spatial definition, and visual interest to active spaces including streetscapes, walkways, civic spaces, parks, trails, or other similar outdoor gathering places.
7. Conserve energy and limited resources through landscape design, and protect and integrate established natural amenities rather than plant or design new ones.
8. Screen and mitigate the visual, noise, or other impacts of high-intensity areas of sites and buildings, or where the scale and pattern of development changes.
9. Implement the city's landscape policy plan for water efficiency, conserve water, and shift to water-conscious landscape design that is regionally appropriate and specific to the arid front range climate.

b *Applicability.* The standards of this section shall apply to all new development as follows:

1. *Minor development.* Minor development shall meet the landscape standards to the extent of any work or improvement on the site, however, are not required to upgrade landscape areas or nonconformances where no work is being done. Minor development includes:
   (a) Expansion up ~~by five percent~~ to 25 percent of an existing multifamily or nonresidential building footprint or associated impervious surface;
   (b) Detached house or multi-unit house projects involving five or fewer new buildings or occurring in association with a minor subdivision in section 24-205.
2. *Major development.* Major development shall require full compliance with all standards of this chapter for the entire site, any public streets and frontages, and any common areas. Major development includes:
   (a) Any new nonresidential or multifamily building;
   (b) Expansion of more than 25 percent of any existing nonresidential or multifamily building footprint or associated impervious surface;

(c) Any detached house or multi-unit house project involving more than five new buildings, or occurring through a major subdivision in section 24-203.

For major development, the intent is to bring the site into full compliance with these standards, except that the director may prorate the requirements to the extent of new development on the site where full compliance is not possible or practical.

3. *Existing development.* Sites with existing landscapes have the option to maintain the site via a previously approved landscape plan. Any revisions to the site shall meet current code by means of a revised landscape plan approval process. For existing single-family residential sites, 50% live perennial coverage is required to maintain compliance.

   (a) No landscaped area shall be used for commercial display, storage purposes and/or parking of vehicles.

   (b) Weeds or bare dirt are not an allowed ground cover or landscape material either on-lot or in the right-of-way.

4. *Exemptions.* These standards do not apply to rehabilitation or adaptive reuse projects in the general improvement district (GID)~~ and the redevelopment district (RD)~~. Projects that involve a complete redevelopment of the property shall comply. Performance options for projects in the Redevelopment District (RD) can be considered per Table 24-10-1.

5. *Landscape plan.* Construction or development of a site shall not be undertaken until a landscape plan has been approved by the director.

   (a) The landscape plan shall be designed in conjunction with the drainage plan for the subject property in such a manner as to maximize stormwater runoff absorption.

   (b) Landscape plans shall be prepared and stamped by a Colorado registered landscape architect unless waived by the Community Development Director or the Director's designee.

   (c) For phased development, a proportionate share of landscaping acceptable to the city, as outlined in an approved subdivision improvement agreement, development agreement or planned unit development (PUD) plan, shall be installed and maintained with each phase based on the size of the proposed phase and shall be considered completed for the purposes of these regulations when such proportionate share of landscaping has been installed prior to issuance of a building permit.

6. *Inspection and approval.* Installation of approved landscape plans shall occur in the following manner:

   (a) Minor development shall require an inspection by the city prior to a Certificate of Occupancy. If not previously installed, all required on-lot and rights-of-way landscaping for detached houses and multi-unit houses shall be installed within one year of the issuance of the certificate of occupancy and a financial security agreement is not required.

   (b) Major development shall require a ~~letter of substantial completion of the landscape plan, stamped by a landscape architect or certified irrigation auditor, and~~ city inspection prior to certificate of occupancy, or as otherwise approved in the subdivision improvement agreement, development agreement, or planned unit development.

   (c) If weather prevents the required landscaping from being installed, collateral in the form of a financial security agreement, acceptable to the city, in the amount of 125 percent of the cost of materials and installation is to be provided to the city and approved prior to issuance of the certificate of occupancy.

(Ord. No. 36, 2021, § 3(app. A, § 3), 9-21-2021)

Sec. 24-802. Landscape design.

a. *Design objectives.* Landscape plans shall meet the following design objectives:

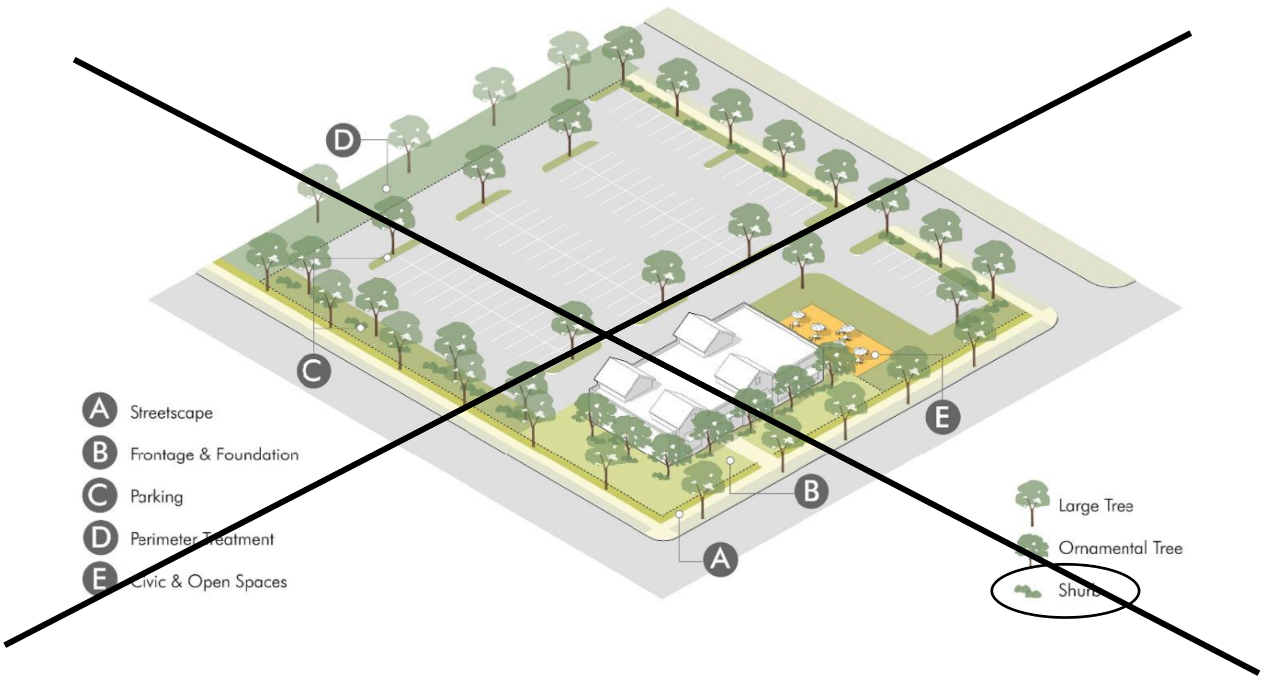
1. Frame important streets and emphasize gateways with street trees, landscape massing, and other vertical elements.
2. Promote stormwater management and prevent erosion through natural landscape elements and site features that intercept precipitation, filter, infiltrate, store, and convey runoff.
3. Encourage the use of bioretention facilities or other creative landscape and stormwater designs that use vegetation and natural processes to improve the quality of stormwater prior to discharge or infiltration into the ground.
4. Create focal points, gathering places, and pathways that enhance the comfort, interest and movement of pedestrians.
5. Improve resource and energy efficiency with landscape arrangements that consider wind blocks, strategic shading, heat gain, water usage, slope and drainage patterns, and other elements inherent to the site.
6. Encourage the protection and preservation of healthy plants that can meet the current and future needs of the site through development.

b. *Planting requirements.* The required plants shall be based on different elements of the site according to table 24-8-1, subject to the applicability provisions of section 24-801.b.

<table>
<tr><th colspan="4">Table 24-8-1: Plant Requirements</th></tr>
<tr><th>Site Element</th><th>Trees</th><th>Evergreen Trees</th><th>Shrubs</th></tr>
<tr><td rowspan="2">Streetscape. The landscape area in the ROW or along the lot line immediately abutting the right-of-way</td><td>1 shade tree per 35' of lot frontage</td><td>n/a</td><td>n/a</td></tr>
<tr><td colspan="3">Rights-of-way may with constrained planting areas may substitute 1 ornamental tree per 25' in place of the shade tree requirement.</td></tr>
<tr><td rowspan="2">Frontage and Foundation. The area between the building line and ROW along a street, including sides of corner lots, used to create transitions to the streetscape and to provide accents and soften larger expanses of buildings</td><td>1 shade tree per residential lot or per 50' of nonresidential or multifamily lot frontage, if buildings are set back more than 10' (0' to 10' = no requirement)</td><td>Evergreen trees may be substituted for shade trees at a rate of 1 for 1 for up to 50% of the requirement.</td><td rowspan="2">4 shrubs per 25' of building foundation. 3 ornamental grasses or large perennials may be substituted for each shrub up to 50% of the requirement. Seasonal planting beds or pots associated with the streetscape and entrance may</td></tr>
<tr><td colspan="2">Corner lots shall meet this requirement on street side lot lines at a rate of 50% of the frontage & foundation requirement. Ornamental trees may be substituted for</td></tr>
</table>

<table>
<tr><td></td><td colspan="2">shade trees at a rate of 1 for 1 if buildings are set back less than 25', or at a rate of 2 for 1 if buildings are set back 25' or more.</td><td>substitute for any building located closer than 10' to the front lot line.</td></tr>
<tr><td rowspan="2">Parking. Areas on the exterior edge or interior of parking where plants are used to soften the appearance, mitigate heat gain, and infiltrate stormwater. Also see section 24-704.</td><td>1 shade tree per 5 parking spaces.</td><td>Evergreen trees may be substituted for shade trees at a rate of 2 for 1, for up to 50% of the parking lot requirement.</td><td rowspan="2">4 shrubs per 25' of parking lot exterior edge.
8 shrubs per 25' for any exterior edge within 20' of the right-of-way or a sidewalk.
3 ornamental grasses or large perennials may be substituted for each shrub up to 50% of the requirement.</td></tr>
<tr><td colspan="2">Ornamental trees may be substituted for shade trees at a rate of 2 for 1 for up to 50% of the requirement.</td></tr>
<tr><td>Perimeter Treatment. Areas of a site that require additional plants to create transitions or mitigate potential impacts on streetscape or adjacent property</td><td colspan="3">See section 24-802</td></tr>
<tr><td>Civic and Open Spaces. Areas of the site or area designed as part of a broader system of formal and natural open spaces</td><td colspan="3">See section 24-301</td></tr>
<tr><td>Other. All other unbuilt or unpaved areas of a site</td><td colspan="3">All other unbuilt or unpaved areas of a site shall require ground cover, perennials, grasses, rock, mulch, or other natural and permeable surfaces. No bare earth is allowed.
Up to 50% of any landscape area may consist of inorganic (non-living) decorative material such as river rock, colored pea gravel, boulders, pavers, or similar natural material, provided it is designed and arranged in a way that can infiltrate runoff through associated planting areas. At least 50% must be living perennial plant material. Trees shall be calculated separately from living perennial plant material coverage criteria.
Artificial turf is ~~only~~ acceptable as ground cover up to the 50% inorganic limitation.</td></tr>
</table>

	~~for areas not visible from public rights-of-way and streets~~. Use of artificial turf in athletic fields and areas visible from public rights-of-way and streets, including front yards, is ~~and may be~~ subject to published design standards, engineering specifications, grading and drainage plans. An approved permit must be received prior to installation, and post-installation inspections may be required. Artificial turf and nonfunctional turf are not permitted on residential properties with more than twelve primary dwelling units on a single lot, commercial property, institutional property, industrial property, common interest community property, street, right-of-way, parking lot, median, or transportation corridor. ~~Native grass or native grass seed shall be planted in detention and retention ponds and areas not highly trafficked by pedestrian activity.~~



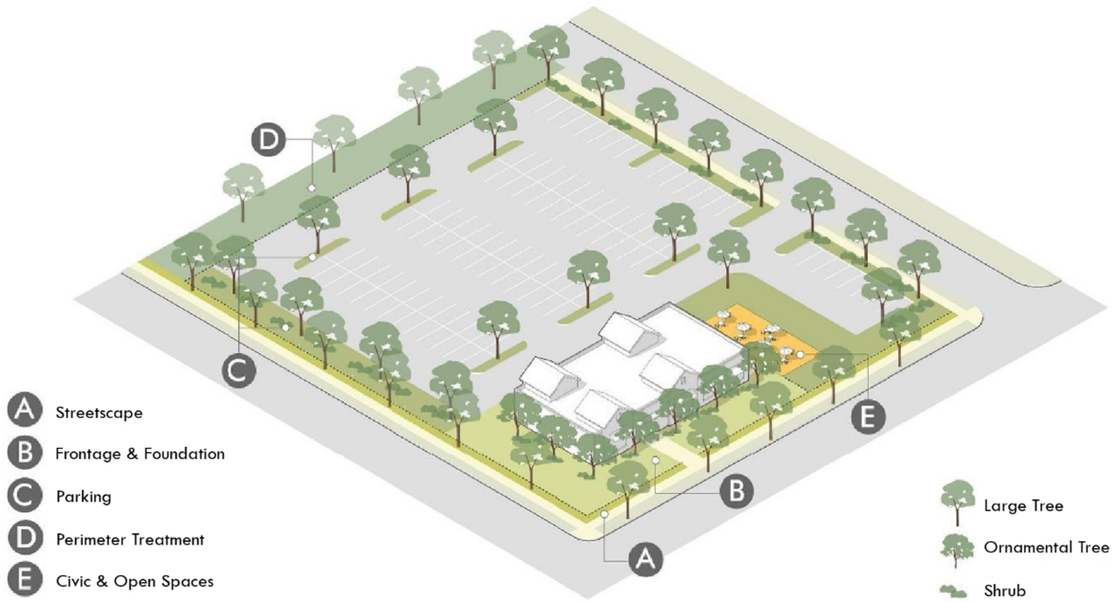


Figure 24-8-1: Plant requirements and site elements.

~~c. *Credits for existing vegetation.* Preservation of existing landscape material that is healthy and a desirable species may count towards these requirements, provided measures are taken to ensure the survival of the vegetation through construction, and all other location and design standards are met.~~

~~1. Landscape plans shall provide an inventory of all existing trees or significant woody vegetation including size, health, species, and any trees proposed to be removed.~~

~~2. Existing landscape credits shall only count towards the portion of the site where it is located, according to the site elements in table 24-8-1. For example, an existing tree may only count towards the required planting for parking lots if it remains in the parking lot in the final design.~~

~~3. Credits shall be on a one for one basis provided existing trees shall be at least three-inch caliper to count. The director may approve landscape material that is more than three times the size specified for new plants on a two for one basis, or may approve plants of exceptional quality due to species, location, maturity, and health on a three for one basis.~~

~~4. Trees or other existing landscape that contributes to the standard shall be identified on a landscape plan and protected by a construction fence installed for the entirety of construction around the tree protection zone (TPZ). The TPZ shall be based on ANSI A300 Standards and Best Practices but be at least 15 feet from the trunk of any tree and to the extent of the drip line in all cases. Tree wells or retaining walls may be necessary to protect existing plants.~~

c. *Measuring landscape material.* The following guidelines shall be used for single-family residential existing landscapes to measure areas covered in live plantings to ensure that landscape materials are measured as accurately and equitably as possible. For the purpose of determining what portion of a lot or right-of-way is landscaped with live plantings other than turf, Table 24-8-2 Existing Vegetation Credit Table provides square footage credit for various types of plants.

Table 24-8-2: Existing Vegetation Credit Table	
Type of Plant Material	**Coverage Credit in Square Feet**
Large Shrub (more than 8 feet tall, 7 feet wide at maturity)	**50**
Medium Shrub (4 - 8 feet tall, 5 feet wide at maturity)	**25**
Small Shrub (less than 4 feet tall, 3 feet wide at maturity)	**10**
Large Ornamental Grass (more than 4 feet tall, 3 feet wide at maturity)	**10**
Perennial, Groundcover and Small Ornamental Grass (less than 4 feet tall at maturity)	**5**

d. *Protection and replacement of existing vegetation.* Preservation of existing landscape material that is healthy and a desirable species may count towards these requirements and is a priority to maintain the urban canopy, provided measures are taken to ensure the survival of the vegetation through construction, and all other location and design standards are met.

(a) Landscape plans shall include an inventory of all existing trees or significant woody vegetation including size (dbh), health (good, fair, poor), species and any trees proposed to be transplanted, protected or removed. This inventory will include a supplemental watering schedule for all trees identified for protection and will be performed by an International Society of Arboriculture Certified Arborist. The supplemental watering schedule shall be included in the landscape plans.

(b) All tree protection measures shall be based on ANSI A300 and Forestry Program standards. All trees identified for protection shall be protected by a construction fence installed for the entirety of construction around the Tree Protection Zone (TPZ). Tree wells or retaining walls may be necessary to protect existing plants.

(c) Existing healthy trees and shrubs shall be preserved and incorporated into the overall site and landscape design to the maximum extent practicable. Existing or transplanted trees may be credited toward minimum tree planting requirements as follows:

a. Existing healthy trees may be credited toward tree planting requirements of this Section according to the Tree Credit/Debit Table in table below. Tree credits shall be given as long as all other provisions and the intent of this Code are met. Fractional caliper measurements shall be attributed to the next lowest category.

b. The monetary value of tree transplanting can be applied towards mitigation requirements. Trees proposed to be transplanted are subject to approval from Forestry. A transplanting schedule shall be developed and coordinated with the City of Greeley.

c. No credit shall be given for existing preserved trees which are:

i. Not located on the actual development site.

ii. Not properly protected from damage during the construction process.

iii. Not listed in a tree mitigation plant legend, separate from the general plant legend.

iv. Trees or plants listed in the State of Colorado Noxious Weed List.

v. Conditioned trees subject to approval by the Forestry Program.

(d) All trees to be removed from a multi-family (more than four [4] units), institutional, commercial, industrial or mixed-use property, whether on-lot or in the right-of-way must be replaced on-lot or in the right-of-way, as appropriate, unless otherwise stated in this Chapter.

(e) New trees that are designed into the landscape plans to meet mitigation criteria shall be additionally called out with an "M" on the design and in the tree mitigation plant legend. Existing trees proposed for transplanting will be called out with a "T" in the design and in the tree mitigation plant legend.

(f) Cash in lieu shall be paid to the City for trees to be removed that cannot be replaced on-lot or in the right-of-way due to site constraints or overcrowding of landscaping based on the Tree Credit/Debit Table. Cash in lieu shall be determined by a cost estimate based on a schedule maintained by the Planning Division for labor and materials of trees meeting the minimum size requirements.

Table 24-8-3 Tree Credit/Debit Table.

Caliper at 4½ Feet Above Ground	**Number of Tree Credits/Debits**
20+ inches	equal to 4 trees
13—19 inches	equal to 3 trees
8—12 inches	equal to 2 trees
2—7 inches	equal to 1 tree

e. *Design and location.* The plants required by table 24-8-1 shall be arranged and designed on a particular site in a way that best achieves the intent and design objectives of this chapter, considering the specific context, street frontage, property adjacencies, and other elements proposed on the site. Required plantings shall be planted in the following specific locations and open spaces on the lot.

1. *Streetscape.* Streetscape trees shall be located in line with other trees along the block to create a rhythm along the streetscape and enclosure of the tree canopy. In the absence of a clearly established line along the block, trees may be planted in the following locations where applicable and in order of priority:

(a) On center in the parkway where at least ~~six~~ seven feet of landscape area exists;

(b) Five to ten feet from the back of curb where no sidewalk exists or five feet from the sidewalk where sidewalks are attached and no parkway exists; or

(c) Within the first five feet of the front lot line where any constraints on the lot or in the right-of-way would prevent other preferred locations.

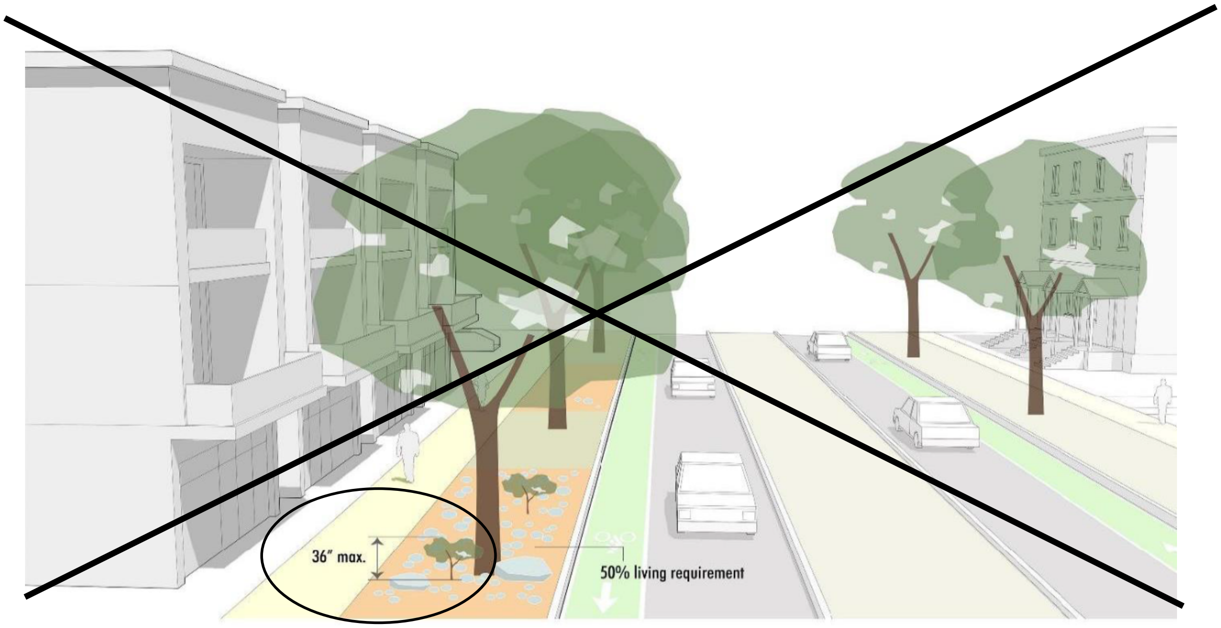
(d) Ornamental trees may be substituted for shade trees only in situations where no other alternative is available due to constraints of the site and right-of-way conditions.

(e) Trees shall maintain a clearance of at least eight feet above any sidewalk and at least 14 feet above any street or similar vehicle access way.

(f) Plantings in the parkway shall not exceed 18 inches in height at maturity. Maintenance to sustain a species' height is unacceptable.

(g) Evergreen trees shall not be located in the public right-of-way unless prior written approval has been obtained by the Public Works Director or designee.

Figure 24-8-2: Streetscape and Parkway landscape.



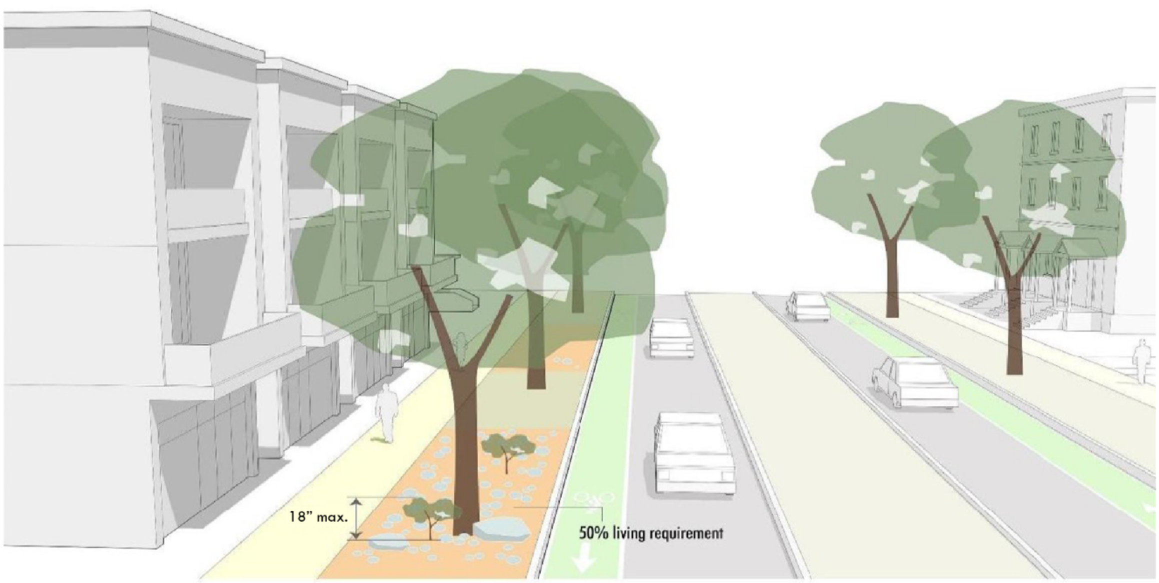
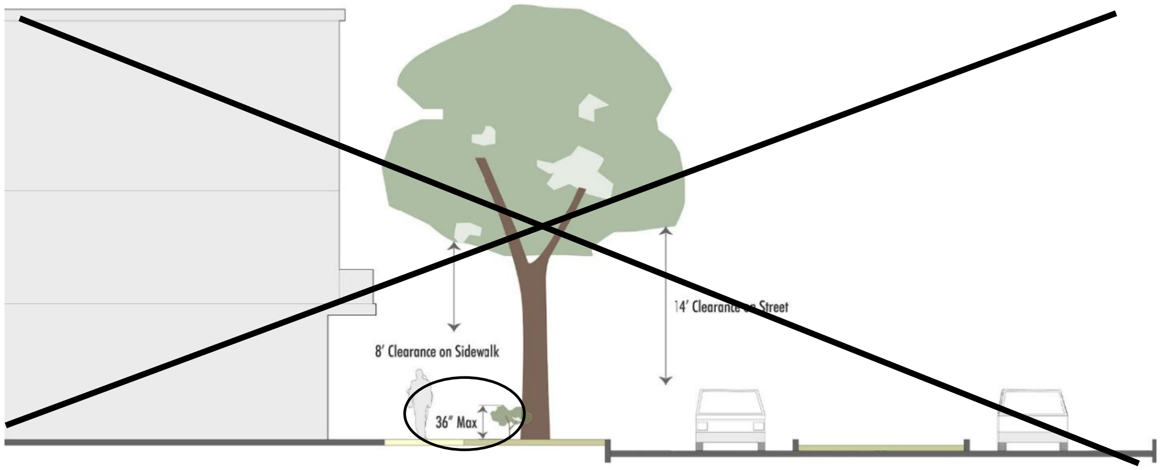


Figure 24-8-3: Streetscape — Pedestrian frontages.



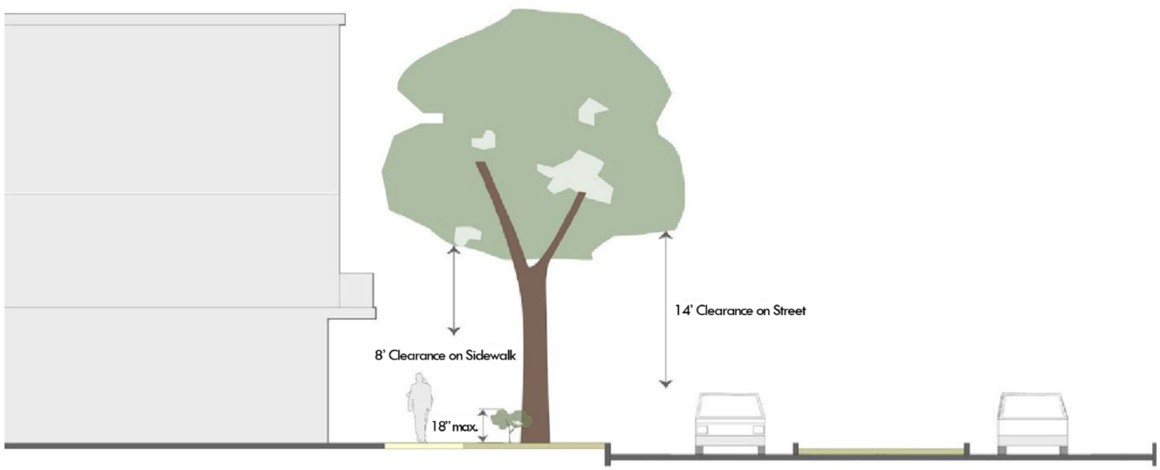


Figure 24-8-4: Tree clearance — Pedestrian frontage.

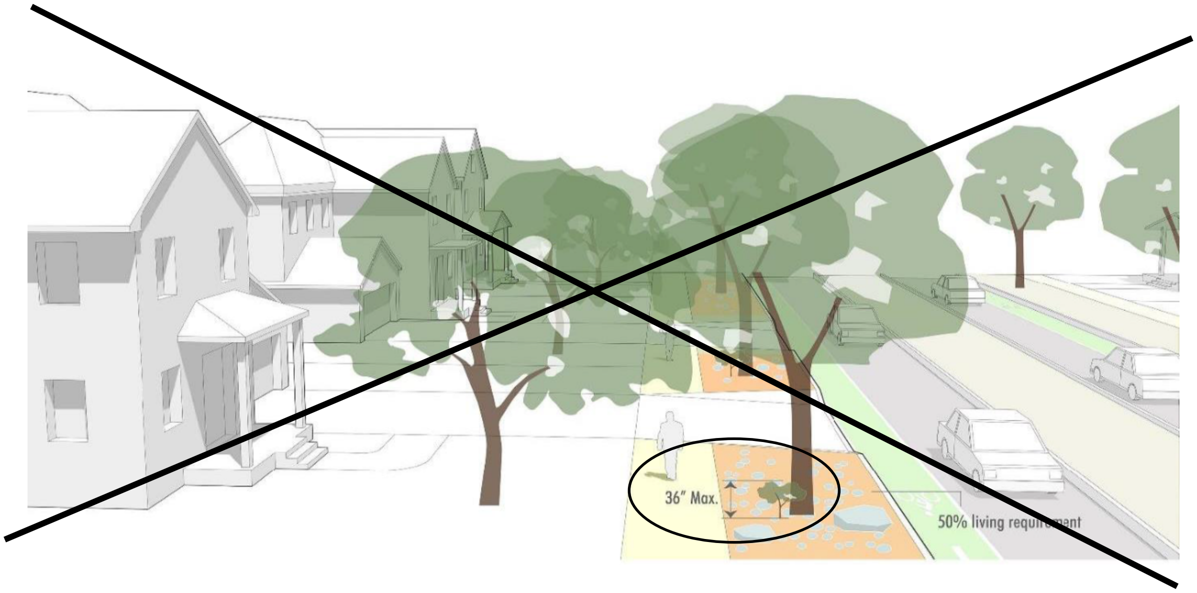


Figure 24-8-5: Streetscape — Residential frontages.

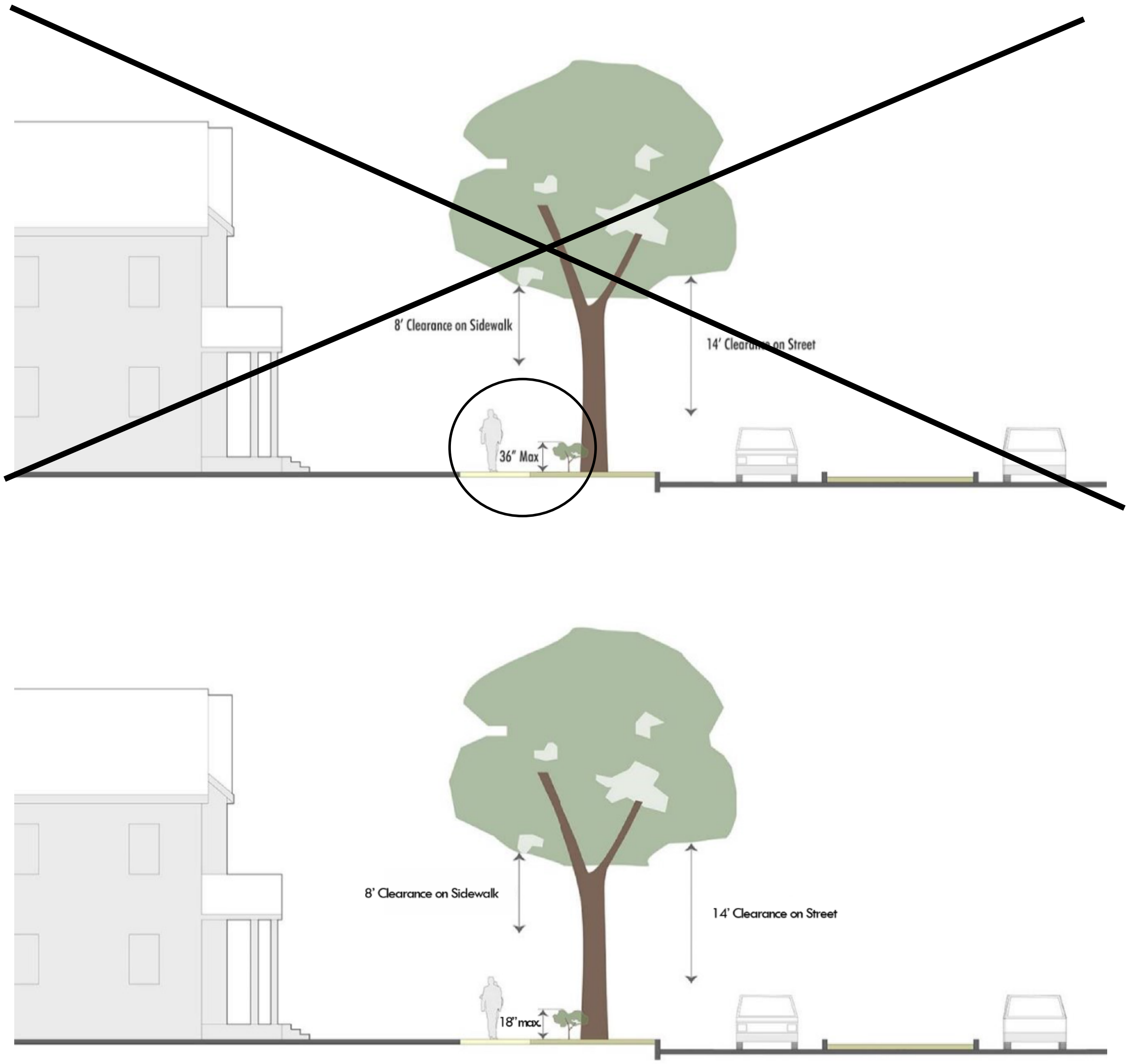


Figure 24-8-6: Tree clearance — Residential frontage.

2. *Frontage and foundation plantings.* Frontage and foundation plantings shall be located in open spaces between the building and the right-of-way or in planting beds associated with any hardscape design along the building frontage.

   (a) Where the building setback requires additional shade trees per table 24-8-1, they shall be coordinated with the streetscape planting locations and located at least 20 feet from any streetscape tree.

   (b) Shrubs and other plantings shall be located within eight feet of the foundation, or abutting any sidewalk or hardscape areas along the foundation.

   (c) Where planting beds are used within hardscape around a foundation, they should be at least six feet deep, at least 80 square feet, and concentrated along at least 50 percent of the building frontage.

(d) Use larger and vertical landscape elements to frame entrances, anchor the corners of buildings, or break up and soften larger building expanses. Ornamental and evergreen trees shall be located within 20 feet from the building to support this design objective.

3. *Parking lot landscape.* Parking lot landscape requirements shall be planted along the exterior edge and landscape islands planned and designed according to section 24-704.

(a) There shall be at least one shade tree per 35 feet of parking lot exterior edge, or one ornamental tree per 25 feet of exterior edge.

(b) There shall be at least one shade tree or two ornamental trees per 160 square feet of parking lot islands or other internal landscape areas.

(c) Shrubs shall be located to define parking lot edges, screen parking from adjacent sites, or create low barriers along sidewalks and streetscapes. The required shrubs may be reduced by 50 percent when used in combination with a decorative fence or wall between 30 and 42 inches tall that complements the architecture of the building or other hardscape features of the site.

4. *Visibility at intersections.* All landscape materials, screens, or buffers shall be located and designed to maintain proper line of sight at all intersections of streets, alleys, driveways, and internal access streets as provided in section 24-301.d.2.

5. *Specific applicability.* Where landscape standards for different conditions or elements of a site overlap, effective site and landscape design may enable the space and plants to count toward more than one requirement. Approval shall be based on the greater requirement applicable to that area, and subject to the director determining that the intent and design objectives of this section are achieved.

6. *Utility line clearance zones.*

(a) Landscaping shall not obstruct or grow into fire hydrants, water meter pits, public traffic signs, sidewalks, or utility boxes except to comply with the requirement to screen mechanical equipment, pursuant to section 24-803.d.

(b) No plant material with mature growth greater than three feet in height shall be planted within potable water, sanitary, or non-potable irrigation easements.

(c) No shrubs shall be planted within five feet or trees within ten feet of potable and non-potable water meters, fire hydrants, sanitary sewer manholes, or potable water, sanitary sewer, and non-potable irrigation mains and services.

(d) Landscapes must adhere to terms provided by easements.

(e) Trees or shrubs may encroach into the utility clearance zone but shall never touch or bump into overhead phone or utility lines when the landscape material has fully matured. Shorter ornamental trees with a maximum height of 20 feet are typically acceptable but shall follow service provider guidelines.

(f) Placement of landscape materials that are determined to produce pollutants that may negatively affect the quality of stormwater runoff shall not be permitted near drainage, stormwater detention, or 100-year floodplain areas.

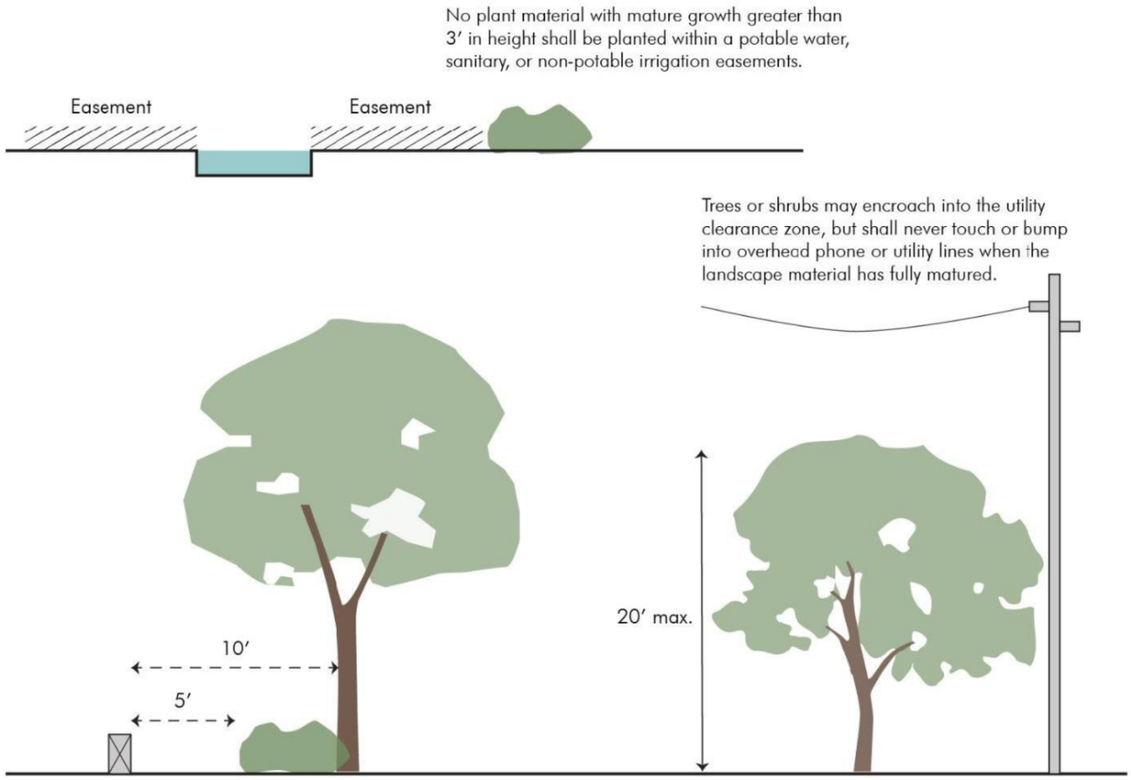


Figure 24-8-7: Utility line clearance zones.

f. *Alternative compliance.* Alternative compliance to the landscape design standards in this section may be authorized according to the process and criteria in section 24-208, and the following additional criteria:

1. Properties that include large monumentation, artwork, architectural hardscape, or other similar civic spaces, and that locate them in a manner that reduces the impact or perceived extent of surface parking, may request up to 25 percent reduction in parking lot or frontage and foundation landscape requirements.

2. Parking lots that include bio-retention areas greater than 1,000 square feet, or that otherwise use design strategies that cleanse, and infiltrate parking lot runoff may request up to 25 percent reduction in parking lot landscape requirements.

3. When the applicant presents evidence that the placement of trees and/or shrubs as required in this Chapter would not be practical or feasible, a portion of the trees and shrubs may be located in alternative locations on the same lot, subject to approval by the Community Development Director or designee. If required trees or shrubs cannot be located on-lot due to site constraints, the applicant shall pay to the City cash-in-lieu of the required plantings based on a schedule maintained by the Planning Division for the cost of labor and materials.

(Ord. No. 36, 2021, § 3(app. A, § 3), 9-21-2021)

Sec. 24-803. Perimeter landscape and screening.

a. *Design objectives.* Intense land uses or site elements shall use perimeter landscape to transition or separate from streetscapes and adjacent property according to the following design objectives:

1. Areas of parking or circulation near streets or property lines require physical barriers or landscape transitions to reduce impacts of surface parking areas and provide low-level headlight screening.
2. Areas that transition to different uses or building scale require landscape areas to soften transitions or screen and buffer potentially incompatible transitions with a combination of dense vegetation or fences and walls compatible with the buildings on the site.
3. Service and utility areas of buildings and sites shall be screened with architectural features, fences, or landscape materials to limit visibility or noise from adjacent property or streetscapes.
4. Berms, vertical landscape elements, dense plantings, or other grade or spatial changes shall be used to alter views, subdue sound, mitigate lighting, and change the sense of proximity of high-intensity elements of a site or building in relation to adjacent property and public rights-of-way.
5. Create landscape clusters that soften long expanses of building walls, fences, surface parking, or other similar areas.
6. Address layers of screens, including shade trees (high layer — 30'+); evergreen or ornamental trees (mid-layer — 6' to 30'); and shrubs, annuals and perennials, and ground cover (low layer — under 6'), in a way that most directly mitigates the potential impacts and adjacencies.

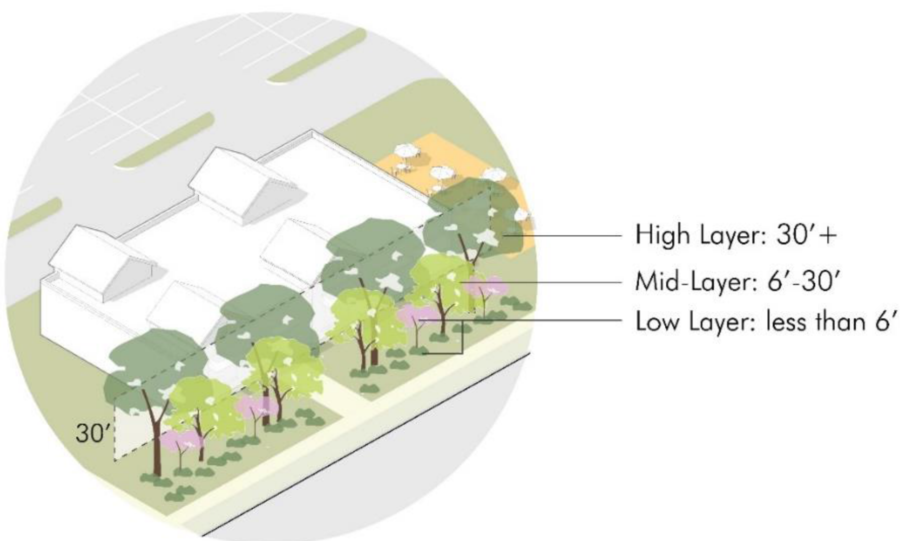


Figure 24-8-8: Planting layers.

b. *Perimeter planting.* The planting requirements in table 24-8-2 shall be used to create transitions or to buffer and screen more intense uses or elements of a site, according to the design objectives of this section. The perimeter width exists independent of and may include any setback, parking edge or other open space requirements, and whichever width is greater and whichever planting requirement is greater for each type of plan will control.

Table 24-8-4: Perimeter Design

Perimeter Type & Application:		**Width**	**Plant Requirements** (per 100 linear feet)		
			Trees	**Evergreen**	**Shrubs**
Type I — Applied where any parking is within 20' of the right-of-way or along a public sidewalk		5'	3	n/a	32
Type II — Applied to: Medium to low, and high to medium land use transitions Perimeter of residential projects along collector streets; or perimeter of commercial and industrial projects along collector or arterial streets		10'	2	n/a	16
Type III — Applied to: Very high to high land use transitions Perimeter of residential projects on arterial streets; or perimeter of commercial or industrial projects along highways, expressways, or freeways		15'	2	2	16
Type iv — Applied to: High to low, and very high to medium land use transitions		20'	3	3	24
Type V— Applied to perimeter of residential projects along highways, expressways, or freeways		30'	3	3	36
Design Details & Alternatives:	Shrub amounts may be reduced by 50% along ROW where a property fronts on the street; or be designed according to the frontage standards in section 24-503.c and 24-603.c All landscape requirements may be reduced by 25% if used in combinations with decorative walls and fences meeting applicable fence standards or with berms meeting 24-803.f.				

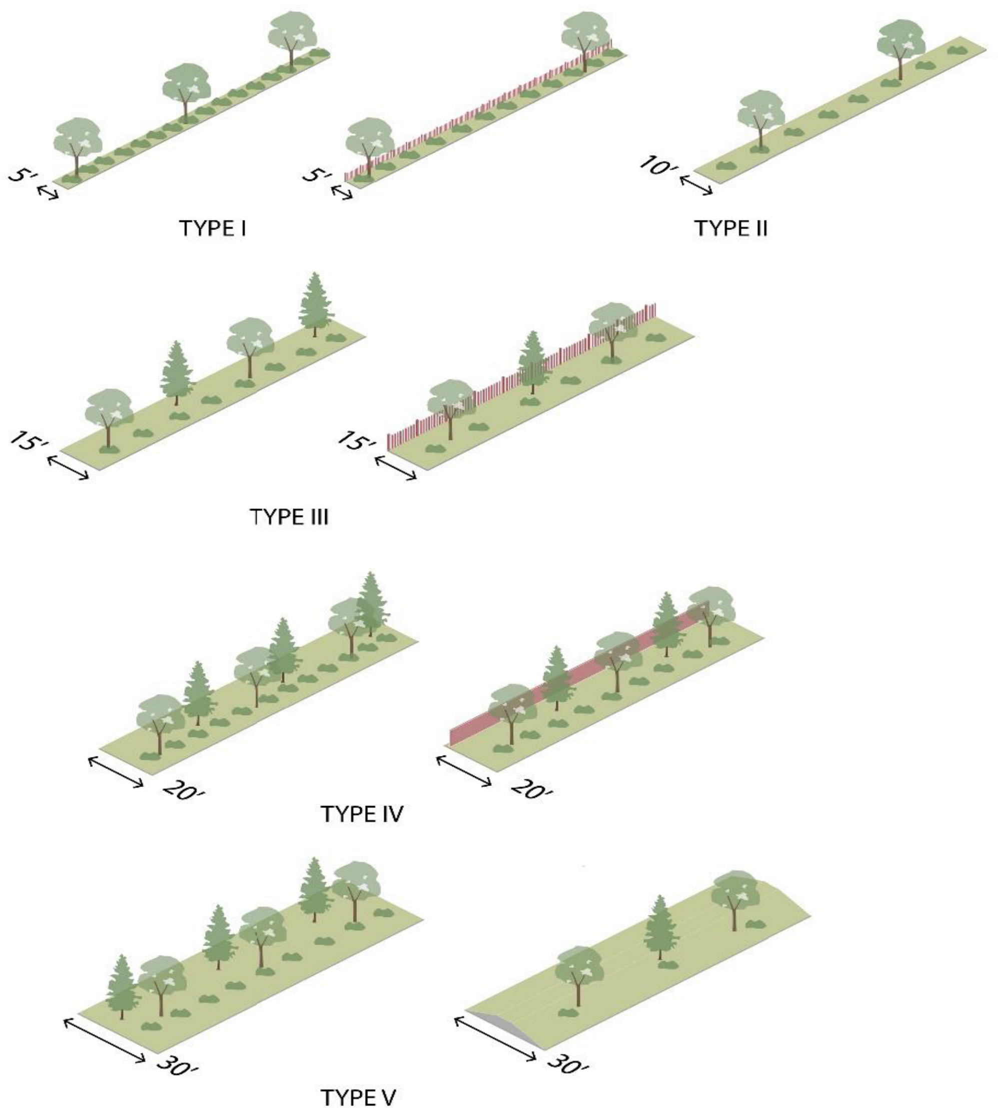


Figure 24-8-9: Perimeter design.

c. *Perimeter locations.* Perimeter landscape required in table 24-8-2 shall generally be located based on the land use intensity in table 24-8-3. Perimeter landscape shall be required on lots of the more intense level of development. However, perimeter landscape may be required on lots of lower intensity in association with the platting process when located near existing higher-intensity uses.

Table 24-8-5: Perimeter Application	
Intensity	**Land Use**
Low-intensity use	• *Residential:* detached house, multi-unit house, row house, and small-lot apartment building types • *Institutions*: churches, schools, public facilities including recreation fields, community swimming pools and similar facilities

	• *Commercial:* offices, daycare, and similar non-retail services 2 stories or less.
Medium-intensity use	• *Residential*: medium-lot apartment, large-lot apartment, or apartment complexes • *Commercial*: neighborhood retail (under 3K s.f.), or office uses (3 stories or more); neighborhood service uses (non-drive-up service), or similar uses that typically do not operate between 10:00 p.m. and 7:00 a.m.
High-intensity use	• *Commercial*: general commercial uses that may be larger scale (over 3K), higher intensity (repair shops, gas stations, or drive-up services), or similar uses that typically operate beyond 10:00 p.m. • *Industrial:* light manufacturing and research facilities • Any other commercial or industrial use under 3,000 square feet of gross floor area.
Very high-intensity use	• *Commercial*: Commercial uses with outside sales or storage; outside commercial recreation; vehicle or heavy equipment sales and storage • *Industrial:* heavy industrial and manufacturing uses • Other commercial or industrial properties typically greater than 20,000 square feet gross floor area.
Oil & gas	• Reductions to perimeter landscape requirements for oil and gas sites located in non-urbanized areas may be approved by the director on a case-by-case basis, considering the context of the site and long-term anticipated development patterns in the area.

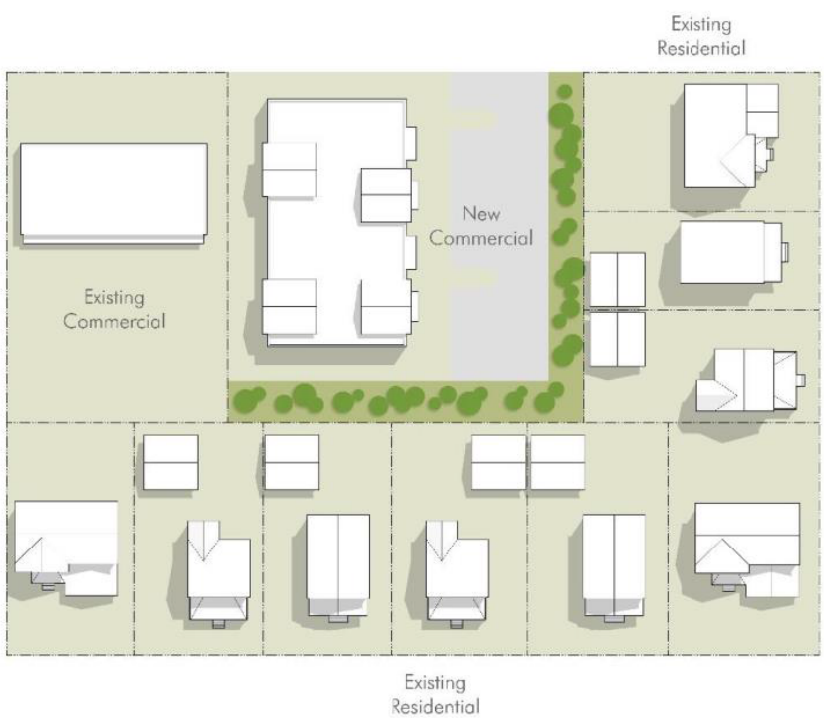


Figure 24-8-10: Perimeter treatment along differing land uses.

d. *General screening.* All of the following shall be screened from rights-of-way and adjacent property by placement of buildings or open space, dense evergreen vegetation, a decorative solid fence or wall complementing the architectural details and materials of the building, or a combination of these screening strategies. Where the design of the building, frontages, open space, buffers, and other site requirements do not adequately screen these elements, the director may require additional planting to achieve the design objectives of this section.

   1. Electrical and mechanical equipment such as transformers, air conditioners, or communication equipment and antennas whether ground-, wall- or roof-mounted.

   2. Permanent or temporary outdoor storage areas.

   3. Trash enclosures.

   4. Utility stations or fixtures.

   5. Delivery and vehicle service bays, except that bays do not need to be screened from adjacent property with the same or more intense zoning.

   6. Large blank walls visible from public streets, public or common areas or other sensitive boundaries in association with the buffer standards.

   7. Nonresidential parking lots, or multifamily parking lots over ten spaces, adjacent to residential lots.

e. *Alternative compliance.* Alternative compliance to the perimeter landscape standards in this section may be authorized according to the process and criteria in section 24-208, and the following additional criteria:

   1. Projects with vegetative water quality ponds, bioswales, or prominent native or xeric landscape designs that lead to better water resource management and improved water quality may request up to a 25 percent reduction in the landscape materials.

   2. Projects that incorporate improved civic spaces and streetscapes beyond those required by the subdivision standards or development standards, and which provide active gathering places on the site with seating, public art, or other enhanced architectural hardscape and amenities, may request up to a 25 percent reduction in the perimeter landscape standards.

   3. Projects that retain significant amounts of existing trees, plant or animal habitat, or other natural areas, and which result in improved aesthetic or environmental performance, may request up to a 25 percent reduction in the perimeter landscape standards.

   4. Areas where a compatible mix and relationship of different land uses is better achieved through the enhanced design of buildings, streetscapes, and civic spaces, and where it results in a compact, walkable pattern may request a waiver of the perimeter standards.

(Ord. No. 36, 2021, § 3(app. A, § 3), 9-21-2021; Ord. No. 7, 2023, app. A(24-803), 2-21-2023)

Sec. 24-804. Plant specifications.

a. *Design objectives.* The plant specifications have the following design objectives:

   1. Ensure the longevity and survival of landscape investments with proper species, location, installation, and maintenance of plants.

   2. Promote regionally appropriate strategies, including limiting the risk of disease or infestation through diversity of urban forest materials on an area- or city-wide basis.

3. Establish minimum standards that balance immediate conditions with reasonable long-term growth and performance of landscape plans.

4. Require water-efficient strategies in terms of the water needs of landscape plans, and the continued operations and maintenance of sites.

b. *Species.* All trees and shrubs shall be selected and planted according to Greeley's official landscape manual. In addition to any species on these lists, alternatives may be proposed and approved as part of the site plan provided they:

1. Are documented by a landscape architect or other credible information comparable in type and performance to any species on this list;

2. Are adaptable to the climate of the front range region and the specific conditions in which they are proposed; and

3. Are not invasive or otherwise problematic to the overall health of the landscape.

c. *Plant specifications.* All landscape materials shall be healthy at the time of planting and be selected for their native characteristic or survival in the climate for the front range region. Species, specifications installation, and maintenance shall otherwise be according to American National Standards Institute (ANSI) standards. Plants shall meet the following specifications at planting:

Table 24-8-6: Plant Specifications

Type	Specification
Tree (large, shade)	2" DBH; mature height of 30'+
Ornamental tree	1.5" DBH; 8' to 10' minimum planting height for multi-stemmed; mature height 15'—25'
Evergreen tree	6' minimum planting height; mature height of 10'+; evergreens with mature heights of 20' or more may be classified as large trees.
Shrub	Volume #5 (ANSI Standards)
Perennials	Volume #1 (ANSI Standards); Volume #2 (ANSI Standards) if substitution for shrubs
Ground cover	Areas designed for vegetative cover shall have 50% ground cover at the time of planting and full coverage within 2 growing seasons
General	Plants used for screening and buffers shall achieve the required opacity and function in its winter seasonal conditions within 2 years following planting

d. *Xeric guidelines.* Projects that incorporate xeric planting design in streetscapes, outlots, and common open space areas, may request a raw water reduction subject to review and approval by the water and sewer department. Landscape plans are recommended to conserve water with landscape materials and design techniques using the following xeric principles:

1. Reduce water demand by grouping plants with similar water requirements together. Water-efficient, drought-tolerant, pollinator gardens and xeric landscaping are encouraged to be planted together to promote water conservation.

2. Limit high-irrigation turf and plantings to appropriate high-use areas with high visibility and functional needs, and use water-efficient or drought-tolerant grasses.

3. Use drought-tolerant plants suitable to the region, with low watering and pruning requirements.

4. Incorporate soil amendments and use of organic mulches that reduce water loss and limit erosion. All plant areas shall install soil amendments as required by the water and sewer department's adopted criteria.

5. Install efficient automatic irrigation systems that incorporate water conservation measures, including spray heads for ground cover, drip irrigation for shrubs and trees, and high-efficiency or precision nozzles. Provide regular and attentive maintenance to ensure irrigation systems are functioning properly.

6. Alternative sources of irrigation for all landscape areas is encouraged.

e. *Installation and maintenance.* All landscape plans shall include installation specifications, method of maintenance including an irrigation system and statement of maintenance methods.

1. The developer, owners' association, property owner and/or tenant, shall be responsible for maintaining all on-lot plantings, right-of-way landscaping, or other landscaping in common areas.

2. All elements of an approved landscape plan including plant materials shall be considered elements of the project in the same manner as parking, buildings or other details.

3. Prior to the installation of turfgrass and/or other plant materials in areas that have been compacted or disturbed by construction activity, such areas shall follow soil amendment procedures pursuant to title 20 of this Code and the Water and Sewer lawn installation specifications.

4. Installed landscape material may be inspected periodically throughout the life of a development.

5. Plant material that fails to grow within a three-year period from the certificate of occupancy or which exhibits evidence of insect pests, disease, and/or damage shall be appropriately treated, and any plant in danger of dying is considered a violation of the site plan approval. The director may order that the plants be removed and replaced, or otherwise enforce this as a violation of this code.

f. *Berms.* Where earthen berms are used as part of the buffer or screen requirements, they shall meet the following specifications:

1. Berms shall have a slope not exceeding a horizontal to vertical ratio of no less than 3:1 ratio to no greater than a 4:1 ratio for turf-grass mowing, and must have a crown width of at least two feet.

2. All berms, regardless of size, shall be stabilized with grasses, especially at the crown.

3. Berms proposed to be placed along street rights-of-way shall be designed and constructed to provide adequate sight distances at intersections and shall not impair the safe operation of vehicles.

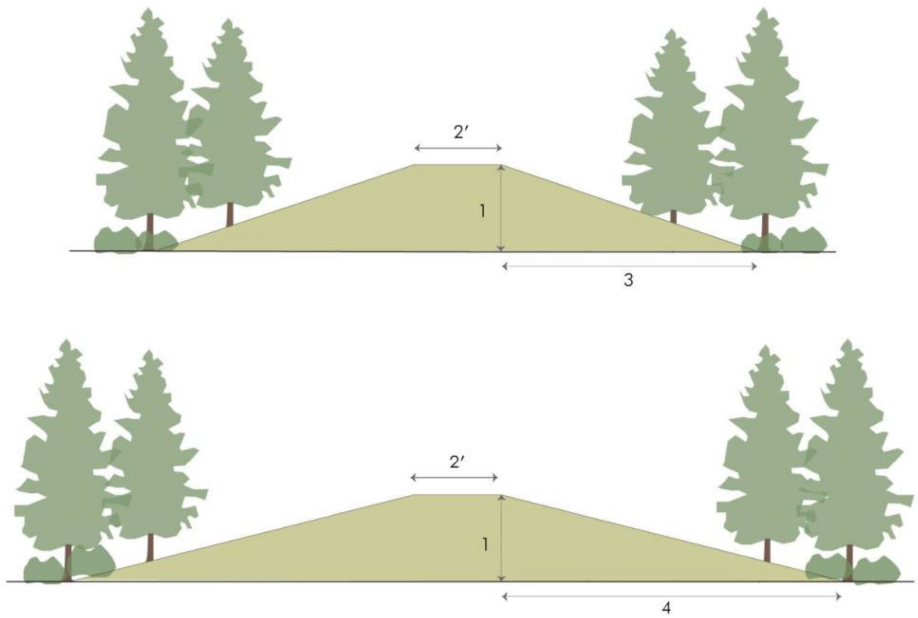


Figure 24-8-11: Earthen berms.

g. *Stormwater treatment.* Landscape amenities that incorporate stormwater treatment are recommended. Techniques such as bioswales, water quality ponds, and rain gardens should be used to infiltrate runoff from parking lots, streets, civic spaces, and other impervious surfaces. Native grass or native grass seed shall be planted in detention and retention ponds and areas not highly trafficked by pedestrian activity. Landscape areas that are part of the stormwater system shall adhere to the storm drainage design criteria and construction specifications and the Urban Design Criteria Manual.

Figure 24-8-12: Bio-retention facilities.

h. *Irrigation systems.* All major and minor development shall have an automatic irrigation system for all landscape areas, meeting the requirements of the storm drainage design criteria and construction specifications, and including the following:

1. Irrigation systems for major development shall require review and approval by the water and sewer department.
2. Irrigation systems shall be designed and maintained to minimize overspray and runoff onto adjacent impervious surfaces, such as roadways, sidewalks, and parking lots.
3. Trees, shrubs, and plantings in bed areas, such as landscape islands, shall be designed to group plants with similar water requirements and be irrigated by drip, bubbler systems, low volume spray heads and/or subsurface irrigation systems.
4. A temporary irrigation system is only allowed where native grass has been installed on an undeveloped lot or part of a developed lot, an outlot, or retention or detention pond. Plants shall be established within three to four growing seasons and shall comply with the re-vegetation standards as provided in the storm drainage design criteria and construction specifications. After native grass is established, the temporary irrigation must be removed within three months after establishment is complete.
5. An irrigation audit shall be required following the installation of the irrigation system.
6. The director may waive the requirement for irrigation systems for minor development or to facilitate infill development or redevelopment of existing sites without irrigation.

i. *Alternative compliance.* Alternative compliance to the plant specification standards in this section may be authorized according to the process and criteria in section 24-208, and the following alternative criteria:

1. Projects with vegetative water quality ponds, bioswales, or prominent native or xeric landscape designs that will lead to better water resource management and improved water quality may request equal or better alternates to the specifications in this section.
2. Projects that include plantings with demonstrated superior survival rates in the front range climate, or which have reduced maintenance may request equal or better alternates to the specifications in this section.

(Ord. No. 36, 2021, § 3(app. A, § 3), 9-21-2021; Ord. No. 7, 2023, app. A(24-804), 2-21-2023)

Secs. 24-805—24-900. Reserved.

Landscape Code Update

Community Vitality

Caleb Jackson, AICP | Interim Planning Manager
Buxton Demers | Senior Manager - Code Compliance

City Council Work Session – July 28, 2026

Agenda

- Landscape Code
  - Drafted Updates
  - Artificial Turf (Council Initiative)
  - Compliance Practice
  - Council Feedback

Draft Landscape Code

EXISTING

- Front yards of houses
  - Maximum 50% hardscape, remainder must be planting areas
  - 50% live planting coverage in planting areas
  - No bare earth, all areas need covered with live plantings, mulch, rock, or hardscape
  - Artificial turf prohibited
  - One tree required if space allows
  - Streetscape planters also need 50% plants, groundcover, and trees every 25-35 feet

PROPOSED

- Updates to clarify standards & reinstate tree mitigation
- Front yards of houses
  - Artificial turf with a permit
  - Clarify that 50% live plantings must be perennial

Compliant Landscape

Artificial Turf (Council Initiative)

EXISTING	PROPOSED
• Artificial turf is prohibited in front yards of houses	• Landscape Code Update to allow artificial turf in the front yard of houses • Artificial turf in the front yard would require a permit • Trees and live plantings would still be required • Licensed/certified installer required

Landscape Compliance Challenges

- Many existing yards do not fully meet current landscape standards
- Full landscape installation can be expensive; assistance programs are limited
- Our enforcement tool is usually a hearing, which adds time and cost
- Staff resources are limited, so prioritization matters
- Some maintained properties may be lower priority than active nuisance conditions

Proposed Compliance Focus

- Bare dirt or erosion concerns
- Tall weeds or dead/unmaintained landscaping
- Properties requiring repeated enforcement
- Conditions creating visible neighborhood impacts
- Full compliance pursued when maintenance-only efforts are not working

Increasing Voluntary Compliance

Staff Approach:

- Clearer expectations and education
- Early communication before hearings including landscape letters
- Referrals to assistance programs
- Incremental or phased compliance plans when owners are making progress
- Prioritizing the most impactful violations first

Available tools include:

- LILAC
- Share the Shade
- Garden in a Box
- Neighbor Labor
- Irrigation audits
- Water-wise landscaping resources

Tradeoffs

To increase voluntary compliance, Council has three main options:

1. Maintain the current standard
   - Preserves the desired appearance standard
   - Requires prioritization because not every technical violation can be pursued equally
2. Increase support for compliance
   - More assistance, education, or incentive funding
   - Helps more residents comply without lowering standards
3. Adjust the standard
   - May increase the number of properties that technically comply
   - Could reduce the overall landscaping expectation

Staff Recommendation: Maintain the current standard and use a priority-based enforcement approach, focusing on bare dirt, erosion, tall weeds, dead landscaping, and repeat noncompliance.

Council Feedback

Landscape Code

- Refocus front yard landscaping standards
  - Max 50% hardscape
  - Planting areas must have appropriate groundcover (not weeds or bare earth)
  - 50% of planting area must be living <u>perennial</u>
  - 1 tree required per yard plus streetscape trees every 25-35 feet
- Reinstate tree mitigation

Artificial Turf

- Move forward with code update to allow artificial turf in front yards of houses with a permit to resolve Council Initiative 11-2023
- Trees and live plantings still required

Compliance Practice

- Prioritizes nuisance impacts and repeated noncompliance
- Treats maintained but technically nonconforming yards as lower priority
- Focuses on bare dirt, erosion, tall weeds, dead landscaping, and abandoned yards
- Pursues full compliance when maintenance-only efforts are not working

Thank you

City of Greeley Colorado

Work Session Agenda Summary

July 28, 2026
Key Staff Contact: Kalen Myers, Budget & Policy Deputy Director

Title:
2027 Capital Improvement Plan Budget Review

Background:
The purpose of this work session is to present the proposed 2027 Capital Improvement Plan (CIP) and facilitate Council discussion regarding the City's recommended capital investment priorities over the next five years.

The Capital Improvement Plan is developed through a collaborative, cross-departmental process that evaluates proposed projects based on community need, public safety, regulatory requirements, asset condition, adopted plans, operational impacts, funding availability, and other strategic considerations. Recommendations are refined through a steering committee comprised of representatives from multiple departments before advancing to executive leadership for review.

The proposed 2027 CIP prioritizes investments in critical infrastructure, public safety, transportation, parks, utilities, and other community assets while balancing limited financial resources across multiple capital funding sources. As with any capital program, funding higher-priority investments requires deferring or phasing certain maintenance, replacement, and expansion projects. The presentation will discuss these trade-offs, summarize the City's recommended investment strategy, and provide Council with a five-year outlook for each major capital fund.

This work session is intended to familiarize Council with the proposed capital program, receive policy feedback, and provide direction prior to incorporation of the Capital Improvement Plan into the recommended 2027 Budget. No formal Council action is requested at this time.

Strategic Focus Area:
Community Vitality
Infrastructure and Mobility
Quality of Life

Attachments:
1. Item - Presentation

2027 Capital Improvement Plan Budget Review

Kalen Myers, Budget & Policy Deputy Director
Kalen.myers@greeleygov.com, 970-350-9897
City Council Work Session – July 28, 2026

Agenda

16th Street Corridor Enhancement project, Fall 2025

- Review the proposed 2027 Capital Improvement Plan
- Understand how projects were prioritized
- Review major investments by category
- Discuss key trade-offs and future considerations
- **Purpose: direction on the proposed CIP**

CIP Process and Timeline

Apr-May: Department Requests and Project Scoring

June: Steering Committee Prioritization

July: Proposed CIP Presented to Council

Aug-Oct: Plan Refinement and Budget Adoption

Steering Committee Representation

- Budget & Policy
- City Manager's Office
- Culture, Parks & Rec
- Data & High Performance
- Finance
- Public Works
- Water & Sewer

How Projects are Prioritized

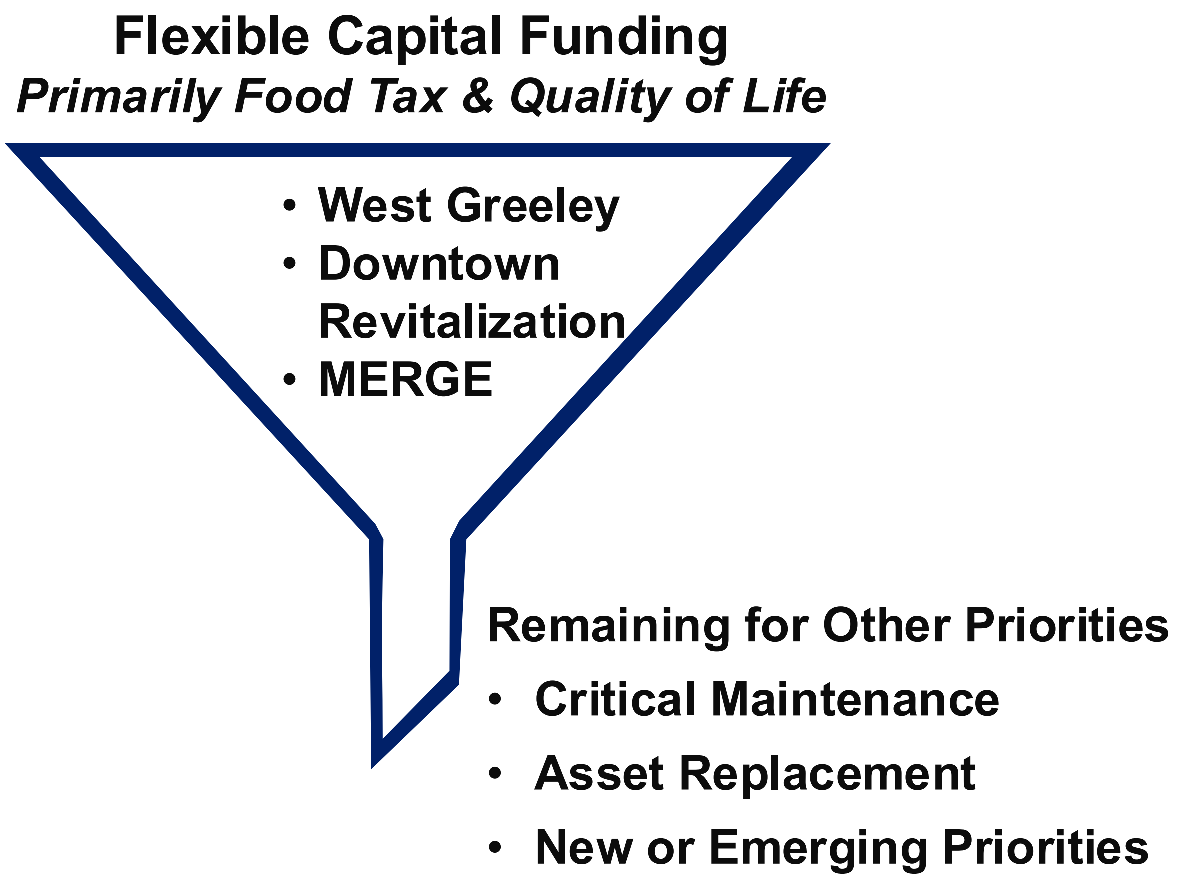
Projects are scored on the following criteria with a maximum score of 40

Community Impact	Strategic Alignment	Asset & Regulatory Need	Financial & Operational
Quality of Life	Adopted Master Plans	Asset Condition/Urgency	Resource Requirements
Community Need	Strategic Priorities	Regulatory Compliance	Operating Impacts
Public Health & Safety	Relation to Other Projects		
Business Growth			

Scores inform discussions, but final recommendations also considered Council priority projects, cash flow, project readiness, and long-term financial sustainability.

3 Projects Shape the 2027 Recommendation

- The recommended 2027 CIP is shaped by three multi-year commitments drawing on the City's most flexible capital funding:
  - West Greeley
  - Downtown Revitalization
  - MERGE
- Each carries a long-term financing commitment that must be incorporated into the City's capital plan.
- The recommended CIP preserves limited funding for critical maintenance and replacement while deferring or phasing other priority projects.



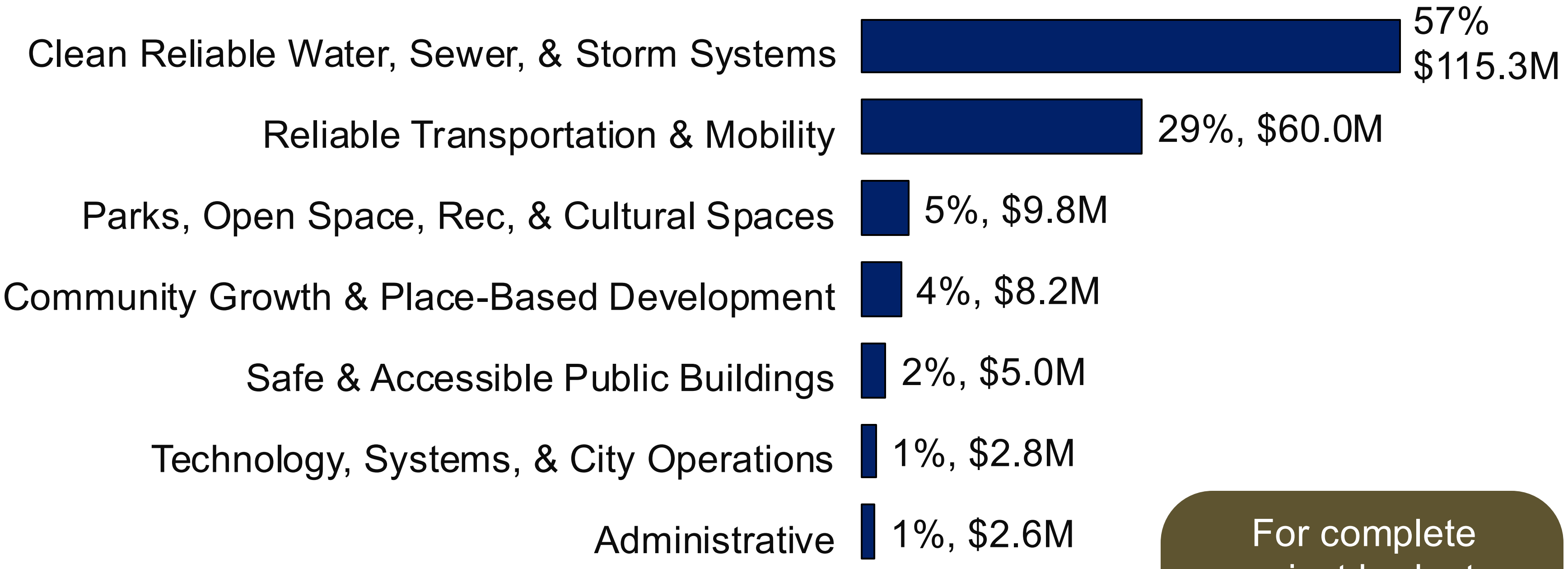
2027 Proposed CIP at a Glance

$203.7M
Total Investment*

146
Projects

24
Funds

2027 Proposed CIP by Category



*Note: Total investment figure excludes transfers. Final figures are subject to change as CIP recommendations are finalized.

For complete project budgets and funding plans, see the 5-Year Fund Forecasts in the Appendix.

Major Investments by Category

CIP Category	2027 Key Projects
Clean & Reliable Water, Sewer & Storm Systems	✓ 12th Street Stormwater & Waterline ✓ Downtown Revitalization Utilities
Reliable Transportation & Mobility	✓ MERGE Interchanges ✓ Keep Greeley Moving
Parks, Recreation, & Cultural Spaces	✓ Allen Park Playground ✓ Rec Center Pool Deck
Community Growth & Place-Based Development	✓ Greeley Airport Road Development ✓ West Greeley Debt Repayment
Safe & Accessible Public Buildings	✓ Annual Maintenance & Replacement ✓ UCCC Air Handling Units

Strategic Investments Require Trade-Offs

- The recommended CIP prioritizes major strategic initiatives while preserving limited funding for critical maintenance and replacement.
- The proposal includes a 3-year 25% reduction to annual maintenance and replacement funding
- Resulting impacts:

Strategic Long-Term Investments

- ✓ Airport
- ✓ MERGE
- ✓ Downtown Utilities
- ✓ West Greeley Debt Repayment
- ✓ Civic Campus Debt Repayment

Deferred or Phased in the Near Term*

- HVAC Replacements
- Facilities Upgrades
- Irrigation System Replacements
- Playground Replacements
- Water and Sewer Facility Campus

**A list of deferred projects is included in the appendix.*

Risks to Monitor

Financial Risks	Asset Monitoring
Construction inflation	Aging HVAC and mechanical systems
Interest rates	Deferred facility replacements
Revenue performance	Irrigation and park infrastructure
Grant timing	

Staff will continue monitoring these risks and incorporate updates through future CIP recommendations.

Discussion & Council Direction

Today's discussion is intended to refine the proposed 2027 Capital Improvement Plan before it is incorporated into the Recommended 2027 Budget.

Staff Recommendation

✓ Continue advancing the City's highest strategic capital priorities.

✓ Preserve critical maintenance and replacement funding while balancing available financial capacity.

✓ Restore annual maintenance funding as financial capacity improves.

Council Direction Requested

- Are there changes or additional analysis Council would like staff to consider?

Thank you

City of Greeley Colorado

Appendix

Deferred Project List

5 Year Fund Forecasts

Deferred Project List (1 of 3)

The following projects represent significant capital needs that are currently deferred or phased beyond the recommended 2027 Capital Improvement Plan. Inclusion in this list does not indicate a future funding commitment, but rather highlights known infrastructure needs that will require future evaluation and prioritization.

Ref#	Project	Estimated Cost[1]	Potential Impact if Deferred
1	Recreation Center Aquatics HVAC Replacement	1,510,000	Failure of the HVAC system could result in closure of the Recreation Center pool, affecting public programming, School District 6 swim activities, and increasing the likelihood of costly emergency repairs.
2	Family FunPlex - Upgrade Locker Room and Family changing rooms	500,000	Continued deterioration of locker rooms and showers increases maintenance costs and could ultimately result in closure of the aquatic facility if showers become inoperable under state health requirements.
3	Active Adult Center VAV Replacement	1,000,000	Failure of the aging HVAC system would result in unreliable temperature control throughout the facility, disrupting programs and increasing the risk of emergency replacement costs. This project has been delayed several years due to competing priorities.
4	Rec Center Chiller / DX Cooling	1,000,000	Unit is at end of life. Failure of the cooling system would significantly impact summer operations, occupant comfort, and program delivery at the Recreation Center.
5	UCCC – Hensel Phelps AHU-1	550,000	Unit is at end of life. Failure of this air handling unit could disrupt performances and community events by making portions of the theater unusable for extended periods.
6	Highland Hills Irrigation System Replacement	6,500,000	Systems are over 30-years old and sections are beginning to fail. Continued irrigation failures increase the risk of turf loss, emergency repairs, and operational disruptions that could affect golf course revenues.
7	Irrigation Replacement - Island Grove & Centennial Village	1,903,062	Systems are over 30-years old and sections are beginning to fail. Irrigation failures would threaten turf conditions, reduce the quality of event facilities, and increase maintenance and replacement costs.
8	UCCC Orchestra Shell Replace	250,000	Failure of the existing orchestra shell could limit or prevent approximately 12 annual performances requiring the equipment.

Deferred Project List (2 of 3)

Ref#	Project	Estimated Cost[1]	Potential Impact if Deferred
9	Playground Replacement – Allen Park	400,000	Aging equipment will continue to decline, increasing safety concerns, maintenance costs, and the potential closure of the playground as components reach the end of their useful life.
10	Centennial Pool	18,000,000	Built in 1965, the pool still has a number or original components, and mechanical systems continue to fail requiring annual repair and replacement. The pool is leaking and from a recent study, the pumphouse replacement alone will cost $3.2 million. Continued deterioration of aging infrastructure increases annual repair costs, the likelihood of unexpected closures, and the eventual need for significant capital investment.
11	Ice Haus – HVAC – 2 Munster Units	1,500,000	Unit at end of life. Failure of the HVAC system would impact ice quality, facility operations, and user experience, potentially resulting in temporary closure.
12	Ice Haus – Ice making system	1,000,000	Unity approaching end of life. Failure of the refrigeration system would require closure of the Ice Haus until replacement is completed.
13	REC/UCCC Transformer	900,000	Transformer is over 40 years old. Failure of the transformer would result in a complete loss of power to both facilities, with replacement potentially requiring extended lead times.
14	Fire System PHQ	450,000	Fire system is 20 years old and is having constant problems. Continued failures of the obsolete fire alarm system increase operational risk and could affect life safety compliance if the system becomes inoperable.
15	Pool and Splash Pad Pumps	100,000	System failures will close pools/splashpads. These facility pumps and other pool systems are at their lifetime, and failures are occurring more regularly.
16	Family FunPlex Slide Staircase Timber Replacement	1,000,000	Structural deterioration could require closure of the water slides until repairs are completed.
17	Island Grove Horse Stall Replacement	1,000,000	Continued deterioration increases the risk of horse injuries, emergency repairs, liability exposure, and loss of equestrian events.

Deferred Project List (3 of 3)

Ref#	Project	Estimated Cost[1]	Potential Impact if Deferred
18	Homestead Open Space Playground	$350,000	Aging equipment will continue to decline, increasing safety concerns, maintenance costs, and the potential closure of the playground as components reach the end of their useful life.
19	Pheasant Run Restroom and Shelter	850,000	The building no longer meets modern expectations for accessibility, safety, or operational efficiency. Continued repairs will not resolve the fundamental issues associated with aging infrastructure and outdated design.
20	Ramsier Farm Park Playground	500,000	Aging equipment will continue to decline, increasing safety concerns, maintenance costs, and the potential closure of the playground as components reach the end of their useful life.
21	Bittersweet Park Shelters	1,475,000	Continued deterioration will increase maintenance costs while reducing functionality, reliability, and the long-term value of the facilities.
22	Poudre River Trail Section Repairs	3,750,000	Continued erosion and pavement failures increase the likelihood of trail closures, emergency repairs, and reduced public access to key trail segments.

[1] Cost estimates are planning-level estimates intended to illustrate the general scale of investment needed. Depending on the project, amounts may represent an estimated 2027 funding request, a phased funding estimate, or an estimated total project cost. Final project scope, timing, and funding requirements will be refined through future budget development and design.

Fund 301 – Public Improvement (1 of 2)

Public Improvement - to account for the cost of financing city capital investments including the purchase of major software or equipment, constructing major capital infrastructure and facilities, and improving existing infrastructure and facilities. Revenues are derived from grant monies, intergovernmental agreements, and operating transfers.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	18,090,489	$2,884,307	$2,924,010	$2,914,854	2,928,655	2,942,456	2,956,257	

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Federal Grants	549,704	17,957	-	-	-	-	17,957	
State Pass Through	135,000	-	-	-	-	-	0	
Investment Earnings	23,800	100,001	23,801	23,801	23,801	23,801	195,205	
Other-Refund Of Expenditures	700,000	700,000	700,000	700,000	-	-	2,100,000	
Operating Transfer From Food Tax Fund	1,623,258	-	-	-	-	-	0	
Total Resources	**$3,031,762**	**$817,958**	**$723,801**	**$723,801**	**$23,801**	**$23,801**	**$2,313,162**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Operating Transfers	7,200,000	-	-	-	-	-	0	Transfer to balance 2026 General Fund
Downtown Civic Campus Pre-Development	2,978,321	-	-	-	-	-	0	
Redevelopment & Incentive Funds	2,425,524	-	-	-	-	-	0	
Sidewalk Multi-Modal Access Improvements	1,375,751	-	-	-	-	-	0	
Customer Experience Implementation	919,704	-	-	-	-	-	0	
New Sidewalk Installation	700,000	700,000	700,000	700,000	-	-	2,100,000	CDBG Grant Funded
Landscapes at the UNC*	630,105	-	-	-	-	-	0	
10th Street Transit Vision	508,788	68,255	22,957	-	-	-	91,212	

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 301 – Public Improvement (2 of 2)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Outdoor Classroom for the Confluence*	253,685	-	-	-	-	-	0	
Citywide CIP Program Management and Planning	200,000	-	-	-	-	-	0	
Greeley Active Modes Plan	200,000	-	-	-	-	-	0	
Development of an Angel Investment Ecosystem*	191,501	-	-	-	-	-	0	
Baptist Church Improvement Project	167,942	-	-	-	-	-	0	
Catholic Charities*	119,168	-	-	-	-	-	0	
West Greeley | Subarea Master Plan*	59,744	-	-	-	-	-	0	
Small Business Support - 21st Communication*	55,214	-	-	-	-	-	0	
COG Master Leasing*	54,552	-	-	-	-	-	0	
UNC-Greeley Mall Underpass Project	50,000	-	-	-	-	-	0	
Standards of Cover & Comm Risk Assessment*	44,955	-	-	-	-	-	0	
Active Adult Center Renovations*	33,992	-	-	-	-	-	0	
UCCC Monfort Concert Hall Stage Rigging Overhaul*	30,329	-	-	-	-	-	0	
Waste Transfer Station and Light Industrial Space	14,011	-	-	-	-	-	0	
Investment Charges	10,000	10,000	10,000	10,000	10,000	10,000	50,000	
9th & 10th Alleyway Lighting Safe Streets Grant	9,703	-	-	-	-	-	0	
Short Course at Boomerang Links Golf Course*	4,955	-	-	-	-	-	0	
Total Expenditures	**$18,237,944**	**$778,255**	**$732,957**	**$710,000**	**$10,000**	**$10,000**	**$2,241,212**	

Ending Available Cash Balance	**$2,884,307**	**$2,924,010**	**$2,914,854**	**$2,928,655**	**$2,942,456**	**$2,956,257**		

*Projects funded by "G-Fund" dollars (formerly ARPA)

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 303 – Public Art (1 of 2)

Public Art - To account for the costs associated with the City's public art program; created per Greeley Municipal Code Title 2, Chapter 10,Article IV. Revenues are derived from a transfer from General fund and transfers of 1% of the estimated construction costs ineligible capital funds.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	$861,533	$1,035,005	$717,485	$693,109	781,165	927,699	568,839	

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Commissions	1,500	1,500	1,500	1,500	1,500	1,500	7,500	
Investment Earnings	2,800	30,001	2,801	2,801	2,801	2,801	41,205	
Operating Transfer From General Fund	188,661	190,139	193,261	196,365	198,666	201,021	979,452	
Operating Transfer From Food Tax Fund	25,273	44,400	37,200	-	-	-	81,600	
Operating Transfer From Quality of Life	27,500	-	-	-	-	-	0	
Operating Transfer From MERGE	-	173,752	80,607	-	-	-	254,359	
Operating Transfer From Road Development	89,958	-	-	-	-	-	0	
Operating Transfer From Parks Development	122,493	40,000	34,750	40,000	45,000	-	159,750	
Operating Transfer From Trails Development	600	15,000	-	-	-	-	15,000	
Sewer Construction Fund Cost Allocation	110,510	30,251	29,251	129,590	165,990	-	355,082	
Water Construction Fund Cost Allocation	795,579	108,404	97,753	172,055	145,895	-	524,107	
Stormwater Construction Fund Cost Allocation	319,544	92,200	91,948	94,740	97,617	-	376,505	
Total Resources	**$1,684,418**	**$725,647**	**$569,071**	**$637,051**	**$657,469**	**$205,322**	**$2,794,560**	

Public Art Fund Note: forecasts are preliminary and will be updated as the 2027 Capital Improvement Plan is finalized. Annual contributions are based on eligible capital construction projects funded in the adopted CIP.

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 303 – Public Art (2 of 2)

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Public Art Unallocated Project Funds	604,410	41,175	41,175	41,175	41,175	41,175	205,875	
Investment Charges	1,100	1,100	1,100	1,100	1,100	1,100	5,500	
Paint the Town Murals Art	62,675	62,675	62,675	62,675	62,675	62,675	313,375	
Art Acquisitions (Capital)	55,372	31,767	31,767	31,767	31,767	31,767	158,835	
Public Art Coordinator	178,829	181,483	188,041	194,170	200,529	207,109	971,332	
Tointon Gallery	16,989	19,093	19,093	19,093	19,093	19,093	95,465	
Public Art Community Outreach	17,000	18,000	19,000	19,000	19,000	19,000	94,000	
Public Art Installations & Maintenance	85,596	85,596	85,596	85,596	85,596	85,596	427,980	
Art Eagleview Park	40,000	-	-	-	-	-	0	
MERGE Entryway Art	158,475	-	-	-	-	-	0	
O Street to 59 Ave Roundabout Art	88,075	-	-	-	-	-	0	
Parks out West: Apex Vista, Westgate, Cobblestone, Ashcroft, The Cache, Lake Bluffs, Poudre Heights,	50,000	50,000	50,000	50,000	50,000	50,000	250,000	
Public Art 23rd Ave 4th / 5th Street Redesign	38,750	-	-	-	-	-	0	
Wastewater Treatment and Reclamation Art	113,675	-	-	-	-	-	0	
Stormwater Archibeque Park	-	160,000	-	-	-	-	160,000	
Water Model Landscape Demonstration	-	350,000	95,000	-	-	-	445,000	
Uptown Trees Art	-	42,278	-	44,419	-	46,667	133,364	
Total Expenditures	**$1,510,946**	**$1,043,167**	**$593,447**	**$548,995**	**$510,935**	**$564,182**	**$3,260,726**	

Ending Available Cash Balance	$1,035,005	$717,485	$693,109	$781,165	$927,699	$568,839		

Public Art Fund Note: forecasts are preliminary and will be updated as the 2027 Capital Improvement Plan is finalized. Annual contributions are based on eligible capital construction projects funded in the adopted CIP.

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 304 – Food Tax (1 of 4)

Food Tax - To account for the cost of specific capital improvements, repairs and maintenance projects. Revenues are derived from taxes collected due to the repeal of the City sales tax exemption on sales of food for domestic consumption. Greeley voters passed a permanent renewal of the food tax during the November 2024 election.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	$15,769,173	$2,776,585	$478,771	$2,941,957	$4,701,342	$3,476,525	$3,171,396	Maintaining positive balance for future year debt obligations

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Sales Tax on Food	11,472,219	11,785,411	12,431,251	13,112,483	13,831,047	14,588,989	65,749,181	
Taxes- Penalty & Interest	26,747	30,407	31,300	32,221	33,173	34,155	161,256	
Audit Assessments	54,030	61,426	63,229	65,090	67,012	68,996	325,753	
Federal Grants	362,290	-	-	-	-	-	-	
State Grants	100,000	-	-	-	-	-	-	
Intergovernmental - County	200,000	-	-	-	-	-	-	
Investment Earnings	370,000	80,001	41,251	41,251	41,251	41,251	245,005	
Other Private Contribution	10,000	-	-	-	-	-	-	
Total Resources	**$12,595,286**	**$11,957,245**	**$12,567,031**	**$13,251,045**	**$13,972,483**	**$14,733,391**	**$66,481,195**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
10th St Adaptive Sys Upgrade 23rd to Promontory	597,043	-	-	-	-	-	-	
25th Ave Trail Repair and River Restoration	200,000	-	-	-	-	-	-	
ADA - Transition Plan Implementation	125,735	217,141	227,998	239,398	301,642	316,724	1,302,903	
Annual Aquatic Maintenance Refurbishing	137,813	108,527	113,953	119,651	150,760	158,299	651,190	
Annual Emergency Facility & Parks Repairs	220,500	173,643	182,325	191,442	241,217	253,278	1,041,905	

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 304 – Food Tax (2 of 4)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Annual Roof Repairs and Maintenance	1,366,067	750,000	750,000	750,000	900,000	546,977	3,696,977	
ARC Flash Hazard Analysis and Panel Research	197,046	112,500	112,500	112,500	135,000	90,000	562,500	
Bestway Site Improvement	8,720	-	-	-	-	-	-	
Bi-Annual Radio Maintenance	-	56,250	-	56,250	-	67,500	180,000	
Bi-Annual Recreation Floor Refinishing	-	21,000	-	21,750	-	27,000	69,750	
Boomerang Irrigation System Replacement	35,358	-	-	-	-	-	-	
Centennial Pool Pumphouse Design	109,755	-	-	-	-	-	-	
Centennial Tennis Court Resurface	129,797	-	-	-	-	-	-	
City Hall Future Planning	5,681	-	-	-	-	-	-	
City Wide CIP Architectural Designs	152,066	56,250	56,250	56,250	67,500	67,500	303,750	
Citywide Facilities Small Capital Projects	98,713	77,548	81,238	85,113	107,017	112,143	463,059	
Civic Campus COP Repayment	-	-	-	4,266,000	4,266,000	4,266,000	12,798,000	Estimated Civic Campus Repayment
Downtown Administrative Space Additions	2,064,229	-	-	-	-	-	-	
Downtown Civic Campus Planning & Management	2,201,084	-	-	-	-	-	-	
Downtown Civic Campus Pre-Dev - Food Tax	4,200,000	-	-	-	-	-	-	
Existing Public Maintenance Building Remodels	255,000	-	-	-	-	-	-	
Fire System Improvements	305,000	116,250	78,750	78,750	94,500	94,500	462,750	
Fishing is Fun Poudre Ponds	159,648	-	-	-	-	-	-	
Food Tax Reallocation Account	256,888	-	-	-	-	-	-	
Fund 304 Operating Transfers	1,623,258	-	-	-	-	-	-	
Funplex Aquatics HVAC Replacement	1,510,000	-	-	-	-	-	-	
General City Facility Maintenance	73,856	58,161	61,070	64,123	80,795	84,835	348,984	
Greeley Airport Road Development	2,648,389	7,000,000	-	-	-	-	7,000,000	
Historic Site Maintenance	76,913	60,569	63,598	66,777	84,139	88,347	363,430	

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 304 – Food Tax (3 of 4)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
HVAC - Baseboard Heating System at UCCC Lobbies	124,636	-	-	-	-	-	-	
HVAC All City Buildings	1,098,803	531,931	558,528	586,454	738,932	775,879	3,191,724	
Ice Haus Chiller Control Panel	60,299	-	-	-	-	-	-	
Investment Charges	3,500	3,500	3,500	3,500	3,500	3,500	17,500	
Irrigation System Replacement - Linn Grove Cemetery	138,979	-	-	-	-	-	-	
Life Safety Facility Repairs	300,000	225,000	112,500	112,500	135,000	135,000	720,000	
MERGE TIFIA Loan Repayment	-	-	-	-	5,101,000	5,100,252	10,201,252	Estimated MERGE Loan Repayment
Overhead Doors All City Buildings	100,000	75,000	75,000	75,000	90,000	90,000	405,000	
Park Concrete/Asphalt Path Improvements	100,713	79,311	83,277	87,441	110,176	115,685	475,890	
Parks Fence Repair and Replacement	133,928	56,250	56,250	56,250	67,500	67,500	303,750	
Playground Maintenance	46,305	36,465	38,288	40,203	50,656	53,188	218,800	
Poudre Ponds Recreational Fishing Enhancements	122,290	-	-	-	-	-	-	
Poudre River Trail - Duran Section Repair	4,248	-	-	-	-	-	-	
Poudre River Trail Repair Narrows Section	1,731,775	-	-	-	-	-	-	
Proxy Card Transition Program	150,000	112,500	112,500	112,500	135,000	22,500	495,000	
Public Parking Lot Maintenance & Striping	607,580	435,222	531,468	346,495	532,250	643,500	2,488,935	
Rebate Program for Food Tax	562,277	579,145	596,520	614,416	632,848	651,833	3,074,762	Food Tax Rebate Program
RESTORE Habitat Improvement Project	129,381	-	-	-	-	-	-	
Resurface Play Courts	69,458	54,698	57,433	60,305	75,983	79,782	328,201	
Sales & Use Tax Expenditures	69,777	75,588	78,487	81,335	84,090	86,913	406,413	
Traffic Signal Replacement Program	448,718	404,416	424,637	445,869	561,795	589,885	2,426,603	
Trail Capital Maintenance	500,000	375,000	375,000	375,000	450,000	450,000	2,025,000	
UCCC Acoustic Panel Replacements	984,520	-	-	-	-	-	-	

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 304 – Food Tax (4 of 4)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
UCCC HVAC - AHU #02 - Replacement	-	570,000	-	-	-	-	570,000	
UCCC HVAC - AHU #06 - Replacement	-	570,000	-	-	-	-	570,000	
UCCC HVAC - AHU #07 - Replacement	-	570,000	-	-	-	-	570,000	
UCCC Safety and Security	34,189	-	-	-	-	-	-	
West Greeley COP Repayment - Food Tax	-	1,193,194	4,772,775	2,386,388	-	-	8,352,357	Estimated WG Repayment, also in QOL
Total Expenditures	**$26,344,762**	**$14,755,059**	**$9,603,845**	**$11,491,660**	**$15,197,300**	**$15,038,520**	**$66,086,384**	
Timing of Expenditure Payments	($756,888)	($500,000)	$500,000	-	-	-		Anticipated project cash flow
Ending Available Cash Balance	$2,776,585	$478,771	$2,941,957	$4,701,342	$3,476,525	$3,171,396		Maintaining positive balance for future year debt obligations

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 305 – Softball Improvement

Softball Improvement - to account for the cost of improving the facilities used for the City of Greeley adult softball programs; created per Greeley Municipal Code Title 6, Chapter 11. Revenues are derived from non-city softball tournament fees.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	$73,676	$87,476	$103,502	$117,653	$131,979	$146,480	$161,156	

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Registration Fees	8,150	8,250	8,350	8,450	8,550	8,650	42,250	
Tournament Fees	5,000	5,100	5,200	5,300	5,400	5,500	26,500	
Investment Earnings	950	3,001	951	951	951	951	6,805	
Total Resources	**$14,100**	**$16,351**	**$14,501**	**$14,701**	**$14,901**	**$15,101**	**$75,555**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Investment Charges	300	325	350	375	400	425	1,875	

Ending Available Cash Balance	**$87,476**	**$103,502**	**$117,653**	**$131,979**	**$146,480**	**$161,156**		

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 306 – Fire Equipment Acquisition/Replacement (1 of 2)

Fire Equipment Acquisition and Replacement - to account for the purchase of vehicles and heavy equipment to support the operations of the Greeley Fire Department. Revenues are derived from intergovernmental agreements and operating transfers.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	$1,628,438	$271,132	$1,134,227	$1,090,493	$1,050,962	$2,848,419	$4,997,954	

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Intergovernmental Agreement	1,441,122	1,513,178	1,558,573	1,605,330	1,653,490	1,703,095	8,033,666	
Investment Earnings	21,700	75,001	21,701	21,701	21,701	21,701	161,805	
Sales Of Fixed Assets	15,000	15,000	15,000	15,000	15,000	15,000	75,000	
Operating Transfer From General Fund	650,000	650,000	650,000	750,000	750,000	750,000	3,550,000	
Total Resources	**$2,127,822**	**$2,253,179**	**$2,245,274**	**$2,392,031**	**$2,440,191**	**$2,489,796**	**$11,820,471**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
2023-1 Rescue	837,121	-	-	-	-	-	-	
Battalion 1	159,554	-	-	-	-	96,767	96,767	
Battalion 2	114,806	-	-	-	-	96,767	96,767	
Battalion 3	76,320	-	-	-	-	-	-	
Engine 1	1,276,171	-	-	121,150	-	-	121,150	
Engine 4 (Quint 2)	159,385	-	-	-	-	-	-	
Engine 5	13,773	-	-	-	-	-	-	
Engine 7	1,149,023	-	-	121,150	-	-	121,150	

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 306 – Fire Equipment Acquisition/Replacement (2 of 2)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Ladder 1 (Quint 1)	113,464	-	-	-	-	-	-	
Squad 1	1,500	-	-	-	-	-	-	
Investment Charges	1,625	1,650	1,675	1,700	1,725	1,750	8,500	
Fire Equipment & Apparatus Replacement	108,244	108,244	108,244	108,244	108,244	108,244	541,220	
Engine 2	1,155,396	-	-	121,150	-	-	121,150	
Engine 3 Replacement	1,159,313	-	-	121,150	-	-	121,150	
Brush 6 Replacement	-	540,197	-	-	-	-	540,197	
Engine 6 Replacement	-	-	1,439,096	-	-	-	1,439,096	
Brush 4	-	-	-	476,406	-	36,733	513,139	
Trench 1	-	-	-	-	532,765	-	532,765	
Total Expenditures	**$6,325,695**	**$650,091**	**$1,549,015**	**$1,070,950**	**$642,734**	**$340,261**	**$4,253,051**	

Timing of Expenditure Payments	($2,840,567)	$739,993	$739,993	$1,360,612	-	-		Cash flow for long-lead procurements

Ending Available Cash Balance	**$271,132**	**$1,134,227**	**$1,090,493**	**$1,050,962**	**$2,848,419**	**$4,997,954**		

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 313 – UCCC Improvements

UCCC Improvement - to account for the cost of improving and maintaining Greeley's Union Colony Civic Center. Revenue are derived from facility use fees.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	$238,726	$71,480	$107,718	$151,968	$197,260	$243,626	$291,098	

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Facility Use Fee	32,754	33,737	34,749	35,791	36,865	37,971	179,113	
Investment Earnings	-	3,001	10,001	10,001	10,001	10,001	43,005	
Total Resources	**$32,754**	**$36,738**	**$44,750**	**$45,792**	**$46,866**	**$47,972**	**$222,118**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Investment Charges	-	500	500	500	500	500	2,500	
UCCC Lighting Equipment Replacement	200,000	-	-	-	-	-	-	
Total Expenditures	**$200,000**	**$500**	**$500**	**$500**	**$500**	**$500**	**$2,500**	

Ending Available Fund Balance	**$71,480**	**$107,718**	**$151,968**	**$197,260**	**$243,626**	**$291,098**		

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 318 – Quality of Life (1 of 3)

Quality of Life - To account for the cost of specific capital improvements, repairs and maintenance projects related to Quality of Life projects (recreational, parks, and cultural amenities), transportation capacity, infrastructure and public buildings. Revenues are derived from taxes collected from the 0.30% sales and use tax; created per Ordinance 50, 2002 and extended to December 31, 2042 per Ordinance 39, 2018.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	$13,250,992	$8,171,837	$4,306,289	$860,448	$2,364,857	$3,676,038	$8,905,136	Maintaining positive balance for future year debt obligations

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
General Sales Taxes	7,131,059	7,547,452	7,967,845	8,411,654	8,880,183	9,374,809	42,181,943	
Sales Tax on Food	1,147,222	1,178,541	1,243,125	1,311,248	1,383,105	1,458,899	6,574,918	
Auto Use Tax	537,878	549,980	572,750	596,461	621,155	646,871	2,987,217	
Sales Tax on Building Permits	277,673	292,806	309,496	327,137	345,784	365,494	1,640,717	
General Use Taxes	260,450	268,915	278,327	288,068	298,150	308,586	1,442,046	
Taxes- Penalty & Interest	21,809	25,382	26,115	26,872	27,654	28,461	134,484	
Audit Assessments	44,056	51,274	52,755	54,285	55,864	57,494	271,672	
Intergovernmental - County	1,235,000	-	-	-	-	-	-	
Investment Earnings	64,150	140,001	64,151	64,151	64,151	64,151	396,605	
Total Resources	**$10,719,297**	**$10,054,351**	**$10,514,564**	**$11,079,876**	**$11,676,046**	**$12,304,765**	**$55,629,602**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Boomerang Irrigation System Replacement	2,600,000	-	-	-	-	-	-	
Inspire Discovery Park East Memorial Improvements	239,420	-	-	-	-	-	-	
Investment Charges	7,200	7,300	7,400	7,500	7,600	7,700	37,500	

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 318 – Quality of Life (2 of 3)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Island Grove Event Center Roof	1,030,000	-	-	-	-	-	-	
Island Grove Master Plan	300,000	-	-	-	-	-	-	
Lincoln Park Master Plan & Park Redevelopment	68,948	-	-	-	-	-	-	
Playground Replacement - Allen Park	-	404,000	-	-	-	-	404,000	
Playground Replacement - Bittersweet	-	-	-	489,250	-	-	489,250	
Playground Replacement - Brentwood Park	339,783	-	-	-	-	-	-	
Playground Replacement - Coyote Run Park	650,000	-	-	-	-	-	-	
Playground Replacement - East Memorial	-	-	-	-	-	300,000	300,000	
Playground Replacement - Homestead	-	-	353,500	-	-	-	353,500	
Playground Replacement - Hoshiko Park	-	-	-	-	422,300	-	422,300	
Playground Replacement - Island Grove	-	-	-	-	1,300,000	-	1,300,000	
Playground Replacement - Luther Park	-	-	-	-	503,670	-	503,670	
Playground Replacement - Peak View Park	372,792	-	-	-	-	-	-	
Playground Replacement - Pheasant Run Park	450,000	-	-	-	-	-	-	
Playground Replacement - Ramseier Farm Park	-	-	505,000	-	-	-	505,000	
Playground Replacement - Sherwood Park	-	-	-	-	500,000	-	500,000	
Playground Replacement - Twin Rivers Park/Funplex	1,426,128	-	-	-	-	-	-	
Playground Replacement - Westmoor Park	-	-	-	-	-	405,000	405,000	
Poudre River Initiative Phase 3 Design	500,000	-	-	-	-	-	-	
Quality of Life Capital Reallocation Account	5,433,104	-	-	-	-	-	-	
Quality of Life Transfer to MERGE	3,688,556	11,749,988	8,606,491	5,181,751	1,308,725	-	26,846,955	Preliminary estimate MERGE cash flow
Railway Quiet Zone - Union Pacific Downtown	100,000	-	2,317,604	-	-	-	2,317,604	Deferred from 2026
Recreation Center Swimming Pool Deck Refinish	-	330,000	-	-	-	-	330,000	
Restrooms & Shelter at Pheasant Run	-	-	700,000	-	-	-	700,000	

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 318 – Quality of Life (3 of 3)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Sales & Use Tax Expenditures	59,809	64,657	67,139	69,046	70,840	72,692	344,374	
Transfer to General Fund for Community Parks	731,755	752,071	773,030	792,385	810,332	828,818	3,956,636	General Fund Support
Transfer to General Fund for Museums	227,096	233,909	240,927	248,155	255,600	263,268	1,241,859	General Fund Support
Transfer to General Fund for Neighborhood Parks	366,965	377,974	389,314	400,993	413,023	425,414	2,006,718	General Fund Support
UCCC Orchestra Pit Lift	1,200,000	-	-	-	-	-	-	
West Greeley COP Repayment - Quality of Life	-	-	-	2,386,387	4,772,775	4,772,775	11,931,937	Estimated WG Repayment
Total Expenditures	**$21,231,556**	**$13,919,899**	**$13,960,405**	**$9,575,467**	**$10,364,865**	**$7,075,667**	**$54,896,303**	

Timing of Expenditure Payments	($5,433,104)	-	-	-	-	-		Cash Flow Reallocated 2026 Projects

Ending Available Cash Balance	$8,171,837	$4,306,289	$860,448	$2,364,857	$3,676,038	$8,905,136		Maintaining positive balance for future year debt obligations

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 320 – FASTER

FASTER - to account for the costs of roadway safety improvements, bridge repair, and transit support and expansion. Revenues are derived through vehicle registration fees and fines established or increased by the Colorado Funding Advancements for Surface Transportation and Economic Recovery Act (FASTER).

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	$1,668,482	$1,380,707	$1,286,492	$1,030,128	$980,702	$945,901	$901,018	

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Federal Grants	-	312,173	1,436,521	-	-	-	1,748,694	
FASTER - HUTF	692,925	704,934	716,934	731,273	745,898	760,816	3,659,855	
Investment Earnings	9,250	55,001	9,251	9,251	9,251	9,251	92,005	
Total Resources	**$702,175**	**$1,072,108**	**$2,162,706**	**$740,524**	**$755,149**	**$770,067**	**$5,500,554**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Neighborhood Safety Improvement Design	250,000	250,000	750,000	250,000	250,000	275,000	1,775,000	
Traffic Detector Replacement	300,000	300,000	300,000	300,000	300,000	300,000	1,500,000	
Operating Transfers	89,250	89,250	89,250	89,250	89,250	89,250	446,250	
Investment Charges	700	700	700	700	700	700	3,500	
Bridge Maintenance	150,000	150,000	150,000	150,000	150,000	150,000	750,000	
Pedestrian Fence at 8th Ave & US 34	200,000	-	-	-	-	-	-	
35th Ave Multimodal Safety Enhancements	-	376,373	1,129,120	-	-	-	1,505,493	Project has CDS Funding
Total Expenditures	**$989,950**	**$1,166,323**	**$2,419,070**	**$789,950**	**$789,950**	**$814,950**	**$5,980,243**	

Ending Available Fund Balance	$1,380,707	$1,286,492	$1,030,128	$980,702	$945,901	$901,018		

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 321 – Street Infrastructure Imp – KGM (1 of 2)

KGM - To account for the costs of improvements and repairs for street related infrastructure improvements, pedestrian safety improvements, and traffic flow and congestion improvements. Revenues are derived from the 0.65% sales and use tax created per Ordinance 17, 2015 and extended to December 31, 2029 per Ordinance 27, 2021.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	$15,829,367	$2,558,863	$817,641	$863,184	-	-	-	Reflecting tax expiration in Dec 2029

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
General Sales Taxes	15,450,627	16,352,812	17,263,663	18,225,250	-	-	51,841,725	
Auto Use Tax	1,165,403	1,191,624	1,240,958	1,292,333	-	-	3,724,915	
Sales Tax on Building Permits	601,624	634,413	670,574	708,797	-	-	2,013,784	
General Use Taxes	564,308	582,648	603,041	624,147	-	-	1,809,836	
Taxes- Penalty & Interest	41,457	48,406	49,802	51,242	-	-	149,450	
Audit Assessments	83,747	97,784	100,603	103,513	-	-	301,900	
Investment Earnings	6,500	120,001	6,501	6,501	-	-	133,003	
Total Resources	**$17,913,666**	**$19,027,688**	**$19,935,142**	**$21,011,783**	**-**	**-**	**$59,974,613**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Keep Greeley Moving (KGM) Projects	17,758,078	20,478,227	19,594,104	21,575,752	-	-	61,648,083	
Investment Charges	2,700	2,800	2,900	3,000	-	-	8,700	
Pavement Management System (PQI Assessment)	170,605	165,000	165,000	165,000	-	-	495,000	
Sales & Use Tax Expenditures	113,638	122,883	127,595	131,214	-	-	381,692	
Concrete Repair & Cross Pan Replacement Program	126,101	-	-	-	-	-	0	

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 321 – Street Infrastructure Imp – KGM (2 of 2)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Concrete Repair & Cross Pan Replacement Program	126,101	-	-	-	-	-	0	
CR17 and CR60 Railroad Crossing Improvement	127,877	-	-	-	-	-	0	
Downtown Campus Work - KGM	800,000	-	-	-	-	-	0	
East 8th St Bridge at Sand Creek	2,185,000	-	-	-	-	-	0	
Greeley Missing Sidewalks - KGM	1,200,000	-	-	-	-	-	0	
KGM Centerplace Work	6,000,171	-	-	-	-	-	0	
O Street & 59th Avenue Overlay	2,500,000	-	-	-	-	-	0	
Total Expenditures	**$31,184,170**	**$20,768,910**	**$19,889,599**	**$21,874,966**	**-**	**-**	**$62,533,475**	

Ending Available Cash Balance	$2,558,863	$817,641	$863,184	-	-	-		Reflecting tax expiration in Dec 2029

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 323 – MERGE

MERGE - The MERGE fund was created in 2025 to account for project-specific revenues for the Highway 34 interchanges and mobility hub. Project resources come from multiple sources including federal and state grants, CDOT proceeds, transfer from the Quality of Life tax fund and a Transportation Infrastructure Finance and Innovation Act (TIFIA) loan.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	$42,842	$42,842	$52,842	$62,842	$72,843	$82,843	$92,844	

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Federal Grants	2,989,844	5,872,461	21,802,031	18,953,047	2,500,000	-	49,127,539	
State Pass Through	-	700,000	3,150,000	2,800,000	350,000	-	7,000,000	
Intergovernmental Agreement	3,096,500	882,551	3,971,478	3,530,203	441,275	-	8,825,507	
Expense Reimbursement	-	6,500,000	29,250,000	26,000,000	3,250,000	-	65,000,000	
Investment Earnings	-	10,001	10,001	10,001	10,001	10,001	50,005	
Operating Transfer From Quality of Life	3,688,556	11,749,988	8,606,491	5,181,751	1,308,725	-	26,846,955	
Operating Transfer From Road Development	-	2,295,000	270,000	135,000	-	-	2,700,000	
Total Resources	**$9,774,900**	**$28,010,001**	**$67,060,001**	**$56,610,002**	**$7,860,001**	**$10,001**	**$159,550,006**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
MERGE	9,774,900	28,000,000	67,050,000	56,600,000	7,850,000	-	159,500,000	Preliminary cost estimate

Ending Available Cash Balance	**$42,842**	**$52,842**	**$62,842**	**$72,843**	**$82,843**	**$92,844**		

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 324 – West Greeley Development (1 of 2)

West Greeley Development - The West Greeley Fund was established in 2025 to track revenues and expenditures tied to the West Greeley Cascadia project. Cascadia is a public-private partnership designed to create a regional destination featuring a hockey arena, three practice ice rinks, a hotel and convention center, an indoor water park, and a restaurant/retail plaza. Initial pre-development costs are being financed by the City through a short-term Certificates of Participation (COP) debt.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	$73,702,545	$1,328,422	$1,378,422	$1,378,422	$1,378,422	$1,378,422	$1,378,422	

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Investment Earnings	-	50,001	-	-	-	-	50,001	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
West Greeley - All Other Contracts	1,057,679	-	-	-	-	-	-	
West Greeley Arena	12,198,393	-	-	-	-	-	-	
West Greeley Concept Planning (324)	733,693	-	-	-	-	-	-	
West Greeley COP Proceeds	1,009,044	-	-	-	-	-	-	
West Greeley Fee Developer	705,675	-	-	-	-	-	-	
West Greeley Hotel	9,461,915	-	-	-	-	-	-	
West Greeley Ice Center	4,900,577	-	-	-	-	-	-	
West Greeley Infrastructure	12,760,560	-	-	-	-	-	-	
West Greeley Infrastructure Tax-Exempt	4,896,509	-	-	-	-	-	-	
West Greeley Owner's Rep	1,471,310	-	-	-	-	-	-	
West Greeley Plaza - Tax Exempt	1,632,869	-	-	-	-	-	-	
West Greeley Sewer GID	957,400	-	-	-	-	-	-	

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 324 – West Greeley Development (2 of 2)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
West Greeley Water Enterprise Tax Exempt	12,228,205	-	-	-	-	-	-	
West Greeley Water GID	78,465	-	-	-	-	-	-	
West Greeley Water Park	5,639,284	-	-	-	-	-	-	
West Greeley Stormwater GID	2,642,545	-	-	-	-	-	-	
Total Expenditures	**$72,374,123**	**-**	**-**	**-**	**-**	**-**	**-**	

Ending Available Cash Balance	$1,328,422	$1,378,422	$1,378,422	$1,378,422	$1,378,422	$1,378,422		

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 331 – Fire Development

Fire Development - To account for the cost of fire protection improvements resulting from new development with revenues derived from the collection of fees from developers. Outlined per Greeley Municipal Code Title 6, Chapter 15.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	$4,471,740	$4,810,251	$5,257,838	$5,620,689	$6,001,969	$6,397,637	$6,808,480	

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Development Fees	249,561	261,386	274,300	292,929	307,517	322,892	1,459,024	
Investment Earnings	92,550	190,001	92,551	92,551	92,551	92,551	560,205	
Total Resources	**$342,111**	**$451,387**	**$366,851**	**$385,480**	**$400,068**	**$415,443**	**$2,019,229**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Investment Charges	3,600	3,800	4,000	4,200	4,400	4,600	21,000	

Ending Available Fund Balance	$4,810,251	$5,257,838	$5,620,689	$6,001,969	$6,397,637	$6,808,480		

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 332 – Police Development

Police Development - To account for the cost of police protection improvements resulting from new development with revenues derived from the collection of fees from developers. Outlined per Greeley Municipal Code Title 6, Chapter 15.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	$478,462	$599,320	$727,761	$857,923	$995,234	$1,137,867	$1,286,224	

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Development Fees	95,908	100,640	105,611	112,960	118,482	124,406	562,099	
Investment Earnings	26,950	30,001	26,951	26,951	26,951	26,951	137,805	
Total Resources	**$122,858**	**$130,641**	**$132,562**	**$139,911**	**$145,433**	**$151,357**	**$699,904**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Investment Charges	2,000	2,200	2,400	2,600	2,800	3,000	13,000	

Ending Available Fund Balance	$599,320	$727,761	$857,923	$995,234	$1,137,867	$1,286,224		

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 333 – Island Grove Development

Island Grove Development - To account for the cost of capital improvements at Island Grove Park, revenues are derived from a park development fee charged on all concession sales at the park and on facility use fees.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	$923,955	$634,504	$374,610	$453,908	$459,278	$464,723	$470,246	

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Island Grove Taxes	3,060	3,152	3,247	3,344	3,444	3,547	16,734	
Concessions	26,000	27,000	28,000	-	-	-	55,000	
Facility Use Fee	119,508	121,898	123,000	-	-	-	244,898	
Investment Earnings	2,400	25,001	2,401	2,401	2,401	2,401	34,605	
Rents From Facilities	23,902	24,380	26,000	-	-	-	50,380	
Total Resources	**$174,870**	**$201,431**	**$182,648**	**$5,745**	**$5,845**	**$5,948**	**$401,617**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Bucklen Land Exchange	5,146	-	-	-	-	-	-	
Island Grove Master Keying and Access Control	273,112	103,000	103,000	-	-	-	206,000	
Investment Charges	300	325	350	375	400	425	1,875	
Island Grove Curbing/Sidewalk Replacement	185,763	-	-	-	-	-	-	
Island Grove Arena Elevator Replacement	-	203,000	-	-	-	-	203,000	
Island Grove Campus Wide Security	-	155,000	-	-	-	-	155,000	
Total Expenditures	**$464,321**	**$461,325**	**$103,350**	**$375**	**$400**	**$425**	**$565,875**	

Ending Available Fund Balance	$634,504	$374,610	$453,908	$459,278	$464,723	$470,246		

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 334 – Transportation Development (1 of 2)

Transportation Development - To account for the cost of acquisition and construction of transportation infrastructure and equipment resulting from new development with revenues derived from the collection of fees from developers. Outlined per Greeley Municipal Code Title 6, Chapter 15.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	$13,566,922	$3,527,571	$86,486	$225,451	$2,014,125	$4,079,955	$6,295,776	

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Federal Grants	8,811,353	4,583,856	-	-	-	-	4,583,856	
State Pass Through	5,746,994	-	7,232,658	-	-	-	7,232,658	
Intergovernmental Agreement	1,669,565	-	-	-	-	-	-	
Development Fees	3,682,488	2,548,255	2,675,706	2,857,673	2,999,829	3,149,820	14,231,283	
Investment Earnings	339,050	75,001	75,001	75,001	75,001	75,001	375,005	
Total Resources	**$20,249,450**	**$7,207,112**	**$9,983,365**	**$2,932,674**	**$3,074,830**	**$3,224,821**	**$26,422,802**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
16th Street Enhancement	2,546,793	-	-	-	-	-	-	
23rd Ave & 4th/5th Street Redesign	399,345	-	-	-	-	-	-	
35th Ave Design Options F Street to O Street	25,000	-	-	-	-	-	-	
37th Street Bridge Replacement	1,704,814	700,000	-	-	-	-	700,000	
5th St & 23rd Bridge (#3 Ditch)	983,318	-	-	-	-	-	-	
8th Ave Improvements	40,128	-	-	-	-	-	-	
95th Ave Bridge over Poudre River	330,029	-	-	-	-	-	-	
9th & 10th Street Mobility Enhancements	614,877	1,000,000	8,565,400	-	-	-	9,565,400	NFRMPO Grant Supported

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 334 – Transportation Development (2 of 2)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
City EV Charging Plan	93,753	-	-	-	-	-	-	
City Wide Micromobility Project	68,328	500,000	1,000,000	1,000,000	1,000,000	1,000,000	4,500,000	
C-Street - 59th to 66th Avenue - Phase 1 and 2	192,021	-	-	-	-	-	-	
Downtown Improvements	164,431	-	-	-	-	-	-	
Dynamic Advanced Warning Flashers US 34 WCR 17	94,161	-	-	-	-	-	-	
Greeley Airport Road Development	140,883	-	-	-	-	-	-	
Safe Streets 4 All Planning and Demonstration	9,492,197	-	-	-	-	-	-	USDOT-SS4A Grant Supported
US 34 & CR 17 Design	1,165,216	-	-	-	-	-	-	
USDOT SMART Grant - EVP and VRU Pilot	677,264	-	-	-	-	-	-	
West Greeley Transportation Development	83,082	-	-	-	-	-	-	
Investment Charges	9,000	9,000	9,000	9,000	9,000	9,000	45,000	
O Street 59th Avenue Intersection Improvement	6,366,601	-	-	-	-	-	-	
83rd Ave.:12th St. to 9th St.	4,791,495	-	-	-	-	-	-	
MERGE Project	1,000,000	2,295,000	270,000	135,000	-	-	2,700,000	
11th Ave & 26th St Ped Safety Improvement HSIP	822,920	-	-	-	-	-	-	
16th Street Alley	1,698,000	-	-	-	-	-	-	
35th Avenue Adaptive Signal CMAQ Project	763,342	652,000	-	-	-	-	652,000	
Hwy 34 Bus (10th St) Intersection Imps HSIP	464,000	-	-	-	-	-	-	
Transportation Development Reallocation Account	760,000	-	-	-	-	-	-	
10th St & 47th Ave Intersection Improvements (CDS)	1,050,000	-	-	-	-	-	-	
Total Expenditures	**$36,540,998**	**$5,156,000**	**$9,844,400**	**$1,144,000**	**$1,009,000**	**$1,009,000**	**$18,162,400**	
Timing of Expenditure Payments	($6,252,197)	$5,492,197	-	-	-	-		
Ending Available Cash Balance	$3,527,571	$86,486	$225,451	$2,014,125	$4,079,955	$6,295,776		

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 335 – Park Development (1 of 2)

Park Development - To account for the cost of acquisition and construction of city parks resulting from new development with revenues derived from the collection of fees from developers. Outlined per Greeley Municipal Code Title 6, Chapter 15.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	$22,567,081	$9,946,681	$9,793,847	$8,031,357	$5,259,023	($1,389,722)	($4,366,978)	

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Development Fees	2,559,236	1,617,390	1,698,041	1,813,642	1,903,673	1,998,856	9,031,602	
Investment Earnings	327,400	400,001	327,401	327,401	327,401	327,401	1,709,605	
Total Resources	**$2,886,636**	**$2,017,391**	**$2,025,442**	**$2,141,043**	**$2,231,074**	**$2,326,257**	**$10,741,207**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Community Driven Improvements	267,717	265,225	273,182	281,377	289,819	298,513	1,408,116	
Ferguson Property - Park and Dog Park	3,453,947	-	-	-	-	-	-	
Purchase and Build Balsam Parking Lot	506,153	900,000	-	-	-	-	900,000	
Purchase Swanson Kiwanis Home & Expand Park	125,975	-	-	-	-	-	-	
Calabaza Park - Northridge Trails Community Park	4,544,100	-	-	-	-	-	-	
Investment Charges	5,000	5,000	5,000	5,000	5,000	5,000	25,000	
Eagleview Park - Northridge-Neighborhood Park	3,281,883	500,000	-	-	-	-	500,000	
Redtail Park in Westgate Neighborhood	3,051,261	-	-	-	-	-	-	
Hoshiko Park Improvements	271,000	-	-	-	-	-	-	
Lake Bluff - Neighborhood Park	-	500,000	-	4,040,000	-	-	4,540,000	
West of 71st Ave - Neighborhood Park	-	-	3,509,750	-	-	-	3,509,750	

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 335 – Park Development (2 of 2)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Cache 10th St between 83-95 Ave Neighborhood Park	-	-	-	-	4,545,000	-	4,545,000	
Delentero Hwy 34/Between Hwy 257 and CR 17 Park	-	-	-	-	-	5,000,000	5,000,000	
Total Expenditures	**$15,507,036**	**$2,170,225**	**$3,787,932**	**$4,913,377**	**$8,879,819**	**$5,303,513**	**$25,054,866**	

Ending Available Cash Balance	$9,946,681	$9,793,847	$8,031,357	$5,259,023	($1,389,722)	($4,366,978)		

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 336 – Trails Development (1 of 2)

Trails Development - To account for the cost of acquisition and construction of trail systems resulting from new development with revenues derived from the collection of fees from developers. Outlined per Greeley Municipal Code Title 6, Chapter 15.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	$2,959,204	$2,357,233	$2,383,098	($319,431)	($289,873)	($246,885)	($1,445,656)	

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Development Fees	231,359	242,464	254,520	271,707	285,237	299,499	1,353,427	
Investment Earnings	34,650	60,001	34,651	34,651	34,651	34,651	198,605	
Other Private Contribution	12,500	-	-	-	-	-	0	
Total Resources	**$278,509**	**$302,465**	**$289,171**	**$306,358**	**$319,888**	**$334,150**	**$1,552,032**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Minor Trails Development Capital Projects	32,204	-	-	-	-	-	0	
Poudre Trail - Sheep Draw NA Trail Realignment	56,991	-	-	-	-	-	0	
Trails Development Land Acquisition	249,185	225,000	225,000	225,000	225,000	225,000	1,125,000	
Investment Charges	1,500	1,600	1,700	1,800	1,900	2,000	9,000	
Mountain Vista Trailhead Phase II Development	80,600	-	-	-	-	-	0	
New Trail Signage	50,000	50,000	50,000	50,000	50,000	50,000	250,000	
Poudre Trail - Sheep Draw NA Trail Realignment	286,217	-	-	-	-	-	0	
Priority 1 Trail - #3 Canal Trail - Madison Elementary	-	-	1,515,000	-	-	-	1,515,000	
Priority 1 Trails 30% Design	300,000	-	-	-	-	-	0	

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 336 – Trails Development (2 of 2)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Trails Development Reallocation Account	63,783	-	-	-	-	-	0	
Transfer to Transportation Dev for Sheepdraw Trail	760,000	-	-	-	-	-	0	
Long-Term Project - Sheep Draw Trail to Poudre River Trail 83rd Ave. Section	-	-	1,200,000	-	-	-	1,200,000	
Long-Term - Arroyos del Sol to CDOT Station Trail	-	-	-	-	-	1,255,921	1,255,921	
Total Expenditures	**$1,880,480**	**$276,600**	**$2,991,700**	**$276,800**	**$276,900**	**$1,532,921**	**$5,354,921**	
Timing of Expenditure Payments	($955,000)							Cash flow for project deferrals
Ending Available Cash Balance	$2,312,233	$2,383,098	($319,431)	($289,873)	($246,885)	($1,445,656)		

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 412 – Sewer Construction (1 of 2)

Sewer Construction - To account for revenues and expenditures associated with the construction and expansion of the City's wastewater collection and treatment infrastructure. Projects are funded primarily through Plant Investment Fees, debt proceeds, and other designated capital funding sources.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	$15,054,949	$5,798,607	$6,156,097	$9,625,695	$7,971,054	$11,634,379	$18,480,341	

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Plant Investment Fees	4,470,700	4,767,750	5,204,100	5,653,050	6,422,427	7,071,307	29,118,634	
Investment Earnings	59,614	523,741	487,777	409,133	335,464	224,450	1,980,565	
Bond Proceeds	-	-	-	-	14,500,000	-	14,500,000	
Total Resources	**$4,530,314**	**$5,291,491**	**$5,691,877**	**$6,062,183**	**$21,257,891**	**$7,295,757**	**$45,599,199**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Carestream Wastewater Project	284,379	-	-	-	-	-	-	
Local West Greeley Sewer Improvements	1,019,513	-	-	-	-	-	-	
New Vehicle and Equipment Purchases	23,060	70,000	70,000	70,000	70,000	70,000	350,000	
Investment Charges	16,000	16,000	16,000	16,000	16,000	16,000	80,000	
Operating Transfers	391,004	309,001	367,279	586,824	854,566	284,795	2,402,465	
Windsor Basin Interceptor	298,017	-	-	-	-	-	-	
North Greeley Sewer Phase 2A	5,265,724	10,000	10,000	10,000	-	-	30,000	
Additional Sanitary Sewer Manholes & Sewer Taps	79,000	79,000	79,000	79,000	79,000	79,000	395,000	
Collection Line Ext/Over	-	450,000	-	-	-	-	450,000	
Lift Station 9 Flow Diversion	-	-	100,000	1,110,000	10,730,000	-	11,940,000	
Poudre Trunk Phase 2	745,000	-	-	-	-	-	-	
WTRF Odor Control	5,265	-	-	-	-	-	-	

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 412 – Sewer Construction (2 of 2)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Lift Station 9	-	-	1,580,000	5,845,000	5,845,000	-	13,270,000	
Total Expenditures	**$8,126,962**	**$934,001**	**$2,222,279**	**$7,716,824**	**$17,594,566**	**$449,795**	**$28,917,465**	

Timing of Expenditure Payments	$5,659,694	$4,000,000	-	-	-	-		

Ending Available Cash Balance	$5,798,607	$6,156,097	$9,625,695	$7,971,054	$11,634,379	$18,480,341		

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 413 – Sewer Capital Replacement (1 of 3)

Sewer Capital Replacement - To account for revenues and expenditures associated with the replacement, rehabilitation, and major renewal of the City's existing wastewater infrastructure. Projects are funded primarily through user rates and debt proceeds.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	($4,548,007)*	$30,046,498	$2,264,877	$4,797,069	($4,328,810)	$2,387,356	($4,289,861)	

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Sewer Rates	4,833,066	5,773,383	6,095,508	6,302,732	6,719,524	7,203,922	32,095,069	
Investment Earnings	747,193	30,969	2	160,139	2	185,075	376,187	
Bond Proceeds	50,000,000	-	20,000,000	-	13,500,000	-	33,500,000	
Sewer Fund Cost Allocation	6,000,000	3,000,000	-	-	-	-	3,000,000	
Sewer Construction Fund Cost Allocation	-	4,000,000	-	-	-	-	4,000,000	
Total Resources	**$61,580,259**	**$12,804,352**	**$26,095,510**	**$6,462,871**	**$20,219,526**	**$7,388,997**	**$72,971,256**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Sewer Capital Replacement	477,494	579,904	471,176	198,548	360,140	858,310	2,468,078	
Investment Charges	5,500	5,500	5,500	5,500	5,500	5,500	27,500	
Downtown Sanitary Sewer Replacement	300,000	750,000	-	-	-	-	750,000	
WTRF Cake Hopper 1 Replacement	-	-	-	-	-	298,000	298,000	
16th Street Sewer Collection Pipe Replacement	67,176	-	-	-	-	-	-	
8th Ave Sanitary/Storm MH Conflict	223,890	56,000	130,000	460,000	-	-	646,000	
Garden City Sewer Capacity Improvement	348,157	1,150,000	-	-	-	-	1,150,000	
Highland Hills Sewer 35th Ave Capacity	1,844,292	-	2,100,000	-	-	-	2,100,000	
Highland Hills Sewer 47th Ave Capacity	789,625	-	-	-	-	-	-	

***Fund Balance Note:** Negative beginning fund balances reflect the allocation of pooled cash across utility funds and do not indicate a deficit. Final cash allocations will be completed through the reconciliation process later in 2026.

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 413 – Sewer Capital Replacement (2 of 3)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Highland Hills Sewer Bittersweet Park	260,669	2,000,000	-	-	-	-	2,000,000	
Stampede Arena Sewer Improvement	674,417	-	-	-	-	-	-	
Sewer Collection System Rehabilitation	710,573	595,000	555,000	345,000	345,000	345,000	2,185,000	
Trenchless Main and Collector Rehabilitation	613,717	600,000	600,000	600,000	600,000	600,000	3,000,000	
Wastewater Flow Monitoring Program	15,927	-	80,000	-	80,000	-	160,000	
35th Avenue and F Street Sewer Capacity	752,417	-	-	-	-	-	-	
Balsam Ave & LS9 Capacity Assessment	270,000	140,000	-	-	-	-	140,000	
Central 16th Sewer Replacement	-	-	305,000	1,900,000	-	-	2,205,000	
Lift Station 15 (Hope Springs) Replacement	865,134	-	-	-	-	-	-	
North Poudre RR Sewer Ph 1	-	-	-	-	1,280,000	8,100,000	9,380,000	
Collections Replacement for Strategic Growth	-	-	520,000	-	4,060,000	-	4,580,000	
WTRF Master Plan Updates	418,584	-	-	-	1,040,000	-	1,040,000	
Utility Billing Replacement-Sewer	95,473	-	-	-	-	-	-	
Capital Outlay Replacement - Sewer	586,588	694,879	803,926	782,035	477,208	275,359	3,033,407	
EPA and State Regulation Driven Cybersecurity Upgrades - Wastewater	394,000	312,000	1,016,000	831,600	249,000	195,000	2,603,600	
Risk & Resiliency Study and Emergency Response	245,000	-	-	-	250,000	-	250,000	
Sanitary Sewer Master Plan Update	150,000	-	850,000	-	-	-	850,000	
Secondary Digesters Rehabilitation	510	33,990	490,000	3,012,311	619,023	628,124	4,783,448	
WTRF Additional Cake Hopper	39,145	-	-	-	-	-	-	
WTRF Electrical Upgrades	389,420	1,824,000	945,000	530,000	972,000	828,000	5,099,000	
WTRF Generator Replacement	5,274,413	-	-	-	-	-	-	
WTRF Regulatory Support	69,532	70,000	70,000	70,000	70,000	70,000	350,000	
General Rehabilitation Projects	711,191	692,500	695,000	750,000	630,000	601,000	3,368,500	
WTRF SCADA System Upgrade	8,793	-	-	-	-	-	-	

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 413 – Sewer Capital Replacement (3 of 3)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Instrumentation and Controls - Wastewater	285,950	384,200	379,376	390,756	702,489	413,201	2,270,022	
WTRF Primary Treatment Phase 2	43,506,601	-	-	-	-	-	-	
Secondary Clarifier Upgrades	775,906	5,560,000	5,700,000	-	-	-	11,260,000	
WTRF Admin Building Rehab	-	746,000	-	-	-	-	746,000	
WTRF Rehab for Primary Digesters	-	392,000	1,663,000	1,713,000	1,763,000	-	5,531,000	
WTRF Blower Replacement Phase 2	-	-	-	-	-	848,720	848,720	
Total Expenditures	**$61,170,094**	**$16,585,973**	**$17,378,978**	**$11,588,750**	**$13,503,360**	**$14,066,214**	**$73,123,275**	
Timing of Expenditure Payments	($34,184,340)	$24,000,000	$6,184,340	$4,000,000	-	-		
Ending Available Cash Balance	$30,046,498	$2,264,877	$4,797,069	($4,328,810)	$2,387,356	($4,289,861)		

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 422 – Water Construction (1 of 3)

Water Construction - To account for revenues and expenditures associated with the construction and expansion of the City's water collection and treatment infrastructure. Projects are funded primarily through Plant Investment Fees, debt proceeds, and other designated capital funding sources.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	$1,903,826	$993	$152,055	$11,569,607	$936,663	$18,683,335	$8,277,370	

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Federal Grants	8,685,000	-	-	-	-	-	-	
New Meter Sales	67,887	67,887	70,903	74,053	77,342	80,778	370,963	
Large Meter Sales	57,443	57,443	59,995	62,660	65,443	68,350	313,891	
Labor & Materials	10,444	10,444	10,908	11,393	11,899	12,428	57,072	
Plant Investment Fees	6,438,900	6,965,400	7,731,450	8,525,850	9,888,826	10,582,485	43,694,011	
Expense Reimbursement	20,000,000	-	-	-	17,500,000	-	17,500,000	
Investment Earnings	379,156	2	931,700	286,065	544,001	808,777	2,570,545	
Rents From Equipment	52,221	52,221	54,541	56,964	59,494	62,137	285,357	
Bond Proceeds	2,000,000	-	33,000,000	-	-	-	33,000,000	
Total Resources	**$37,691,051**	**$7,153,397**	**$41,859,497**	**$9,016,985**	**$28,147,005**	**$11,614,955**	**$97,791,839**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
New Vehicle and Equipment Purchases	411,500	160,000	125,000	125,000	125,000	125,000	660,000	
Downtown Non-Potable System Expansion	1,500,000	-	-	-	-	-	-	
Water Construction Capital Reallocation Account	504,564	397,460	707,382	437,978	516,240	734,704	2,793,764	
Operating Transfers	665,292	638,935	664,492	691,072	718,715	747,464	3,460,678	
Investment Charges	13,000	13,000	13,000	13,000	13,000	13,000	65,000	
Boomerang Non-Potable Overflow & Stormwater	425,970	-	-	-	-	-	-	

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 422 – Water Construction (2 of 3)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Greeley West Non-Pot Pump Station Expansion	420,290	-	-	-	-	-	-	
Terry Ranch Water Development	16,606,597	-	-	-	-	6,640,000	6,640,000	
Non-Potable Expansion Project	2,177,496	-	-	-	-	-	-	
29th Street Multifamily Regional Pump Station	2,627,000	-	-	-	-	-	-	
Centennial Park Non-Potable Pump Station	-	-	20,000	2,686,464	-	-	2,706,464	
Monfort Park Non-Pot System Expansion	472,070	82,900	-	-	-	493,810	576,710	
Poudre Ponds Redevelopment Pond C	30,000	-	-	700,000	4,335,000	-	5,035,000	
Upper Equalizer Project	205,000	150,000	2,568,400	-	-	-	2,718,400	
State Land Board Infrastructure Development	-	2,569,940	12,000	12,000	62,500	50,500	2,706,940	
Poudre Ponds Water Quality Improvements	-	-	100,000	333,000	-	-	433,000	
Gallery Green Regional Pump Station	-	-	-	2,373,570	-	-	2,373,570	
Boyd Transmission Line Relocation - Design	33,240	-	-	-	-	-	-	
Bulk Water Stations	361,528	375,000	375,000	-	-	-	750,000	
N Weld Water System Purchase	1,015,641	-	-	-	-	-	-	
Neff Lake Pipeline	1,808,371	1,050,000	1,102,500	1,157,625	1,215,506	1,276,282	5,801,913	
O St & 59th Roundabout Waterline	1,684,066	-	-	-	-	-	-	
O St Waterline Extension 23rd-25th	3,745	-	-	-	-	-	-	
Water Taps	75,000	75,000	75,000	75,000	75,000	75,000	375,000	
Distribution Line Extension & Oversizing	161,000	163,000	163,000	163,000	163,000	163,000	815,000	
Bellvue Pipeline-Gold Hill Segment	24,785,735	-	-	-	-	-	-	
35th Ave Non-Potable Waterline	690,848	-	1,536,010	-	-	-	1,536,010	
35th Avenue Waterline Extension F to O Street	297,941	-	2,975,001	-	-	-	2,975,001	
Boyd Transmission Line Relocation - Construction	392,893	-	-	-	-	-	-	
C St Waterline Extension	422,500	-	-	-	-	-	-	

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 422 – Water Construction (3 of 3)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
F St & 47th Ave Waterlines	463,282	-	-	-	-	-	-	
Zone 2 and North of River Storage Tank	620,000	-	-	7,795,000	-	-	7,795,000	
New Construction Meters	45,000	45,000	45,000	45,000	45,000	45,000	225,000	
Pump Station #4 Miscellaneous Improvements	-	1,610,000	-	-	-	-	1,610,000	
Water System Expansion for North Greeley	-	-	655,000	2,554,000	110,000	3,380,800	6,699,800	
Centennial Park Area Conversions	-	-	-	-	989,082	-	989,082	
Bellvue Storage Diversion Feasibility	355,480	-	-	-	-	-	-	
Bellvue Two Million Gallon Clearwell	455,108	-	12,200,000	-	-	-	12,200,000	
Residuals Gravity Thickener - Bellvue	-	-	-	-	535,000	7,770,000	8,305,000	
Non-Potable Master Plan	-	-	325,000	-	-	-	325,000	
Irrigation Pump Station Upgrades	804,567	472,100	480,160	488,220	497,290	506,360	2,444,130	
Bellvue WTP - Finished Water Corrosion Optimization	-	200,000	1,300,000	-	-	-	1,500,000	
Total Expenditures	**$60,534,724**	**$8,002,335**	**$25,441,945**	**$19,649,929**	**$9,400,333**	**$22,020,920**	**$84,515,462**	

Timing of Expenditure Payments	($20,940,840)	($1,000,000)	$5,000,000	-	$1,000,000	-		

Ending Available Cash Balance	$993	$152,055	$11,569,607	$936,663	$18,683,335	$8,277,370		

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 423 – Water Capital Replacement (1 of 4)

Water Capital Replacement - To account for revenues and expenditures associated with the replacement, rehabilitation, and major renewal of the City's existing water infrastructure. Projects are funded primarily through user rates and debt proceeds.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	$6,408,949	$2,853,703	$382,930	$16,059,460	$693,207	$2,534,237	$1,943,984	

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Water Rates	11,150,498	11,360,326	11,921,747	13,015,686	13,330,853	13,948,016	63,576,628	
Investment Earnings	219,001	2	931,700	286,065	544,001	808,777	2,570,545	
Loan Proceeds	12,322,850	-	-	-	-	-	-	
Bond Proceeds	27,000,000	-	51,500,000	-	26,500,000	-	78,000,000	
Water Fund Cost Allocation	500,000	17,000,000	-	-	-	-	17,000,000	
Operating Transfer From Water Debt Services	2,500,000	-	-	-	-	-	-	
Total Resources	**$53,692,349**	**$28,360,328**	**$64,353,447**	**$13,301,751**	**$40,374,854**	**$14,756,793**	**$161,147,173**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
LSLIR - Phases 2-4 DWRF	15,038,548	1,699,984	-	-	-	-	1,699,984	
23rd Avenue Reservoir Replacements DWRF Funded	3,694,000	-	-	-	-	-	-	
Depreciation, Bond, & Rate Rev for Fund 423	192,830	977,070	808,136	1,224,784	815,112	770,094	4,595,196	
Milton Seaman Caretaker House Upgrade	18,834	-	-	-	-	-	-	
Investment Charges	10,000	10,000	10,000	10,000	10,000	10,000	50,000	
Downtown Water System Replacement	582,000	3,000,000	-	-	-	-	3,000,000	
Internal Construction Crews	-	750,000	750,000	750,000	750,000	750,000	3,750,000	
Bellvue Realignment Albertson's FOCO	-	-	1,150,000	-	-	-	1,150,000	
Cityworks Implementation	5,175	-	-	-	-	-	-	

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 423 – Water Capital Replacement (2 of 4)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Risk & resiliency Study and Emergency Response	58,107	-	363,000	-	365,000	165,000	893,000	
SCADA Master Plan	96,589	-	-	-	-	-	-	
Grapevine Tailwater Pipeline Partial Replacement	509,019	200,000	-	-	-	-	200,000	
Non-Potable Pump Station Replacement	823,959	644,800	-	-	-	-	644,800	
North Boomerang Non-Pot Pump Station Replace	5,060,000	-	-	-	-	-	-	
Risk and Resiliency Projects	1,890,962	363,000	-	165,000	-	-	528,000	
SCADA Upgrades High Mountain Reservoirs	138,034	-	-	-	-	-	-	
SCADA Upgrades Reservoir 23 and Non-Potable	80,324	-	-	-	-	-	-	
Non-Potable Replacement Rehabilitation	719,327	415,900	435,400	455,200	475,200	495,500	2,277,200	
Milton Seaman Outlet Works	6,398,231	-	-	-	-	-	-	
Boomerang GC Water Efficiency Improvements	25,447	-	-	-	-	-	-	
Lake Loveland Tower Cover	310,000	30,000	410,000	-	-	-	440,000	
Ancillary System Improvements	54,000	56,000	58,000	60,000	62,000	64,000	300,000	
Bellvue Intake Maintenance Phase 2	-	-	250,000	-	8,120,000	75,000	8,445,000	
Bob Creek Ditch Rehabilitation	-	500,000	-	-	-	-	500,000	
Non-Potable Master Plan	-	325,000	-	-	-	-	325,000	
Barnes Meadow Reservior Upper Outlet Gate Repair	-	-	100,000	-	-	-	100,000	
Bellvue WTP Dosing Line Replacement	-	-	750,000	-	-	-	750,000	
23rd Avenue Reservoir Replacements	3,733,779	-	-	-	-	-	-	
9th and 10th Streets Waterline Replacement	578,167	600,000	3,093,750	-	-	-	3,693,750	
City Funded Lead Service Line Inventory and Replace	2,786,805	215,627	27,814	-	-	-	243,441	
Distribution System Optimization	107,666	-	-	-	-	-	-	
EPA and State Regulation Driven Cybersecurity	1,619,870	1,061,800	783,900	929,400	115,500	88,000	2,978,600	
Mosier Reservoir Rehab and Optimization	2,424,226	425,000	1,100,000	-	5,200,000	-	6,725,000	

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 423 – Water Capital Replacement (3 of 4)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Transmission Lines 1 and 2 Rehab - Cache to Poudre	385,321	-	6,925,000	6,925,000	350,000	-	14,200,000	
Transmission Lines 1 and 2 Rehab - Schneider	264,846	-	-	-	-	-	-	
Transmission System Corrosion Protection	662,414	365,975	365,975	284,900	145,750	50,000	1,212,600	
Waterline Relocations	1,718	-	-	-	-	-	-	
Waterline Replacement for Strategic Growth Project	270,114	-	-	-	5,000,000	-	5,000,000	
Zone 4 Electrical Upgrade	365,255	-	-	-	-	-	-	
Water and Sewer Facilities Program	93,386	-	-	-	2,750,000	1,000,000	3,750,000	
Utility Billing Replacement-Water	1,495,231	-	-	-	-	-	-	
Treated Water Reservoir Rehabilitation	680,801	225,050	137,050	889,450	137,050	285,000	1,673,600	
Instrumentation & Controls - Water	212,033	446,150	455,035	464,186	373,611	383,320	2,122,302	
Meter Replacement	100,000	100,000	100,000	100,000	100,000	100,000	500,000	
Transmission System Rehabilitation	974,345	500,000	500,000	2,400,000	686,000	2,411,000	6,497,000	
Distribution Pipeline Replacement	5,789,672	4,173,954	4,323,354	4,478,690	4,640,223	4,414,663	22,030,884	
Fire Hydrant Replacement	240,000	359,000	214,000	214,000	214,000	214,000	1,215,000	
Valve Replacement	286,391	425,000	315,000	275,000	275,000	275,000	1,565,000	
Capital Outlay Replacement - Water	1,151,454	772,291	741,503	1,219,894	1,965,628	1,446,469	6,145,785	
Distribution System Model & Master Plan Update	244,868	275,000	575,000	-	-	-	850,000	
Advanced Metering Infrastructure	341,215	-	-	-	-	-	-	
8th Avenue Waterline Replacement	-	-	-	-	-	240,000	240,000	
Island Grove Park Waterline Replacement	1,876,000	-	-	-	-	-	-	
Transmission Line Customers Re-Route	600,129	200,000	200,000	200,000	200,000	200,000	1,000,000	
12th St Waterline	-	3,680,000	1,610,000	-	-	-	5,290,000	
Greeley Mall Waterline Improvements	-	4,025,000	-	-	-	-	4,025,000	
PRV Construction and Rehabilitation	-	1,410,000	-	1,360,000	-	-	2,770,000	

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 423 – Water Capital Replacement (4 of 4)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Bellvue Line 1 - Non-Reinforced Concrete Pipe	-	-	2,300,000	-	-	-	2,300,000	
7th & 6th St Waterline Improvements	-	-	-	332,500	3,823,750	-	4,156,250	
Bellvue and Boyd WTP Electrical Upgrade	329,450	-	1,030,000	1,045,000	660,000	550,000	3,285,000	
Bellvue Filter Media Replacement	308,650	-	250,000	3,500,000	-	-	3,750,000	
Bellvue Switchgear Replacement	1,250,661	440,000	-	-	-	-	440,000	
Bellvue WTP Ben Sed Barn Replacement	2,548,135	1,500,000	15,000,000	-	-	-	16,500,000	
Channel Repair	279,080	-	-	-	-	-	-	
Water Treatment Plants Master Plan	1,293,712	-	-	-	-	-	-	
Hourglass and Comanche Reservoir Rehabilitation	100,000	-	-	-	-	-	-	
Bellvue TB1 Repair and Mitigation	2,900,973	-	-	-	-	-	-	
Bellvue Water Treatment Plant General Rehabilitation	819,553	650,000	650,000	650,000	650,000	610,000	3,210,000	
Boyd Water Treatment Plant - General Rehabilitation	1,357,714	979,500	885,000	735,000	650,000	650,000	3,899,500	
Boyd WTP Process Improvements - Ozone Treatment	185,778	-	-	-	-	-	-	
Boyd Flocculator Replacement	1,358,236	-	-	-	-	-	-	
Boyd Sedimentation Basin Repair	806,136	-	-	-	-	-	-	
Boyd Pump Station Intake Valve Replacement	-	-	500,000	-	-	-	500,000	
Bellvue WTP - Replace Chlorine Scrubber	-	30,000	510,000	-	-	-	540,000	
Bellvue WTP - Drying Bed Repair	-	-	-	-	-	100,000	100,000	
Total Expenditures	**$76,529,170**	**$31,831,101**	**$47,676,917**	**$28,668,004**	**$38,533,824**	**$15,347,046**	**$162,056,892**	

Timing of Expenditure Payments	($19,281,575)	($1,000,000)	$1,000,000	-	-	-		

Ending Available Cash Balance	$2,853,703	$382,930	$16,059,460	$693,207	$2,534,237	$1,943,984		

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 424 – Water Acquisition (1 of 2)

Water Acquisition - To account for revenues and expenditures associated with the acquisition of water resources. Projects are funded primarily through Plant Investment Fees, debt proceeds, and other designated capital funding sources.

	2026 Revised	2027	2028	2029	2030	2031	2032	NOTES
Beginning Available Balance	($8,008,056)*	$5,244,721	$237,707	$10,023,277	$347,255	$11,945,971	$96,113	

Resources

Description	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Water Rates	2,280,000	1,781,500	1,813,945	1,847,364	1,881,785	1,917,239	9,241,833	
Investment Earnings	190,858	241,486	315,625	293,614	316,931	310,903	1,478,559	
Royalties	225,000	-	-	-	-	-	-	
Bond Proceeds	21,000,000	-	22,000,000	-	20,500,000	-	42,500,000	
Total Resources	**$23,695,858**	**$2,022,986**	**$24,129,570**	**$2,140,978**	**$22,698,716**	**$2,228,142**	**$53,220,392**	

Expenditures

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
COG and US Forest Service Land Exchange	45,000	30,000	35,000	40,000	-	-	105,000	
Investment Charges	5,000	5,000	5,000	5,000	5,000	5,000	25,000	
Interruptible Supply and Storage Project / ATM	790,100	-	-	-	-	775,000	775,000	
Non-tributary Groundwater SLB Change Case	2,316,451	100,000	100,000	-	-	-	200,000	
Response and Management to NISP	1,233,421	250,000	-	-	-	-	250,000	
Retiming Storage Investigation	175,275	-	-	-	-	-	-	
Water and Sewer History 2nd Edition	11,375	-	-	-	-	-	-	
Water Resources Database Build	101,971	-	-	-	-	-	-	
Development of Parcel B, Poudre Ponds	958,800	-	-	-	-	-	-	
Overland Trail	30,000	2,030,000	30,000	2,030,000	30,000	2,030,000	6,150,000	
Future Water Acquisition - Phase II	6,745,000	6,510,000	13,906,000	10,587,000	10,790,000	10,993,000	52,786,000	
Water Supply & Storage Change Case Ph 2	189,905	-	-	-	-	-	-	

***Fund Balance Note:** Negative beginning fund balances reflect the allocation of pooled cash across utility funds and do not indicate a deficit. Final cash allocations will be completed through the reconciliation process later in 2026.

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Fund 424 – Water Acquisition (2 of 2)

Expenditures Continued

Title	2026 Revised	2027	2028	2029	2030	2031	2027 - 2031	NOTES
Big Thompson Source Water Assessment and Protection Plan	320,000	-	8,000	-	-	-	8,000	
Delta Park Non-Potable Change Case	100,000	-	-	-	-	-	-	
Poudre Basin Model Update	-	105,000	105,000	-	-	-	210,000	
Integrated Water Resources Plan Update	-	-	155,000	155,000	-	-	310,000	
Water Resources Division Planning Study	-	-	-	-	275,000	275,000	550,000	
Total Expenditures	**$13,022,298**	**$9,030,000**	**$14,344,000**	**$12,817,000**	**$11,100,000**	**$14,078,000**	**$61,369,000**	

Timing of Expenditure Payments	($2,579,217)	($2,000,000)	-	($1,000,000)	-	-		

Ending Available Cash Balance	$5,244,721	$237,707	$10,023,277	$347,255	$11,945,971	$96,113		

Note: Forecasts reflect the proposed 2027 CIP at the time of presentation. Project timing, funding assumptions, and cash flows continue to be refined and are subject to change prior to budget adoption.

Stormwater Capital Improvement Funds

Note: Stormwater fund forecasts are not included because the long-term funding strategy and associated rate recommendations are still under development. Rather than present preliminary assumptions that may change, staff will present the proposed funding strategy to the Stormwater Board on **August 5** and return to Council with updated Stormwater CIP forecasts once those recommendations have been finalized.

Work Session 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 Work Session Schedule regarding any upcoming meetings or events.

Attachments

Council Meetings and Other Events Calendar
Council Meeting and Work Session Schedule
Status Report of Council Initiatives and Related Information

Council Meetings and Other Events Calendars

July 27 – August 21, 2026

Monday, July 27, 2026

- Greeley Chamber of Commerce 11:30AM
- Walking Tour of Centennial Village Museum 5:30 PM Centennial Village Museum (1475 A Street, Greeley, CO 80631)

Tuesday, July 28, 2026

- Union Pacific Big Boy Train in Denver 10:00AM Union Pacific Denver North Yard (901 W. 48th Ave Denver, CO)
- City Council Work Session Meeting 6:00PM City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Saturday, August 1, 2026

- America 250 / Colorado 150 Celebration 10:00AM Bittersweet Park (3500 16th St, Greeley, CO 80634)
- Centennial Village Turns 50 Celebration 12:00PM Centennial Village Museum (1475 A St, Greeley, CO 80631)

Tuesday, August 4, 2026

- Downtown Revitalization: Infrastructure Groundbreaking Event 9:00AM Front of Train Depot (902 7th St, Greeley, CO 80631)
- City Council Meeting 6:00PM City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Thursday, August 6, 2026

- Island Grove Advisory Board Meeting 3:30PM
- North Front Range MPO Meeting 6:00PM

Tuesday, August 11, 2026

- City Council Work Session Meeting 6:00PM City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Tuesday, August 18, 2026

- City Council Meeting 6:00PM City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Wednesday, August 19, 2026

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

Thursday, August 20, 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)

2026 Council Meeting/Work Session Agenda Items Schedule

06/22/2026

This schedule is subject to change

Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
August 4, 2026 City Council Meeting			
	Proclamation - Emergency Management Awareness Month	Mayor	Intro
	Proclamation - Monster Day 10th Anniversary	Mayor	Intro
	Minutes July 14, July 21	Heidi Leatherwood	Consent
	Dr. Welsh presenting 2nd edition of Confluence book (HOLD)	Tishana Cano	Intro
	Resolution - 2026 HUD Annual Action Plan	Deb Callies	Consent
	Resolution - IGA for Provision of Administrative Services to the Greeley Urban Renewal Authority	B.J. Spamer/Don Threewitt	Consent
	Resolution to Initiate Litigation (HOLD)	Bobbier Cranston	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 1 -15	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Zoning No. 1 - 15	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Arroyos Del Sol Annexation	Doug May/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Arroyos Del Sol Zoning	Doug May/Don Threewitt	Consent
	Resolution & PH - 2026 HUD Annual Action Plan	Cece Cervantes/Deb Callies	Regular
	Resolution - Civic Campus Development Agreement	Kelli Johnson	Regular
	PH & 2nd Rdg Ord Third Appropriation of the 2026 Budget	Kalen Myers	Regular
	BC Appointments		
August 11, 2026 City Council Work Session			
	GURA 101-Discussion with GURA Board and Counsel	Don Threewitt	WS
	Quarter 2 Finance Update	Robert Miller	WS
August 18, 2026 City Council Meeting			
	Minutes July 28 and Aug 4	Heidi Leatherwood	Consent
	Resolution - Professional Services Contract for Stanton Constructability Services	Seth Sorensen	Consent
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 1 -15	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Zoning No. 1 - 15	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Arroyos Del Sol Annexation	Doug May/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Arroyos Del Sol Zoning	Doug May/Don Threewitt	Regular
	B&C Appointments	Jennifer Middleton	Regular
August 25, 2026 City Council Work Session			
	Comprehensive Financial Policies (Tentative)	Kirk Jones	WS
	9th & 10th Street Update	Steven Younkin	WS
September 1, 2026 City Council Meeting	Proclamation - National Preparedness Month	Mayor	Intro
	Minutes Aug 11, Aug 18		
	Intro & 1st Rdg Ord - Downtown Civic Campus Certificates of Participation 2026	Robert Miller	Consent
	Intro & 1st Rdg Ord - Eminent Domain portion of parking lot pertinent to construction of local Mobility Transit as part of the MERGE program	Roch Labossiere	Consent
	Intro & 1st Rdg Ord - ASSESSMENTS AGAINST THE LOTS AND LANDS INCLUDED WITHIN LOCAL IMPROVEMENT DISTRICT NO. 9510101 (LAKE BLUFF NON-POTABLE IRRIGATION PUMP STATION)	Adam Prior	Consent
	Intro & 1st Rdg Ord - ASSESSMENTS AGAINST THE LOTS AND LANDS INCLUDED WITHIN LOCAL IMPROVEMENT DISTRICT NO. 43840 (Johnson Subdivision Sanitary Sewer Infrastructure)	Adam Prior	Consent
September 8, 2026 City Council Work Session			
September 15, 2026 City Council Meeting			
	Proclamation - National Public Lands Day	Mayor	Intro
	Minutes Aug 25, Sep 1		
	Resolution - Comprehensive Financial Policies (Tentative)	Kirk Jones	Consent
	Resolution - Stormwater Revenue Bonds 2026 Competitive Bids	Robert Miller	Consent
	Resolution - Proposition 123 Commitment Renewal	Deb Callies	Consent
	PH & 2nd Rdg Ord - Downtown Civic Campus Certificates of Participation 2026	Robert Miller	Regular

	PH & 2nd Rdg Ord - Eminent Domain portion of parking lot pertinent to construction of local Mobility Transit as part of the MERGE program	Roch Labossiere	Regular
	B&C Appointments	Jennifer Middleton	Regular
September 22, 2026 City Council Work Session			
October 6, 2026 City Council Meeting			
	Minutes Sep 8 and Sep 15		
	PH & 2nd Rdg Ord - ASSESSMENTS AGAINST THE LOTS AND LANDS INCLUDED WITHIN LOCAL IMPROVEMENT DISTRICT NO. 9510101 (LAKE BLUFF NON-POTABLE IRRIGATION PUMP STATION)	Adam Prior	Regular
	PH & 2nd Rdg Ord - ASSESSMENTS AGAINST THE LOTS AND LANDS INCLUDED WITHIN LOCAL IMPROVEMENT DISTRICT NO. 43840 (Johnson Subdivision Sanitary Sewer Infrastructure)	Adam Prior	Regular

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	Landscape standards will be presented at the July 28 work session.	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. DTA prepared two impact fee studies: One for West Greeley, one for the rest of the City. Post-review of the studies determined West Greeley should have an assessment and impact fees should be Citywide. DTA is finalizing the GID Assessment first, then the Citywide impact fee study. City Council adopted the 2026 impact fees utilizing Raeftelis fee methodology. It is anticipated that the new study will be brought to Council	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. Staff presented at the April 14, 2026 WS.	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 Started phase 1 (procedures chapter). Remaining phases are on HOLD pending budget decisions. The audit report is complete and will be provided in City Council's July 14 worksession packet. Larger Development Code updates will be brought forward in late 2026 and in 2027	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 return to Council for update. TBD.	Diana Frick
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.	Presentation scheduled August 25, 2026 WS.	Public Works
06-2026	Butler	**Signs in Parkways and Enforcement**	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. Particulary one of the options being that homeowners can place signs in this area and allow an opprtunity for council to discuss.	Staff is bringing draft Sign Code updates for City Council consideration at the July 28 worksession.	Code Compliance/CD
05-2026	Rudy	**Hours Bathroom Facilities are open in City Parks**	Council Meeting 05/19/2026	A second grade classroom (Ms. McCall Fred Tajardes School of Innovation) spoke, requesting the bathrooms in local parks be open from March to November instead of May to September. Council reached consensus to have staff research the possibility of doing	Staff are working through potential options and will provide an update at a later date.	Public Works
8-2026	DeBoutez	**Budget Retreat**	Council Meeting 7/7/2026	Councilmember DeBoutez requested a budget retreat be held on September 11, 2026.	Scheduled for September 11, 2026.	Nathan Mosley
9-2026	Roth	**Updsate on Status of Abanoned Hotel**	Council Meeting 7/21/2026	Request for an update on the what the current stratus is on the abandoned hotel as he has received numerous complaints regarding this property. A memo will be sent out regarding this.		CD
10-2026	Olson	**Update on intersections at Ost/59th Roundabout and 83rd Avenue new design and MERGE Financing update**	Council Meeting 7/21/2026	Requesting a Work Session	Report of what the projects are, where they are, and why they were put in place.	Public Works

Work Session Agenda Summary

Title
Adjournment