

Greeley City Council Agenda

Work Session

Tuesday, December 13, 2022 at 6:00 p.m.

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

Zoom Webinar link: <https://greeleygov.zoom.us/j/93148588956>

NOTICE:

City Council Work Sessions 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 do not include public input in any format. Public comment is only permitted at regular Council meetings on the 1st and 3rd Tuesdays of each month.**

Watch Meetings:



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



Meetings are livestreamed on YouTube at youtube.com/CityofGreeley as well as over the Zoom webinar. Public participation in the Zoom webinar only allows viewing the meeting.

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

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





Mayor
John Gates

Councilmembers

Tommy Butler
Ward I

Deb DeBoutez
Ward II

Johnny Olson
Ward III

Dale Hall
Ward IV

Brett Payton
At-Large

Ed Clark
At-Large

A City Achieving
Community Excellence

Greeley promotes a healthy, diverse economy and high quality of life responsive to all its residents and neighborhoods, thoughtfully managing its human and natural resources in a manner that creates and sustains a safe, unique, vibrant and rewarding community in which to live, work, and play.

City Council Work Session Agenda

December 13, 2022 at 6:00 PM

**City Council Chambers, City Center South, 1001 11th Ave &
via Zoom at <https://greeleygov.zoom.us/j/93148588956>**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
- [4.](#) Reports from Mayor and Council Members
- [5.](#) Development Impact Fee Follow-up Discussion
- [6.](#) ARPA Program Overview
- [7.](#) City of Greeley 2023 Legislative Agenda
8. 2021 Fiscal Year Audit Update
- [9.](#) Scheduling of Meetings, Other Events
10. Adjournment

City Council Work Session Agenda Summary

Title:

Reports from Mayor and Council Members

Background:

During this portion of the meeting any Council Member may offer a summary of the Council Member's attendance at assigned board/committee meetings and should include key highlights and points that may require additional decision and discussion by the full Council at this or a future Work Session.

Board/Committee	Meeting Day/Time	Assignment
--Team of 2-- Board/Commission Interviews	Monthly as Needed	Council Rotation
Water & Sewer Board	3 rd Wed, 2:00 pm	Gates
Youth Commission Liaison	4 th Mon, 6:00 pm	Clark
Historic Preservation Loan Committee	As Needed	DeBoutez
Police Pension Board	Quarterly	Clark
Employee Health Board	As Needed	DeBoutez
Airport Authority	3 rd Thur, 3:30 pm	Payton/Clark
Visit Greeley	3 rd Wed, 7:30 am	Butler
Upstate Colorado Economic Development	Last Wed, 7:00 am	Gates/Hall
Greeley Chamber of Commerce	4 th Mon, 11:30 am	Hall
Island Grove Advisory Board	1 st Thur, 3:30 pm	Butler
Weld Project Connect Committee (United Way)	As Needed	Butler
Downtown Development Authority	3 rd Thur, 7:30 am	Butler/DeBoutez
Transportation/Air Quality MPO	1 st Thur, 6:00 pm	Payton/Olson
Poudre River Trail	1 st Thur, 7:00 am	Hall
Interstate 25 Coalition	As Needed	Olson
Highway 85 Coalition	As Needed	Gates
Highway 34 Coalition	As Needed	Olson
CML Policy Committee (Council or Staff)	As Needed	Payton/Lee Gates alternate
CML Executive Board opportunity	As Needed	Hall
CML - Other opportunities	As Available/Desired	

City Council Work Session Agenda Summary

December 13, 2022

John Karner, Finance Director

Title:

Development Impact Fee Follow-up Discussion

Background:

In 2020 the City contracted with Raftelis Consulting ("Raftelis") through a competitive process to update its development impact fee schedule in accordance with the Greeley Municipal Code requirement to review development fees every five years. Following presentation of that update in the fall of 2020, City Council elected to suspend adoption of the study's fee recommendations, defaulting to a development fee schedule created in 2014.

The continuation of fees at 2014 levels and unexpected level of new growth experienced over the past two years has combined to create an expanding funding gap between the fees collected and capital projects that can be constructed to support growth-related improvements. Increasingly, the City has suspended, modified, phased or reduced the scope of capital projects and/or shifted and subsidized crucial growth-related projects from other planned expenditures or funding sources.

This funding gap was presented for City Council consideration and discussion during its September 13 and November 15, 2022 work sessions. At the November work session, City Council requested more time to consider the proposed fee adjustments and requested that staff return with additional detail on the 2020 Impact Fee Study methodology and proposed fees. The attached presentation includes new detail on the proposed fee structure with background about the recommendation along with options for Council to consider around if and how to implement any development fee changes. In addition, the lead consultant from Raftelis – Todd Cristiano – will be present virtually to participate in the presentation and address questions.

If Council consensus is to implement the proposed fee structure, a first reading of an ordinance to amend the development fees will appear on the January 3, 2023 Regular Council meeting. If so introduced, the second reading could take place on January 17, 2023. If adopted the new fee

schedule would be effective on March 1, 2023, as set forth in the Greeley Municipal Code.

Decision Options:

Direction from Council on how to proceed with the proposed development fee structure.

Attachments:

Development Impact Fees – Updated PowerPoint Presentation

Development Impact Fees

City Council Work Session
December 13, 2022

Background on Discussions to Date

October 27, 2020	September 13 th , 2022	November 15 th , 2022	December 13 th , 2022
<p>Focus of Discussion:</p> <ul style="list-style-type: none"> Impact Fee Fundamentals Project Overview Fee Proposal Detail Funding Alternatives <p><i>Two prior Council Worksessions in April and August 2020.</i></p> 	<p>Focus of Discussion: Given significant growth and post COVID environment, staff presented funding gap impact and requested reconsideration of 2020 Impact Fee Study.</p> 	<p>Focus of Discussion: Staff presented detail on proposed fee adjustments and detail on which projects additional fee revenue fund.</p> 	<p>Focus of Discussion: Staff to present detail on the 2020 Impact Fee Study methodology and options for Council to consider to move forward.</p> 
<p>Council Feedback: Given uncertainty, Council accepted study with tiered fee proposal but did not adopt recommended fee changes.</p>	<p>Council Feedback: Council requested clarity on how funds would be used if 2020 study proposed fees were adopted.</p>	<p>Council Feedback: Council requested more time to consider the proposal and additional detail on the Impact Fee Study methodology</p>	

2020 Development Impact Fee Study Detail



The 2020 Impact Fee Study Method

The City contracted with Raftelis Consulting to update the fee methodology in 2020. This process involved a series of steps summarized below using the parks fee as an example –

- Step 1: Determine existing service levels for each public facility.
Example: 5.07 acres of parks per thousand residents
- Step 2: Assign cost to each service level.
Example: Parks cost \$350,000 per acre to develop
- Step 3: Project future need based on growth projections.
Example: +23,091 residents over 10 years = 117 park acres at \$40,950,000; \$1,773.40 per person
- Step 4: Allocate growth cost across development types.
Example: residential is based on persons per household (pph). Tier 4 pph = 2.89, for parks this equals a \$5,124 fee

Greeley's Proposed Fee Structure Changes

Residential Tiers vs Flat Fee

- Why did the 2020 Study recommend residential tiers?
 - Equitable fee structure (lower cost for smaller units, higher cost for larger units)
 - Proportionate assessment of infrastructure demand based on size of development
- How were the tiers developed?
 - Greeley-specific analysis of persons per household, number of bedrooms and new residential building permits
 - Persons by square feet of living space plotted to determine four size thresholds
- What other fee structures exist?
 - Flat and tiered are the most common residential structures (of our peer group Fort Collins and Berthoud also utilize a tiered structure). Other structures include a bedroom/bathroom count or rely on some other project-specific metric.

Reduction in Nonresidential Categories

Reduction of nonresidential categories (from six to three in this case) follows best management practice across peer municipalities and supports a simplified structure by grouping like development categories together.

Stormwater by Impervious Area vs Flat Fee

Assessing storm fees by impervious area (as most other municipalities do) provides an incentive to future development to mitigate impacts to the storm drainage system through minimizing impervious area.

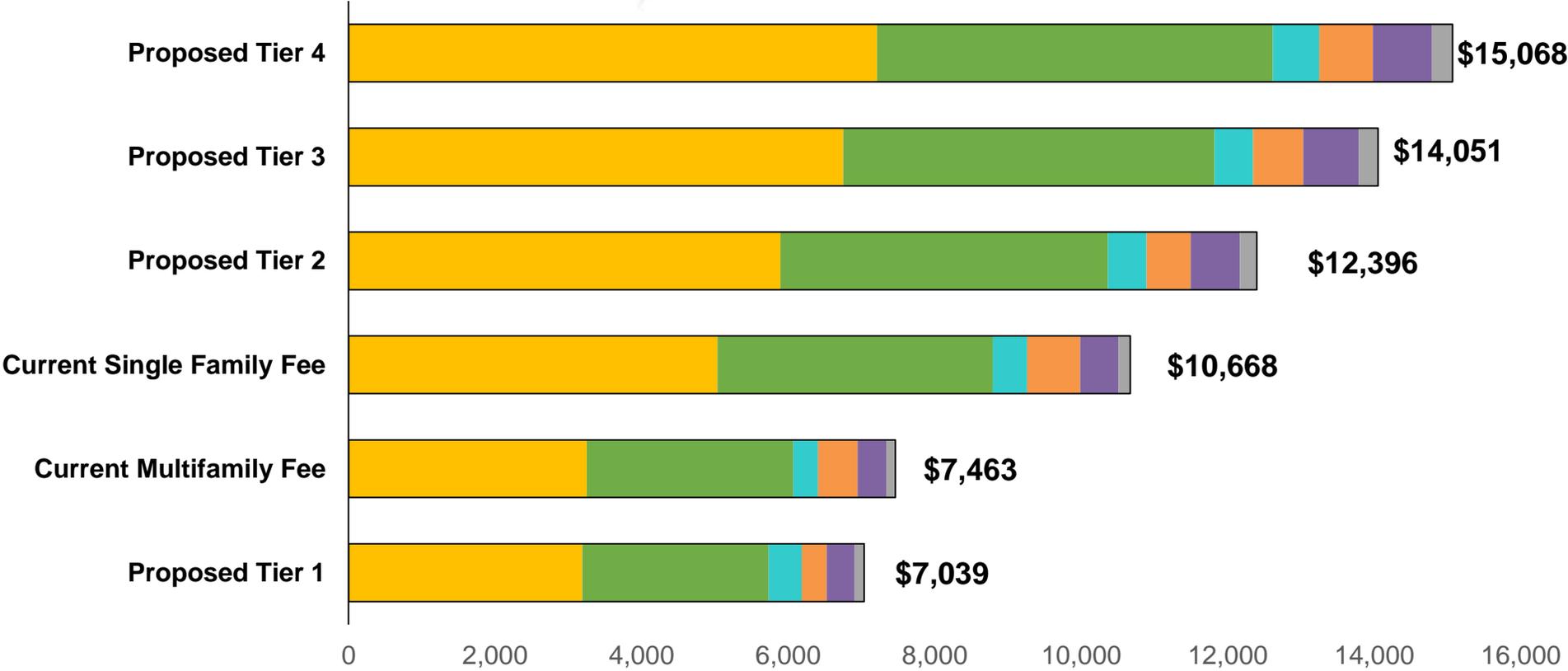
Proposed Development Impact Fee Adjustments



Fee Comparison Residential

2023 Residential Impact Fee Comparison

■ Transportation ■ Parks ■ Storm ■ Fire ■ Trails ■ Police



Tier Key
Tier 1 (1,200 or less)
Tier 2 (1,201 to 1500)
Tier 3 (1,501 to 1,800)
Tier 4 (1,801 or more)

Tiers are based on square footage of heated living space (excludes garages, outdoor patios/porches/balconies and unfinished basements)

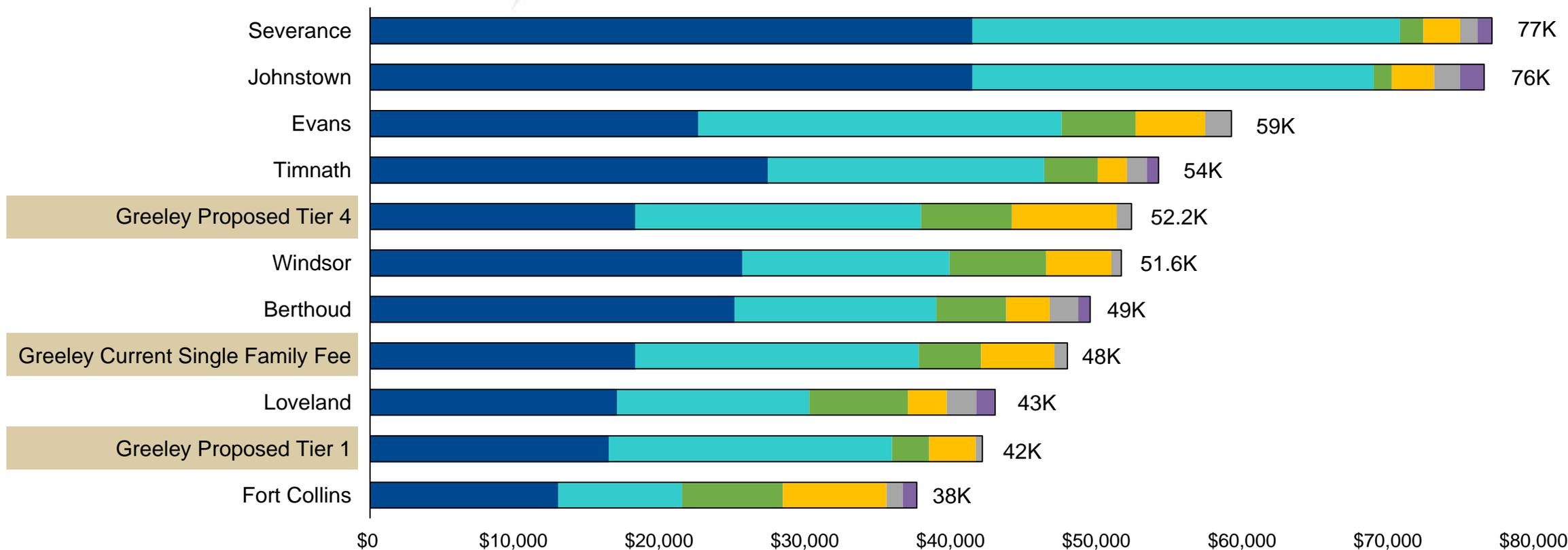
Current fees represent 2023 inflated figures

Fee Comparison Residential

Data Source: Aug 2022 review of municipality's published fees.
Single family example: 6,000 sf lot, 2,000 sf living space

Single Family Residential Impact Fee Comparison

■ Raw Water ■ Utilities ■ Parks & Trails ■ Transportation ■ Public Safety ■ Public Facilities

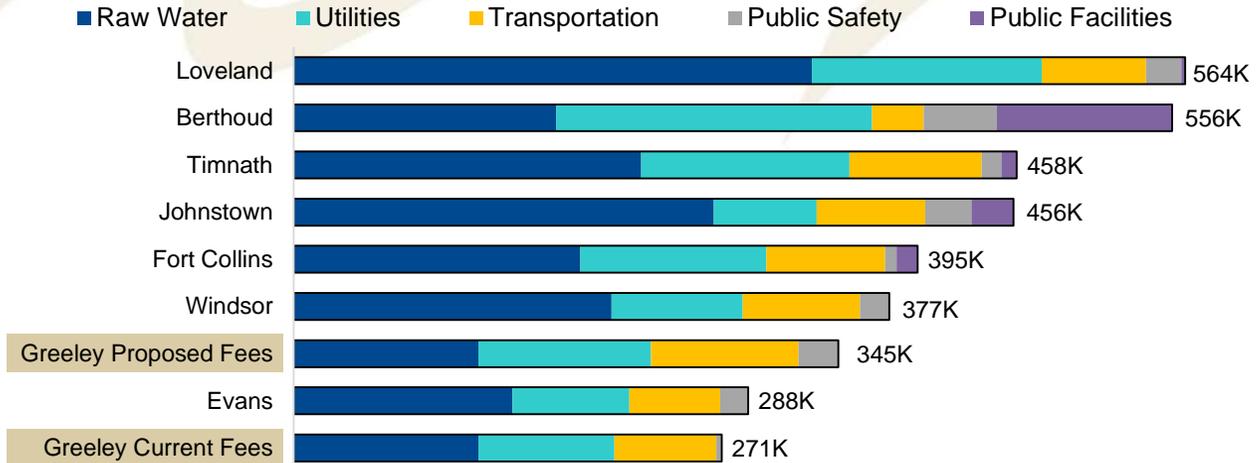


Note: Total fees represented here do not include other development-imposed costs such as application fees which vary widely between municipalities, the requirement by some municipalities to construct off-site improvements in addition to paying development fees and the timing of raw water dedication.

Fee Comparison Non-Residential

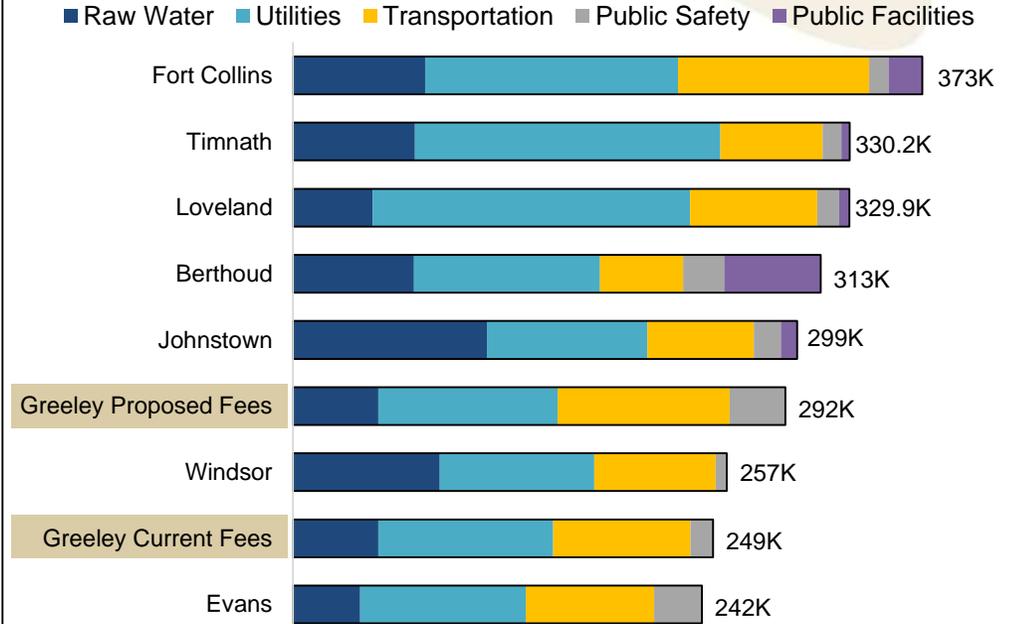
Sample Development: Warehouse

Example Project: Industrial Flex Property 34,000 sqft



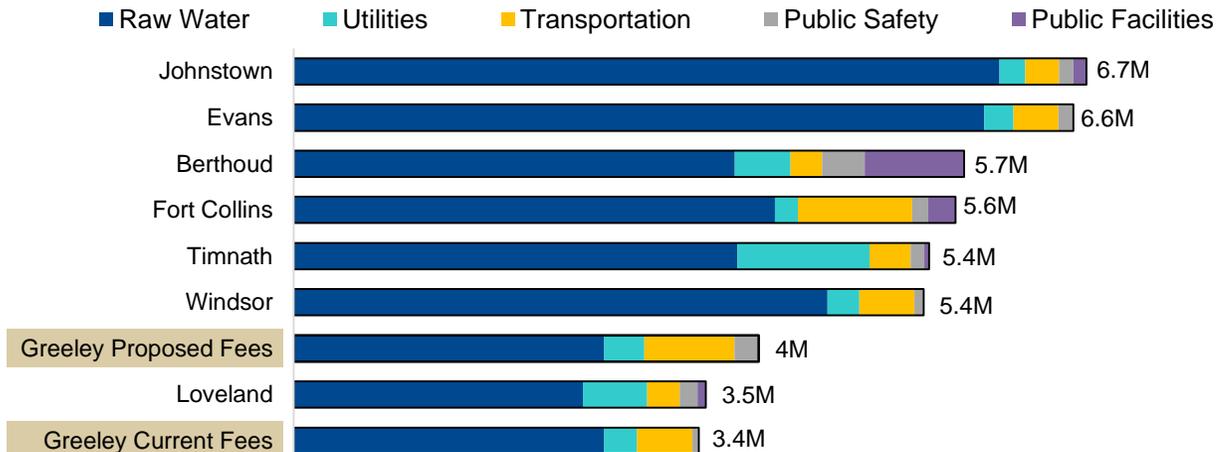
Sample Development: Commercial

Example Project: Core & Shell Commercial 12,000 sqft



Sample Development: Institutional

Example Project: K-8 School Campus, 142,000 sqft



FOR ILLUSTRATION PURPOSES ONLY

Source: Nov 2022 review of municipality's published fees.

Includes Fire, Police, Public Facilities, Transportation, Water, Sewer and Storm. Parks and Trails fees are not charged to nonresidential development.

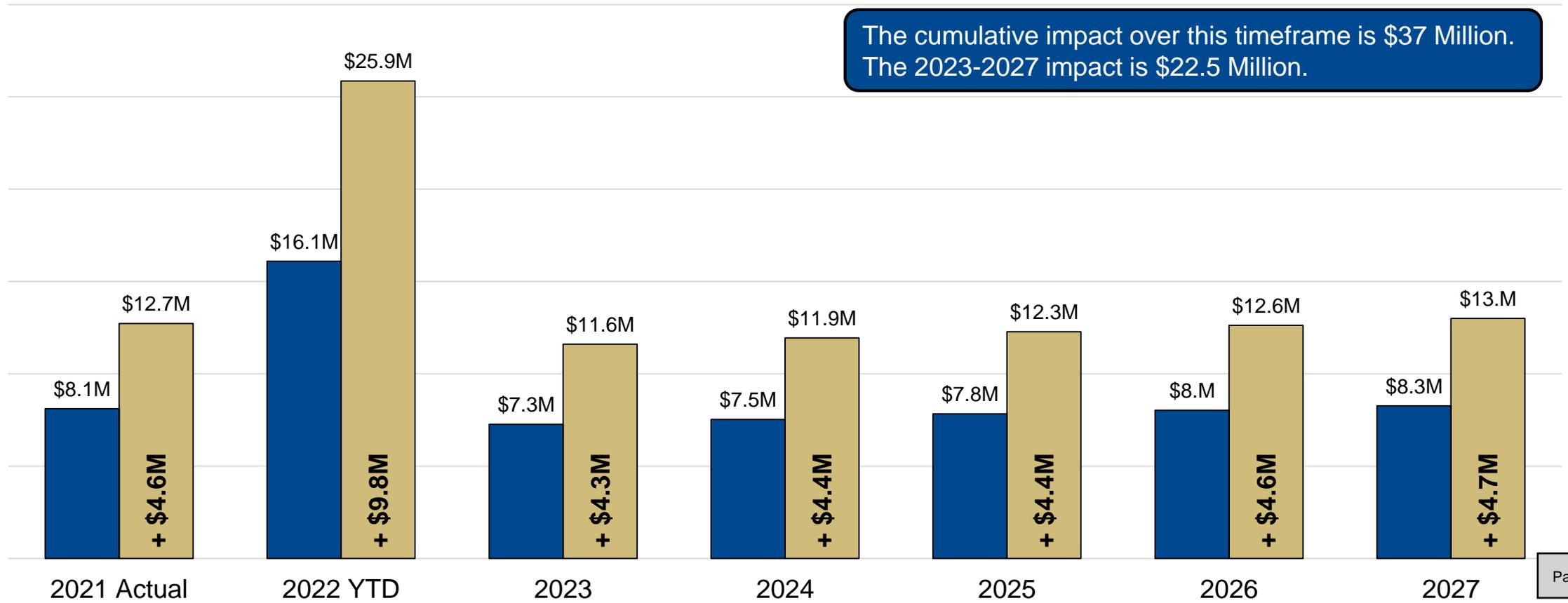
Use of Additional Development Impact Fee Funding

A Growing Funding Gap

Development Fee Revenue Comparison

■ Existing Fees ■ Proposed Fees

The cumulative impact over this timeframe is \$37 Million.
The 2023-2027 impact is \$22.5 Million.



How Additional Fees Will be Spent

	Facility Type	Estimated 5 Year Impact of Increased Fees	Project Planned with Additional Revenue/Future Needs
	Parks	+ \$7 Million	<ul style="list-style-type: none"> ✓ Sanborn Dog Park, ✓ Two land purchases for park expansion, and ✓ Funding for 50% of the Hazelton Park expansion project
	Trails	+ \$1.2 Million	<ul style="list-style-type: none"> ✓ Complete Sheep Draw Trail connection to Poudre River
	Transportation	+ \$12.7 Million	<ul style="list-style-type: none"> ✓ Eliminate the \$2.5M annual transfer from KGM to Road Development. Will result in 10.6 miles of pavement rehab and additional concrete work each year.
	Stormwater	+ \$720 Thousand	<ul style="list-style-type: none"> ✓ Reduce the amount needed for future stormwater bonding
	Police	+ \$571 Thousand	<ul style="list-style-type: none"> ✓ Reduce the amount needed for bonding of new police facility
	Fire	+ \$287 Thousand	<ul style="list-style-type: none"> ✓ Reduce the amount needed for bonding of new fire station

Council Direction and Timeline



The Why Behind Adopting New Fees – Considerations



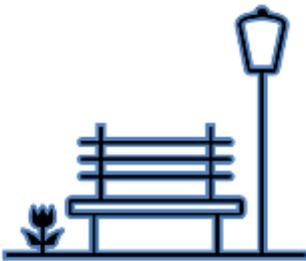
Fiscal Constraints

- Many development impacted projects are not optional.
- Funding requirements come at cost to other City priorities/goals.



Equity Considerations

- Subsidies come at the expense of existing tax-payers and rate payers to support the impact of new development.
- Equitable Development fees reduce the burden on utility ratepayers for projects and/or required debt levels.



Maintain Existing Service Levels

- Maintain fire and police response times
- Every resident is within 1/2 mile of a neighborhood park
- Every resident is within 1 mile of a community park
- Every resident is within a 10-minute walk to trails and open space



Planning for Greeley's Future

- One-time revenues
- No opportunity to recapture in future
- Development Fee projects are critical to ensuring Greeley remains competitive and for maintaining quality of life for citizens

Options

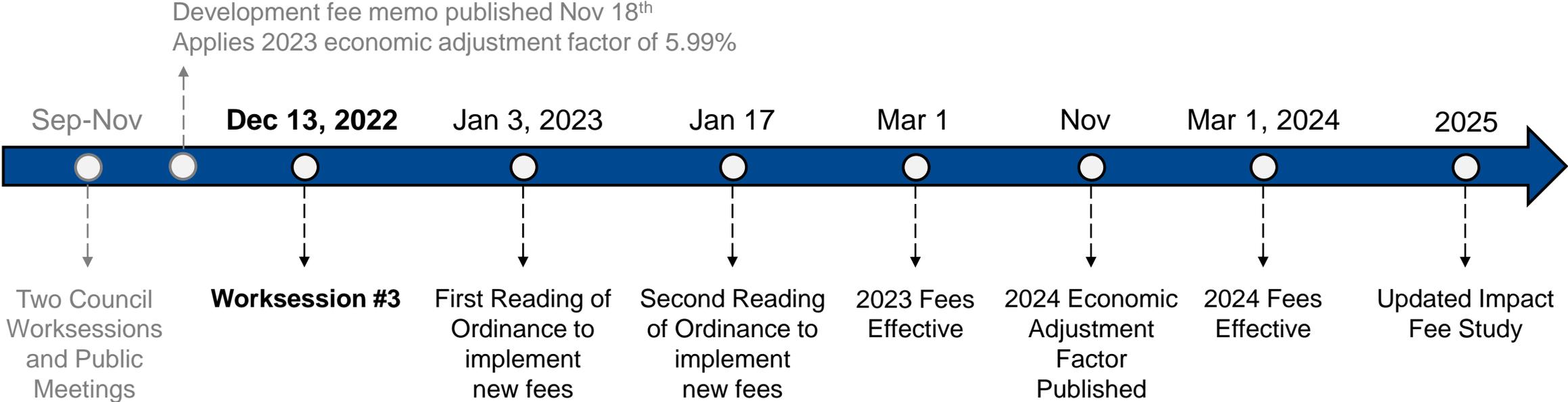
- 1. Implement the 2020 Impact Fee Study with residential tiered structure** *(Staff Recommendation)*
 - ✓ Adjust fees to better fund the true impact of development
 - ✓ Follows the study's recommended progressive fee structure
 - Eliminates need for service reductions and subsidies from other City priorities

- 2. Implement the 2020 Impact Fee Study with residential flat structure**
 - ✓ Increases fees to better fund the true impact of development
 - Eliminates need for service reductions and subsidies from other City priorities
 - X Maintains a “one size fits all” fee structure; does not consider size of development/impact.

- 3. Do not implement the 2020 Impact Fee Study and instead pursue a new study**
 - Fee methodology and calculations can be revisited
 - X Service reductions and/or subsidies from other City activities required
 - X Does not address the growing funding gap; rollout schedule would push up to 2025 planned update

Implementation Timeline

If Council recommends change to existing fee structure, the timeline is:



Appendix

Development Fee Study Revisited

- Development fees can only be used toward new or expanded facilities.
- Fees can be no greater than necessary to defray the impacts of new development.
- Greeley's current fees are based on a 2014 Study.
- Per Greeley municipal code, development fee methodology must be reviewed every five years.
- The City contracted with Raftelis Consulting to update the fee methodology in 2020. Council accepted the study but decided against the recommended fee structure.
- The next regularly scheduled fee update is in 2025.
- Given the significant growth Greeley is experiencing, staff propose revisiting the 2020 study's recommended fees to ensure the City can support growth-related capital needs into the future.

The Why Behind Adopting New Fees

Greeley Quality of Life Targets:

- All residents within 1/2 mile of a neighborhood park
- All residents within 1 mile of a community park
- All residents within a 10-min walk to trails and open space
- Maintain fire and police response times
- Maintain existing transportation network service levels

Fiscal and Equity Considerations

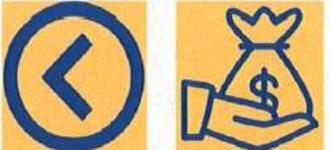
- Eliminate funding subsidies from sources otherwise dedicated to maintenance of existing infrastructure
- Reduce the burden on utility ratepayers and/or debt levels we need to take on for capital investments

Path 2A:



Less than Recommended Fees w/ Service Reduction

Path 2B:



Less than Recommended Fees w/ Subsidies



The 2020 Impact Fee Structure

		Current Fee Structure		Proposed Fee Structure		Description of Change
Residential	Single Family	Dwelling	Tier 1 - 1,200 or less of heated living space		The flat residential fee structure is replaced by four tiers. All single family, multi-family and mobile homes will be assessed based on square footage.	
	Multi-Family	Dwelling	Tier 2 - 1,201 to 1500 of heated living space			
	Mobile Home Park	Site	Tier 3 - 1,501 to 1,800 of heated living space			
			Tier 4 - 1,801 or more of heated living space			

Nonresidential	Retail/Commercial	1,000 sqft	Retail/Restaurant	1,000 sqft	No change to fee structure
	Office	1,000 sqft	Office & Other	1,000 sqft	Now includes category "other"
	Industrial	1,000 sqft	Industrial	1,000 sqft	No change to fee structure
	Warehouse	1,000 sqft			Warehouse will fall under industrial
	Public/Institutional	1,000 sqft			Institutional will fall under other
	Oil and Gas Well	Well Head			Oil & Gas will fall under industrial

Storm	Residential	Flat	Fee assessed per impervious sqft		Flat fee replaced by fee per sqft
	Nonresidential	Impervious sqft	Fee assessed per impervious sqft		No change to fee structure

Proposed Fee Structure Detail

Current 2023 Fees

	Parks	Trails	Police	Fire	Transportation	Storm	
Single Family	3,757	521	161	724	5,033	471	\$10,668 / unit
Multifamily	2,819	391	123	542	3,250	338	\$7,463 / unit
Industrial	0	0	38	163	2,039	0.130	\$2,240 /1k building sf + storm
Retail/Commercial	0	0	198	886	6,663	0.130	\$7,747 /1k building sf + storm
Office	0	0	93	415	5,892	0.130	\$6,400 /1k building sf + storm

Proposed 2023 Fees

	Parks	Trails	Police	Fire	Transportation	Storm*	
Residential Tier 1 (1,200 or less)	2,543	382	131	342	3,192	449	\$7,039 / unit
Residential Tier 2 (1,201 to 1500)	4,469	671	231	602	5,895	528	\$12,396 /unit
Residential Tier 3 (1,501 to 1,800)	5,067	759	263	683	6,751	528	\$14,051 /unit
Residential Tier 4 (1,801 or more)	5,403	810	280	728	7,213	634	\$15,068 /unit
Industrial	0	0	230	513	2,742	0.264	\$3,485 /1k building sf + storm
Retail/Restaurant	0	0	841	1,872	8,347	0.264	\$11,060 /1k building sf + storm
Office & Other Services	0	0	452	1,006	5,383	0.264	\$6,841 /1k building sf + storm

* Stormwater fees will be assessed \$0.264 per impervious square foot. For comparison purposes, an average impervious sf total was assigned to each residential tier based on an analysis of recent development. figures used are as follows: Tier 1 - 1,700 sf / Tiers 2&3 - 2,000 sf / Tier 4 - 2,400 sf

Notes and Assumptions

Revenue Projections:

- The Budget Division's methodology for projecting fee revenue was followed which bases future years on community development's annual growth and development report's residential unit projections plus 20% as a placeholder for nonresidential growth. A conservative 1% inflation factor is applied to fees each year.
- To project future revenue in the proposed tiered fee structure, future multi-family and single-family development were assigned to Tiers 2 and 4 respectively. The full range of possible 5-year revenue for each facility type is shown below. This represents the total amount collected if all development were to come in at Tier 1 vs. all development at Tier 4:
 - Parks: \$10.5M - \$22.4M
 - Trails: \$1.6M - \$3.3M
 - Transportation: \$15.8M - \$35.8M
 - Stormwater: \$2.2M - \$3.1M
 - Police: \$647K - \$1.4M
 - Fire: \$1.7M - \$3.6M
- Stormwater fees will be applied per impervious square foot. For comparison purposes, an average impervious sf total was assigned to each residential tier based on an analysis of recent development. The figures used are as follows: Tier 1 - 1,700 sf / Tiers 2&3 - 2,000 sf / Tier 4 - 2,400 sf

City Council Work Session Agenda Summary

December 13, 2022

John Karner, Finance Director

Title:

ARPA Program Overview

Background:

The City of Greeley was awarded \$21 Million dollars as part of the American Rescue Plan Act (ARPA) of 2021 administered through the United States Department of the Treasury. About ten percent of Greeley's total award has been expended thus far, leaving over \$18 Million remaining for allocation. These funds must be expended by December 31, 2026. To help ensure Greeley's ARPA dollars have the greatest positive impact on the community, staff have developed a formal program to guide the appropriation of the remaining dollars. At a high level the program is based upon four priority areas that draw from Council's priorities. These are:

Building Community Resilience

Council Priority: Housing For All & Safe and Secure Communities

Community resilience is the capacity of a community's systems, businesses, institutions, and individuals to survive, adapt and thrive when met with challenges. A resilient Greeley is one where residents of all socio-economic levels can secure quality housing, where residents and visitors work in partnership with public safety to ensure neighborhoods are well-maintained, safe, and secure, and where everyone has access to the services they need to be successful.

Creating Community, Quality of Life and Destinations

Council Priority: Quality of Life Amenities

Greeley is a community where residents enjoy the arts, social engagement, outdoor pursuits, beautiful vistas, and natural areas. Parks, trails, and recreational facilities are close to home. Annual festivals, museums, and celebrations reflect our rich cultural heritage and welcome new traditions. Educational opportunities for lifelong learning are abundant. Everyone can enjoy a high quality of life.

Enhancing Mobility

Council Priority: Infrastructure and Mobility

How will people get around 10, 20, or 30 years from now? The City must anticipate and adapt to innovations such as connected and autonomous vehicles, transit, rideshare like Uber and Lyft, e-bikes, changes in travel mode, and other advancements when planning future infrastructure. Mobility planning encourages a variety of different modes of travel to support a sustainable future.

Activating Economic Corridors

Council Priority: Business Growth & Community Vitality

Greeley's economic corridors are important gathering spaces for people to shop, eat, drink and connect. These spaces should be safe, walkable and inviting, encouraging visitors to explore and interact with local businesses and members of their community. When designed and maintained effectively, economic corridors attract investment and generate economic activity.

Additional details about the program including plans for community outreach, the application and scoring process and how final funding decisions will be made are being presented to Council for feedback and discussion.

Decision Options:

Information and discussion only

Attachments:

ARPA Final PowerPoint Presentation

American Rescue Plan Act (ARPA)

City Council Work Session
December 13, 2022

Presentation Agenda

- Brief Review of ARPA and Greeley Award
- Greeley's ARPA Program Development
- Priority Areas in Detail
- Timeline and Discussion

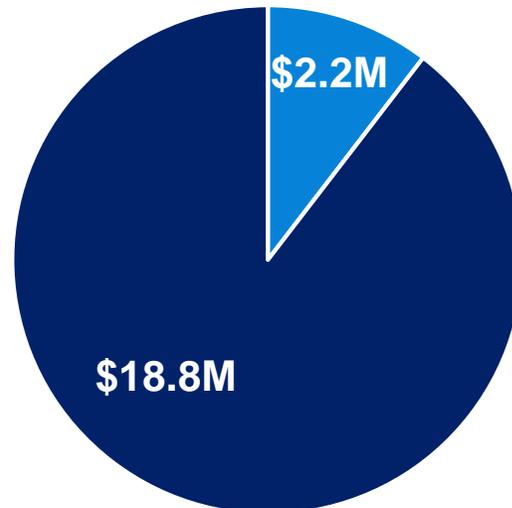


Greeley's ARPA Dollars

- ARPA is a \$1.9 trillion economic stimulus bill intended to speed the United States' recovery from the economic & health effects of the COVID-19 pandemic.
- The City of Greeley was allocated \$21 Million.
 - Weld County received \$63 Million.
- The eligible funding categories are Revenue Loss, Infrastructure Support, Premium Pay and Public Health
- Like many other municipalities, Greeley is designating its entire award as revenue loss which allows for increased flexibility in how funds are spent and has less burdensome reporting requirements.

Greeley ARPA Award \$21 Million

- Obligated Funds (10%)
- Available Funds (90%)



ARPA Program Development

- **\$18 million** in available funds will be open for applications
 - Anticipate \$2 million for outside agency projects (10% of total)
 - Remaining for City priority projects and administrative costs

- **Four priority areas** identified

 **Building Community Resilience**

 **Enhancing Mobility**

 **Creating Community, Quality of Life and Destinations**

 **Activating Economic Corridors**

- **Community engagement** will focus on the priority areas and their sub priorities. Results will be incorporated into the project scoring process.
- **Project applications** will be scored by committees and recommended to Council as part of the annual budget process

Successful Projects

- ✓ Align with City Priorities
- ✓ Community Support
- ✓ Financially Sustainable
- ✓ Feasible & Timely
- ✓ Return on Investment
- ✓ Equitable Outcomes

ARPA Priority Areas - Detail

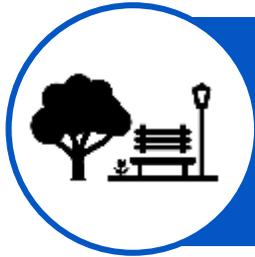


Building Community Resilience – Council Priority: Housing For All & Safe and Secure Communities

Community resilience is the capacity of a community’s systems, businesses, institutions, and individuals to survive, adapt and thrive when met with challenges. A resilient Greeley is one where residents of all socio-economic levels can secure quality housing, where residents and visitors work in partnership with public safety to ensure neighborhoods are well-maintained, safe, and secure, and where everyone has access to the services they need to be successful.

Sub-Priorities: Homeless Services / Affordable Housing Support / Community Policing / Social Services / Emergency Preparedness / Public Health

**Planned
Funding
Allocation:**



Creating Community, Quality of Life and Destinations – Council Priority: Quality of Life Amenities

Greeley is a community where residents enjoy the arts, social engagement, outdoor pursuits, beautiful vistas, and natural areas. Parks, trails, and recreational facilities are close to home. Annual festivals, museums, and celebrations reflect our rich cultural heritage and welcome new traditions. Educational opportunities for lifelong learning are abundant. Everyone can enjoy a high quality of life.

Sub-Priorities: Community Events / Natural Areas / Youth development / Cultural programs / public art

**\$2M anticipated
for outside
agency projects**



Enhancing Mobility – Council Priority: Infrastructure and Mobility

How will people get around 10, 20, or 30 years from now? The City must anticipate and adapt to innovations such as connected and autonomous vehicles, transit, rideshare like Uber and Lyft, e-bikes, changes in travel mode, and other advancements when planning future infrastructure. Mobility planning encourages a variety of different modes of travel to support a sustainable future.

Sub-Priorities: Multi-modal investments (bike/ped) / Transit Services / Sidewalk improvements / ADA accessibility improvements

**~ \$16M
remaining for
City priority
projects and
admin costs**

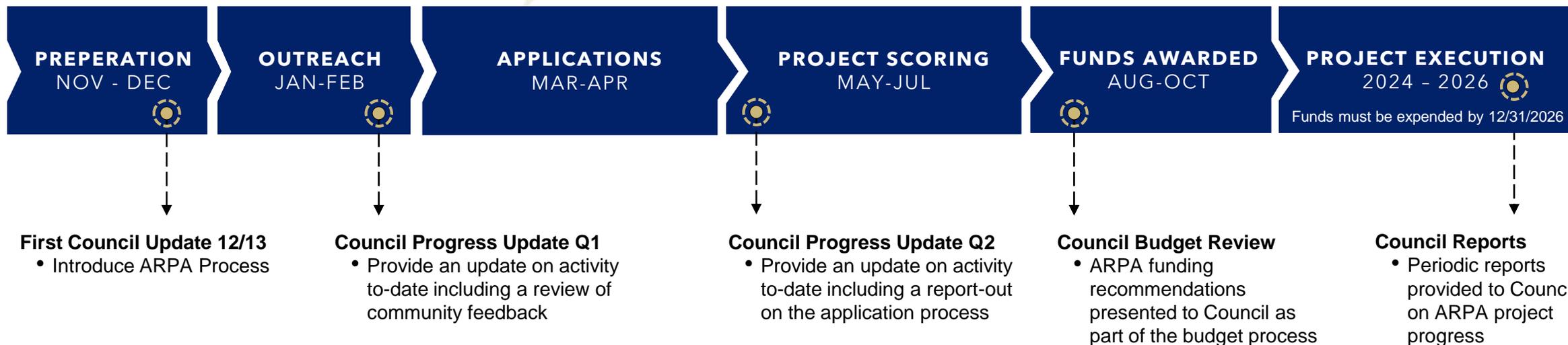


Activating Economic Corridors – Council Priority: Business Growth & Community Vitality

Greeley’s economic corridors are important gathering spaces for people to shop, eat, drink and connect. These spaces should be safe, walkable and inviting, encouraging visitors to explore and interact with local businesses and members of their community. When designed and maintained effectively, economic corridors attract investment and generate economic activity.

Sub-Priorities: Small business support / Investment in targeted economic corridors

Program Timeline



Questions and Discussion

City Council Work Session Agenda Summary

December 13, 2022

Staycie Coons, Intergovernmental Relations Officer

Title:

City of Greeley 2023 Legislative Agenda

Background:

This proposed 2023 Legislative Agenda is presented for City Council review and discussion as a tool intended to:

- a) serve as a high-level overview that represents the City's legislative views as a whole, never as individual ideals or positions; and
- b) used as a nimble instrument for guidance on legislative matters of interest to the City at the County, State and Federal level.

Based on the feedback from the City Council, the item will be placed on the January 3, 2023 City Council regular meeting for purposes of approving the 2023 Legislative Agenda by resolution.

Strategic Work Program Item or Applicable Council Priority and Goal:

Operational Excellence

Attachments:

Draft Legislative Agenda
Legislative Agenda PowerPoint Presentation

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Water..... 9



Greeley, a home rule city that is the county seat, the most populous municipality in Weld County and one of the most populous cities in Colorado. As the principal city of the Greeley, CO Metropolitan Statistical Area, Greeley is a major city within the Front Range Urban Corridor.

The Greeley City Council has adopted this Legislative Agenda ahead of the upcoming 2023 Colorado General Assembly session. The purpose of the City's agenda is to guide local legislators and city staff in supporting goals on a community level.

The legislative agenda is meant to serve as a broad set of policy statements that convey positions on legislative issues that affect our community and communicate the City's priorities.

Although it cannot be known what the upcoming session will bring, this agenda is structured to address subject areas of local concern and guide the City of Greeley in its legislative decision-making through the 2023 session.

This agenda is meant to serve as a high-level overview that represents the City's legislative views as a whole, never as individual ideals or positions. This agenda is meant to be used as a nimble instrument for guidance on legislative matters of interest to the City at the County, State and Federal level.

Should matters outlined in this agenda require attention, the City Manager's office will use its discretion to provide the city's position based on the guidance provided in this agenda. Should matters arise outside the scope of the agenda, the City Manager's office will bring the subject to City Council's attention for review, discussion, and positioning when time allows.

CITY COUNCIL

The City of Greeley operates with a Council-Manager form of government with the Council acting as the city’s legislative body, adopting laws and policies and setting priorities to guide the City Council. Members are residents of Greeley who care deeply about their city and choose to serve their community as an elected official to maintain and improve Greeley’s quality of life. There are a total of seven elected council members, including the Mayor.

The Council meets annually to evaluate the state of the city. Based on data, discussions with staff, and public input, the Council sets priorities which guide Greeley City government for the upcoming year



Mayor
 John Gates
 📅 Term: 2021-2023
 📞 970-350-9772
John.Gates@greeleygov.com



Ward I
 Tommy Butler
 📅 Term: 2019-2023
 📞 970-336-4291
Tommy.Butler@greeleygov.com



Ward II
 Deb DeBoutez
 📅 Term: 2021- 2025
 📞 970-336-4296
deb.deboutez@greeleygov.com



Ward III
 Johnny Olson
 📅 Term: 2021-2025
 📞 970-336-4293
johnny.olson@greeleygov.com



Ward IV
 Dale Hall
 📅 Term: 2019- 2023
 📞 970-336-4290
Dale.Hall@greeleygov.com



At Large
 Brett Payton | Mayor Pro Tem
 📅 Term: 2021-2025
 📞 970-336-4294
Brett.Payton@greeleygov.com



At Large
 Ed Clark
 📅 Term: 2019-2023
 📞 970-336-4292
Ed.Clark@greeleygov.com

CITY OF GREELEY CONTACT INFORMATION

CITY MANAGER
 Raymond C. Lee III
 970-518-2262
raymond.lee@greeleygov.com

INTERGOV'T AFFAIRS OFFICER
 Staycie M. Coons
 970-381-1495
staycie.coons@greeleygov.com

FEDERAL REPRESENTATIVES



Congressman Ken Buck
5626 19th Street, Suite A
Greeley, CO 80631
(970) 352-5546



US Senator John Hickenlooper
801 8th Street, Suite 140A
Greeley, CO 80631
(970) 352-5546



US Senator Michael Bennet
1200 S College Ave, Suite 211
Fort Collins, CO 80524
(970) 224-2200



Congresswoman Yadira Caraveo

STATE REPRESENTATIVES



Representative Mary Young
200 E Colfax, Room 307
Denver, CO 80203
(303) 866-2929



Senator John Cooke
200 E Colfax, Room 346
Denver, CO 80203
(303) 866-4451

WELD COUNTY COMMISSIONERS



The five-member Board of County Commissioners is the statutory head of Weld County's government. Two commissioners are elected At-Large and three are elected from the district in which they reside.

The Board meets at 9:00 a.m. each Monday and Wednesday in the Commissioner's Assembly Room of the Administration Building, 1150 O Street, Greeley.

Karla Ford, Office Manager, Weld County Board of Commissioners can be reached at by email at kford@weldgov.com or by phone at (970) 336-7204.

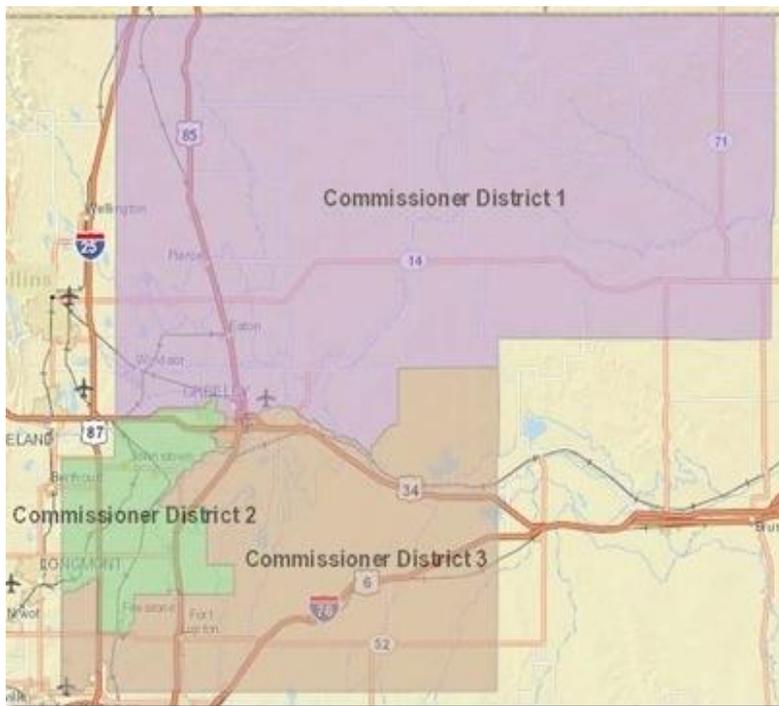
Mike Freeman, Pro-Tem
Commissioner of District 1
mfreeman@weldgov.com

Scott James
Commissioner of District 2
sjames@weldgov.com

Lori Saine
Commissioner of District 3
lsaine@weldgov.com

Kevin Ross
Commissioner At-Large
kross@weldgov.com

Perry Buck
Commissioner At-Large
pbuck@weldgov.com



The views held within this agenda are meant to protect the City's ability to home rule, further economic vitality and nurture the steady growth that is coming to the City of Greeley.

MUNICIPAL LOCAL CONTROL & HOME RULE

The City of Greeley believes that issues regarding community and local control should be addressed locally. State and Federal intrusion can undermine home rule and local control. The City of Greeley:

- Supports local control, allowing the City to address local issues without interference.
- Urges County, State and Federal officials and bodies to respect the roles and powers of municipalities.
- Supports legislation that respects local control, providing home rule municipalities with authority and flexibility.
- Opposes action that threatens or weakens home rule authority.
- Oppose state mandates on building codes, and zoning changes.

BEER & LIQUOR

As the local authority empowered to issue and renew liquor licenses and ensure that license rules and regulations are followed, the City supports growth in local licensing for all types of beer & liquor licensing.

CRIMINAL JUSTICE

The City of Greeley:

- Supports initiatives that foster state and community-based intervention, prevention and rehabilitation.

These initiatives must respect the role of local governments.

- Supports legislation that safeguards a municipalities' flexibility in any implementation of Federal and State programs.
- Supports county, state and federal funding of local public safety programs that promote co-responder models which partner law enforcement and mental health professionals.

ECONOMIC VITALITY

The City of Greeley urges the state to provide funds and staff for programs that promote economic vitality in Colorado by:

- Encouraging expansion of local economies.
- Supporting existing businesses and creating new jobs and regional partnerships.
- Closely coordinating with local governments.
- Ensuring that the state will not promote any economic development project against the desires of the communities most directly affected.
- Encouraging the federal government to support state and local government projects that promote economic development.
- Supporting incentive programs that promote local rehabilitation and revitalization.
- Supports legislation meant to enhance state-wide funding for small business support.

ENERGY RESILIENCE, RELIABILITY AND SUSTAINABILITY

Understanding that energy issues extend beyond electricity, encompassing the community's use of natural gas and petroleum, the City:

- Supports legislation that promotes energy affordability for residents, governments, businesses and educational institutions.
- Supports efforts that promote safety in generation, transmission and distribution of energy.
- Supports measures that maximize a municipality's ability to ensure sustainable and reliable long-term energy resources.
- Supports incentives that promote energy efficiency, conservation, and grid flexibility.
- Opposes state preemption of municipalities in setting and implementing long-term energy goals that maximize renewable resources, resilience and reliability.

ENVIRONMENT

In addressing state-wide environmental concerns, the City of Greeley:

- Supports practices to assure public health, safety, and environmental protection.
- Supports measures taken to protect domestic water sources.
- Opposes state preemption of local land use and watershed regulations.
- Opposes state preemption of municipality's authority to adopt environmental ordinances.

FINANCE

Fiscal planning, debt management and investment policies are vital to the City's financial health.

Therefore, the City:

- Supports the maintaining and expanding the City's authority to establish alternative funding mechanisms.
- Opposes legislation that would prevent the City's authority to increase its revenue base.

HOUSING

Housing availability and affordability is among the areas of high importance for the City. Therefore, the City:

- Supports legislation clarifying that municipalities have the authority to require affordable housing in newly developed areas.
- Supports additional funding that assists municipalities in meeting the housing needs of low-income families.
- Supports measures to simplify and streamline Health & Human Services application processes.

INTERGOVERNMENTAL COLLABORATION

The City of Greeley believes that its citizens are best served when regular dialogue occurs between local, County, State and Federal governments. The city supports collaborative intergovernmental solutions to shared problems through dialogue.

MARIJUANA

The legalized use and sale of marijuana at the State level is an issue that continues to create local impacts that remain a concern for the City of Greeley. As the issues and impacts related to the statewide legalization of marijuana evolve, the City continues to:

- Support maximum local control for regulation and licensing of facilities, product manufacturing, testing and retail operations.
- Support the local option to prohibit cultivation facilities, testing facilities, and retail stores.
- Support increasing penalties to those who supply marijuana to underage individuals.
- Oppose any legislation which lowers the age for access to marijuana.

MUNICIPAL COURT OPERATIONS

The City of Greeley supports the authority of home rule municipalities to provide, conduct and control municipal court operations.

As such, the City of Greeley:

- Opposes onerous limitations on the ability of municipalities to enforce its own municipal court regulations.
- Opposes any unfunded mandates imposed on municipal court operations.

PUBLIC SAFETY

The City of Greeley recognizes the critical importance of maintaining public safety. This includes providing a safe and secure

community for all lives and property within residents.

As such, the City of Greeley:

- Supports protections afforded to victims of crime.
- Supports a reduction of operational restrictions on the use of camera enforcement.
- Opposes legislation that may potentially compromise the safety of first responders.
- Supports maximizing the liability protection afforded to local governments for prisoners self-inflicted wounds while in custody
- Opposes legislation which undermines local control of public safety and enforcement.
- Supports leveraging county, state and federal resources in the areas of information, coordination, and training in the interests of emergency management preparedness, response and recovery.
- Supports maximizing county, state and federal financial support of local emergency management services.

STATE & FEDERAL MANDATES

Programs and regulations mandated by the county, state and federal governments often stretch a municipality's resources. These impacts indirectly and directly compromise the ability of local governments to fulfill its primary responsibilities, needs and priorities.

Therefore, the City:

- Supports legislative measures that requires reimbursement to local governments for costs associated with mandates imposed by county, state and federal governments.
- Opposes unfunded mandates on local governments.

TRANSPORTATION

The City of Greeley promotes transportation infrastructure that supports increased safety and efficiency of the movement of people, goods and services.

Therefore, the City:

- Supports methods to fund local transportation needs.
- Supports additional funding options and availability for current and future transportation modes.
- Opposes legislation that strips responsibility for roads from the state and places the responsibility on municipalities without adequate annual funding for ongoing maintenance.

WATER RESOURCES

The ongoing protection of senior water rights and the prior appropriations system of administration of water in Colorado is a historical priority for the City of Greeley.

Therefore, the City:

- Supports policies that protect Colorado water resources.
- Supports appropriate water conservation efforts and

sustainable water resources management practices.

- Supports Water Use Efficiency and Conservation Programs and the potential for legislative mandates or limitations
- Supports drought response and water wise landscape resources.
- Supports efforts to enhance public's knowledge of water-related issues.
- Supports appropriate coordination of municipal water use with other uses such as agriculture, energy development, and open space.
- Supports funding which assists municipalities to protect water quality with construction and water system improvements.
- Supports wildfire recovery and its funding.

2023 Legislative Agenda Review

City Council Work Session
December 13, 2022



Legislative Agenda Overview

- Timely Response to Legislation
 - The City's agenda is meant to guide local legislators and city staff in supporting goals on a community level, in a timely and effective manner.

- Streamline Direction from City Council
 - Although it cannot be known what the upcoming session will bring, this agenda is structured to address subject areas of local concern and guide the City of Greeley in its legislative decision-making.

- Create Transparency
 - This agenda is meant to serve as a high-level overview that represents the City's legislative views as a whole, never as individual ideals or positions.

- Should matters outlined in this agenda require attention, the City Manager's office will use its discretion to provide the city's position based on the guidance provided in this agenda.
- Should matters arise outside the scope of the agenda, the City Manager's office will bring the subject to City Council's attention for review, discussion, and positioning when time allows.

Process

This agenda is meant to be used as a nimble instrument for guidance on legislative matters of interest to the City.

Adoption of the Legislative Agenda

- January 3rd council meeting

City-sponsored legislative breakfast

- A convening of Greeley area representatives to share City's legislative thoughts, priorities & positioning

Proactively promote the City's positioning

- Conversation and testimony at the State and Federal levels of Government.

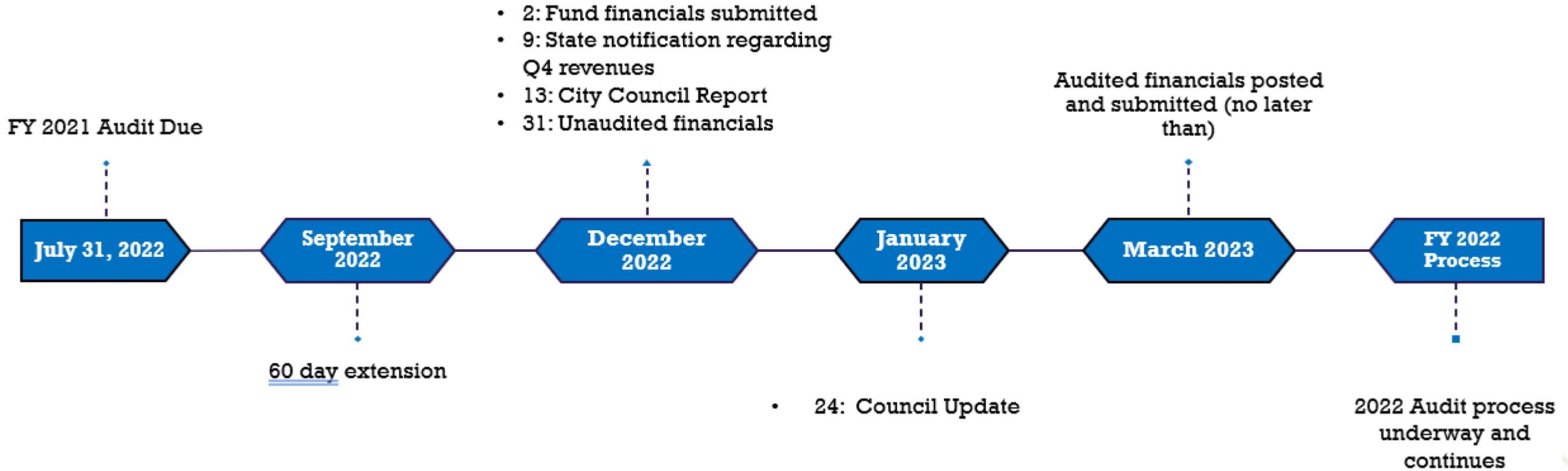
Next Steps



Questions & Comments



FY 2021 Audit Update



City Council Work Session Agenda Summary

December 13, 2022

John Karner, Finance Director
Tammy Hitchens, Deputy Finance Director

Title:

Fiscal Year 2021 Financial Audit Update

Background:

Following the conclusion of each fiscal year, the City of Greeley (City) is required to complete an audit of its financial statements (CRS §29-1-601 – submitted to the Department of Local Affairs by July 31 (or Sept 30th if an extension is filed with the State) and a thorough and complete examination and audit of all financial accounts (Greeley Code of Ordinances §2-241 – submitted to the City Council). In 2021, the City secured Plante & Moran through a competitive process to complete the annual audit. In late 2020, the City transitioned all its financial functions to a new Enterprise Resource Planning (ERP) system. Due to several challenges with the original configuration and implementation of that system, the first year of City financials in the new ERP system (2021) have required significant adjustments and corrections. While the Finance Department's accounting team has worked diligently and has made significant progress, the system challenges it faced and the manual work required has resulted in a delayed submission of the City's audit for fiscal year 2021.

The City was unable to submit financials to the external auditor until early December. The City proactively addressed this challenge with key stakeholders (Government Finance Officers Association (GFOA), City's Financial Advisor, and State Auditor), and posted a notice of the late submission on EMMA for the city's bondholders.

The potential impacts of a late submission of its certified audit beyond September 2022 include the following:

- Withholding of State funding until submission of the certified audit;
- Withholding of property taxes by the County;
- Adverse impacts on the City's credit rating;
- Ineligible for GFOA Certificate of Achievement Award.

The staff, through on-going proactive communication with the City's advisors, rating agencies, and state officials, has confirmed that:

- Any State funding withheld will be distributed upon receipt of the certified audit;
- The City's credit rating could be adversely impacted if unaudited financials are not submitted to the rating agencies by December 31, 2022, and audited financials submitted to credit agencies by June 30, 2023;

City staff will provide a verbal update to City Council along with the next steps to complete the 2021 audit and ensure that the audit process moving forward ensures accuracy and timeliness.

City Council 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

December 12, 2022 - December 18, 2022

December 2022							January 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30	31				

Monday, December 12

Tuesday, December 13

6:00pm - City Council Worksession Meeting (Council Chambers and via Zoom) - Council Master Calendar ↻

Wednesday, December 14

3:00pm - 4:00pm GPD Swearing In Ceremony (GPD Main breakroom) - Council Master Calendar

Thursday, December 15

- 7:30am - 8:30am DDA (DeBoutez/Butler)** ↻
- 11:00am - 2:00pm City of Greeley Holiday Party (Gates, Hall, Clark, Deboutez, Butler)** (Double Tree Hotel) - Council Master Calendar
- 3:30pm - 4:30pm Airport Authority (Clark/Payton)** ↻

Friday, December 16

Saturday, December 17

Sunday, December 18

December 19, 2022 - December 25, 2022

December 2022

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

January 2023

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Monday, December 19

3:30pm - 5:30pm Commissioner Steve Moreno & Director of Finance Don Warden Retirements (1150 O St (1150 O St, Greeley, Colorado 80631)) - Council Master Calendar

Tuesday, December 20

6:00pm - City Council Meeting - Cancelled - Council Master Calendar

Wednesday, December 21

2:00pm - 5:00pm Water & Sewer Board (Gates)

Thursday, December 22

Friday, December 23

Saturday, December 24

Sunday, December 25

December 26, 2022 - January 1, 2023

December 2022							January 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30	31				

Monday, December 26

- 11:30am - 12:30pm Greeley Chamber of Commerce (Hall) ↻
- 6:00pm - 7:00pm Youth Commission (Clark) ↻

Tuesday, December 27

- 6:00pm - City Council Worksession Meeting - Cancelled - Council Master Calendar ↻

Wednesday, December 28

- 7:00am - 8:00am Upstate Colorado Economic Development (Gates/Hall) (Upstate Colorado Conference Room) - Council Master Calendar ↻

Thursday, December 29

Friday, December 30

Saturday, December 31

Sunday, January 1

January 9, 2023 - January 15, 2023

January 2023

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February 2023

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

Monday, January 9

Tuesday, January 10

 **6:00pm - City Council Worksession Meeting** (Council Chambers and via Zoom) - Council Master Calendar 

Wednesday, January 11

Thursday, January 12

 **6:30pm - 8:00pm Highway 85 Coalition/Mayors Bullseye Meeting** (Changes with each meeting) - Council Master Calendar 

Friday, January 13

Saturday, January 14

Sunday, January 15

Due to DCM/CM at 3:00 p.m. (Thursday) Drop-Dead Date for Municode		City Council Meeting Scheduling 2022/2023		
		12/6/2022		
		This schedule is subject to change		
	Date/Type	Description	Sponsor	Placement/Time
December 8, 2022	December 20, 2022 Council Meeting	Cancelled		
December 15, 2022	December 27, 2022 Council Work	Cancelled		
December 22, 2022	January 03, 2023 Council Meeting	Minutes Approval (12/6/22 Council Meeting; 12/13/22 Council Work Session)	Heidi Leatherwood	Consent
		Motion Designating posting sites for City Council meeting notices	Heidi Leatherwood	Consent
		Intro & 1st Rdg Ord - 1603, 1611, 1613, 1619 7th Ave Rezone	Becky Safarik	Consent
		Intro & 1st Rdg Ord - 123 N. 9th Avenue Rezone	Becky Safarik	Consent
		Intro & 1st Rdg Ord - Development Impact Fees	John Karner	Consent
		Motion to Approve 12th Street Stormwater Outfall Change Order #3	Paul Trombino	Regular
		2nd Rdg Ord & PH - Authorizing 6th Amendment to Leprino Development Agreement	Sean Chambers	Regular
2nd Rdg Ord & PH - Reauthorizing various Boards & Commissions	Heidi Leatherwood	Regular		
December 29, 2022	January 10, 2023 Council Work Session	OEM Update	Brian Kuznik	
		Updated W&S Design Criteria Standards and Specifications	Sean Chambers	
		Transportation Master Plan Update	Paul Trombino	
		Downtown Master Plan Update	Becky Safarik	

Greeley City Council**Status Report of Council Initiatives**

Initiative No.	Council Member Initiating	Council Request	Council Meeting or Work Session Date Requested	Status or Disposition (After completion, item is shown one time as completed and then removed.)	Next Steps & Schedule	Anticipated Deliverable & Date (Report, Council Presentation, etc.)	Assigned to:
15-2021	Olson	Formation of a committee for implementation of a funding strategy for the 35th and 47th interchanges.	December 7, 2021 Council Meeting	Councilmember Olson will be following up with Manager Lee and Director Trombino on next steps	Pending outcome of federal grant application submitted	Report to Council early 2023	Paul Trombino
09-2022	Butler	Review traffic and safety surrounding 15 acre open area between 71st Avenue and 8th Street	June 7, 2022 Council Meeting	Requested that Public Works review the traffic and to improve safety in this congested area.	Additional signage installed for traffic and parking. Staff worked with School District, builder and GPD to ensure road is passable for school buses. GPD will focus enforcement times to ensure compliance with posted speed limit. Staff developing neighborhood safety improvement options and working with School District on transportation issues to improve coordination and support related to safety and infrastructure around school sites.	Anticipate providing report to Council on Improvements in early 2023	Paul Trombino
10-2022	Butler	Review costs and strategies to live stream Planning Commission and Water Board meetings for public and Councilmembers	June 7, 2022 Council Meeting	Asked staff to investigate the cost of live streaming Planning Commission and Water and Sewer Board meetings and return to Council with findings	Additional technology costs ~ \$15,000. Parts are backordered, eta approx. mid-January. Anticipate additional operation costs to include 1 add'l staff at each B&C meeting to accommodate hybrid meeting. Assessing costs related to staffing, overtime expenses or other flexible staff options. Some testing has occurred for broadcasting of meetings. Additional equipment testing will be done once equipment is received. Staff will identify long-term operational impacts at that time.	Anticipated report to Council 1st Qtr 2023	Kelli Johnson
12-2022	Butler	Varying Boards & Commissions meeting times	September 6, 2022 Council Meeting	Asked staff to research the ability for alternative meeting times for Boards & Commissions to increase community engagement and recruitment	CCO survey to Boards due back 12/16.	Report to Council/January 2023	City Clerk's Office
15-2022	Hall	Concerns regarding aftermath of natural disasters	October 4, 2022 Council Meeting	Requested update from Greeley's emergency management team to lessen the aftermath effects from a natural disaster, i.e. water and sewer, electricity, phone services, etc.	OEM update to Council	Work Session report 1/10/2023	Brian Kuznik