

THE CITY OF GREELEY, COLORADO
ORDINANCE NO. ____ 2021

AN ORDINANCE MAKING SUPPLEMENTAL ASSESSMENTS AGAINST THE LOTS AND LANDS IN LOCAL IMPROVEMENT DISTRICT NO. 463 TO COVER THE COSTS OF THE MAINTENANCE OF LANDSCAPING AROUND THE PERIMETER OF RANGE VIEW ESTATES (35TH AVENUE AND 20TH STREET) IN THE CITY OF GREELEY, COLORADO

WHEREAS, the City of Greeley, Colorado adopted Ordinance No. 62, 2002, on December 3, 2002, thereby creating Improvement District 463 in order to provide for the installation and maintenance of landscaping in the right-of-way around the perimeter of Range View Estates in the City of Greeley, Colorado; and

WHEREAS, the Greeley City Council found that the improvements authorized by the Improvement District 463 specially benefit the properties in the improvement district and provide no benefit to the general public; and

WHEREAS, the installation of the landscaping authorized by Ordinance No. 62, 2002, was completed at a total cost of \$82,173.52 and assessed equally against the lots and lands included in Improvement District 463; and

WHEREAS, Ordinance No. 62, 2002 set the total annual costs for maintenance of the landscaping at \$5,250.00 and provided that the annual maintenance costs should be assessed equally against the lands and lots in the special improvement district in accordance with Sections 18-384 through 18-387 (former citations were Sections 13.44.050 through 13.44.080) of the Greeley Municipal Code; and

WHEREAS, the City of Greeley, Colorado, adopted Ordinance No. 8, 2004, on February 17, 2004, set the annual maintenance costs of the landscaping at \$7,500.00; and

WHEREAS, the City of Greeley, Colorado, adopted Ordinance No. 23, 2017, on June 27, 2017 set the maintenance cost of landscaping at \$9,988.00; and

WHEREAS, both Ordinance No. 62, 2002 and Ordinance No 8, 2004 provided that the annual cost should be reviewed every three years for adequacy and adjusted accordingly; and

WHEREAS, the annual cost has not been adjusted since 2017; and

WHEREAS, in establishing the collection of annual maintenance costs as part of the local improvement costs, Ordinance No. 62, 2002 provided that these costs should be assessed in accordance with Sections 18-384 through 18-387 of the Greeley Municipal Code; and

WHEREAS, Section 18-387 of the Greeley Municipal Code (entitled "Scope of costs included"), provides that the costs of local improvements to be assessed against the lots in a local improvement "shall include the expense of ... postage, collection and any other incidental costs directly related to the creation of the improvement district and the making of assessments ... "; and

WHEREAS, the City incurs costs associated with the collection of the annual landscape maintenance costs, which costs include postage and staff time associated with collection which should be recouped by the City in the form of a fee included in the total amount of the annual landscape maintenance costs; and

WHEREAS, the City has determined the annual fee for postage and collection associated with the Improvement District 463 shall be equal to five percent (5%) of the annual landscape cost; and

WHEREAS, the City has obtained updated costs from the members of the Range View neighborhood which accurately reflect the annual landscape costs in the amount of \$15,400.00; and

WHEREAS, the total costs of \$16,170 represent a reasonable annual maintenance amount to be assessed against the properties located in Improvement District 463.

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

Section 1. The total annual costs of \$16,170 appears to be a reasonable annual maintenance cost, which amount shall include the annual costs for maintenance of the landscaping and the annual costs of collection as authorized by Greeley Municipal Code Section 18-387. This annual cost shall be reviewed every three (3) years from the date of the assessing ordinance, for adequacy and shall be adjusted accordingly. Collections of maintenance assessments shall be remitted to the Range View Homeowners Association upon request. The Range View Homeowners Association shall be responsible for contracting the maintenance of the landscaping. The City of Greeley has the right to audit the books of the Homeowners Association to determine actual costs.

Section 2. The following lots and lands together with the street addresses of those lots and lands and the apparent owners within the City of Greeley, Colorado, all being within Improvement District No. 463 are hereby assessed as follows:

OWNER:	Thomas E. Royer/Kirtley W. Royer
OWNER'S	PO Box 336091, Greeley, Colorado 80633
ADDRESS:	
PROPERTY	1943 Homestead Road, Greeley, Colorado
ADDRESS:	80634
PARCEL:	095911410005
ANNUAL MAINTENANCE	\$367.50
COSTS	

OWNER:	Larry L. Paulsen
OWNER'S	1939 Homestead Road, Greeley, Colorado
ADDRESS:	80634
PROPERTY	1939 Homestead Road, Greeley, Colorado
ADDRESS:	80634
PARCEL:	095911410006

ANNUAL MAINTENANCE
COSTS

\$367.50

OWNER:
OWNER'S
ADDRESS:
PROPERTY
ADDRESS:
PARCEL:

Robert O. Kron/Judy R. Kron
1929 Homestead Road, Greeley, Colorado
80634
1929 Homestead Road, Greeley, Colorado
80634
095911410002

ANNUAL MAINTENANCE
COSTS

\$367.50

OWNER:
OWNER'S
ADDRESS:
PROPERTY
ADDRESS:
PARCEL:

James A. Webster/Sally J. Webster
1913 Homestead Road, Greeley, Colorado
80634
1913 Homestead Road, Greeley, Colorado
80634
095911410001

ANNUAL MAINTENANCE
COSTS

\$367.50

OWNER:
OWNER'S
ADDRESS:
PROPERTY
ADDRESS:
PARCEL:

Bond Lila R. Revocable Trust
1903 Homestead Road, Greeley, Colorado
80634
1903 Homestead Road, Greeley, Colorado
80634
095911416006

ANNUAL MAINTENANCE
COSTS

\$367.50

OWNER:
OWNER'S
ADDRESS:
PROPERTY
ADDRESS:
PARCEL:

Patrick Lujan/Nicole Lujan
1902 Homestead Road, Greeley, Colorado
80634
1902 Homestead Road, Greeley, Colorado
80634
095911416004

ANNUAL MAINTENANCE
COSTS

\$367.50

OWNER:
OWNER'S
ADDRESS:
PROPERTY
ADDRESS:
PARCEL:

Evelyn Ellorin Pieterick Living Trust
1906 Homestead Road, Greeley, Colorado
80634
1906 Homestead Road, Greeley, Colorado
80634
095911416003

ANNUAL MAINTENANCE
COSTS

\$367.50

OWNER: Jeffrey Sedillos
OWNER'S 1849 Homestead Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 1849 Homestead Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911416002
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Wendy K. Spencer
OWNER'S 1845 Homestead Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 1845 Homestead Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911416001
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Richard Recor/Verna Recor
OWNER'S 1836 Homestead Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 1836 Homestead Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911416009
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Shanna Lynn White/Slade A Jones
OWNER'S 1848 Homestead Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 1848 Homestead Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911416008
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Rebecca S. Edgren
OWNER'S 1900 Homestead Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 1900 Homestead Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911416011
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Royal R. Lovell/Angela Lovell
OWNER'S 1847 Homestead Road, Greeley, Colorado
ADDRESS: 80634

PROPERTY ADDRESS: 1847 Homestead Road, Greeley, Colorado
80634
PARCEL: 095911416005
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Benjamin Rudolph/Kimberly Rudolph
OWNER'S ADDRESS: 1912 Homestead Road, Greeley, Colorado
80634
PROPERTY ADDRESS: 1912 Homestead Road, Greeley, Colorado
80634
PARCEL: 095911409013
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Slaughter Judith A. Trust
OWNER'S ADDRESS: 3541 Wagon Trail Road, Greeley, Colorado
80634
PROPERTY ADDRESS: 3541 Wagon Trail Road, Greeley, Colorado
80634
PARCEL: 095911409012
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Larry Fay Bethards/Connie Jean Bethards
Kay Joanne Mehl/Janet Gay Mehl
OWNER'S ADDRESS: 3535 Wagon Trail Road, Greeley, Colorado
80634
PROPERTY ADDRESS: 3535 Wagon Trail Road, Greeley, Colorado
80634
PARCEL: 095911409011
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Peter E Graham/Judith Anne Graham
OWNER'S ADDRESS: 3531 Wagon Trail Road, Greeley, Colorado
80634
PROPERTY ADDRESS: 3531 Wagon Trail Road, Greeley, Colorado
80634
PARCEL: 095911409009
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Robert E. Banghart/Linda Love Kendrick
Banghart
OWNER'S ADDRESS: 3530 Range View Road, Greeley, Colorado
80634
PROPERTY ADDRESS: 3530 Range View Road, Greeley, Colorado
80634

PARCEL: 095911409005
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Kelly Lawrence Martinez/Nova Renee
Martinez
OWNER'S 3540 Range View Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 3540 Range View Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911409006
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Anne M O'Connor/Joseph D O'Connor
OWNER'S 3550 Range View Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 3550 Range View Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911409001
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Joshua J. Dollard/Nicole M. Dollard
OWNER'S 1810 Frontier Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 1810 Frontier Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911407001
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Ryan Kurtz
OWNER'S 1816 Frontier Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 1816 Frontier Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911407002
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Bradford N. Edgren/Nannelle R. Edgren
OWNER'S 1822 Frontier Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 1822 Frontier Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911407003
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Jennifer L Reeve
OWNER'S 1828 Frontier Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 1828 Frontier Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911407004
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Scott L. Schuttenberg/Barbara M.
Schuttenberg
OWNER'S 1834 Frontier Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 1834 Frontier Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911407005
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Donna Lee Lakin
OWNER'S 1840 Frontier Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 1840 Frontier Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911407006
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Matthew E Brown/Susan M Brown
OWNER'S 1846 Frontier Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 1846 Frontier Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911407007
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Donald L. Ericson/Barbara J. Ericson
OWNER'S 1854 Frontier Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 1854 Frontier Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911407012
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Ali Emranl

OWNER'S ADDRESS: 1864 Frontier Road, Greeley, Colorado
PROPERTY ADDRESS: 80634
PARCEL: 1864 Frontier Road, Greeley, Colorado
095911407010
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: William L. Rietfors/Dana R. Rietfors
OWNER'S ADDRESS: 3507 Range View Road, Greeley, Colorado
PROPERTY ADDRESS: 80634
PARCEL: 3507 Range View Road, Greeley, Colorado
095911407011
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Mark Steen Daviet/Mary Patricia Daviet
OWNER'S ADDRESS: 3527 Range View Road, Greeley, Colorado
PROPERTY ADDRESS: 80634
PARCEL: 3527 Range View Road, Greeley, Colorado
095911408003
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Frontier Capital LLC
OWNER'S ADDRESS: 1821 Frontier Road, Greeley, Colorado
PROPERTY ADDRESS: 80634
PARCEL: 1821 Frontier Road, Greeley, Colorado
095911408002
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Janet S. Listen Living Trust
OWNER'S ADDRESS: 119 Brubaker Lane, Laramie, Wyoming
PROPERTY ADDRESS: 82070
PARCEL: 1833 Frontier Road, Greeley, Colorado
095911408001
ANNUAL MAINTENANCE COSTS \$367.50

OWNER: Bret Naber/Janae Naber
OWNER'S ADDRESS: 1841 Frontier Road, Greeley, Colorado
PROPERTY ADDRESS: 80634
ADDRESS: 1841 Frontier Road, Greeley, Colorado
80634

PARCEL: 095911408005
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Michael A. Carmichael/Nina K. Carmichael
OWNER'S PO Box 1338, Platteville, Colorado 80651
ADDRESS:
PROPERTY 1855 Frontier Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911408004
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Jack Sattler
OWNER'S 3502 Range View Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 3502 Range View Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911411009
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Ronald A. Kingsford/Lisa M. Kingsford
OWNER'S 3514 Wagon Trail Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 3514 Wagon Trail Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911411001
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Julie D Herren/Casey J Herren
OWNER'S 3518 Wagon Trail Place, Greeley, Colorado
ADDRESS: 80634
PROPERTY 3518 Wagon Trail Place, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911411008
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Jeremy Grover/Tracie Grover
OWNER'S 3522 Wagon Trail Place, Greeley, Colorado
ADDRESS: 80634
PROPERTY 3522 Wagon Trail Place, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911411014
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Kaan Inceoglu/Kimberly Lynn Inceoglu
OWNER'S 3526 Wagon Trail Place, Greeley, Colorado
ADDRESS: 80634
PROPERTY 3526 Wagon Trail Place, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911411013
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Mary-Jo Dickinson/David Dale Dickinson
OWNER'S 3530 Wagon Trail Place, Greeley, Colorado
ADDRESS: 80634
PROPERTY 3530 Wagon Trail Place, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911411004
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Stephen E Thomas/Elizabeth P Thomas
OWNER'S 3534 Wagon Trail Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 3534 Wagon Trail Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911411003
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Rachel E. Payne/Caleb A. Payne
OWNER'S 3538 Wagon Trail Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 3538 Wagon Trail Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911411002
ANNUAL MAINTENANCE \$367.50
COSTS

OWNER: Diane W. Miller
OWNER'S 3542 Wagon Trail Road, Greeley, Colorado
ADDRESS: 80634
PROPERTY 3542 Wagon Trail Road, Greeley, Colorado
ADDRESS: 80634
PARCEL: 095911411001
ANNUAL MAINTENANCE \$367.50
COSTS

Section 4. This ordinance shall be effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF
_____, 2021.

ATTEST

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor