

Greeley City Council Agenda

Special Meeting
Thursday, June 29, 2023 at 5:00 PM

City Council Chambers at City Center South, 1001 11th Avenue, Greeley, CO 80631 &
via Zoom at: <https://greeleygov.zoom.us/j/81969613888>

NOTICE:

City Council Meetings are held on the 1st and 3rd Tuesdays of each month in the City Council Chambers. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in person meeting in Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

Members of the public are also invited to choose how to participate in Council meetings in the manner that works best for them.

Watch Meetings:



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



Meetings are televised live on GTV8 on cable television.



Meetings are livestreamed on the City's website, Greeleygov.com as well as YouTube at [Youtube.com/CityofGreeley](https://www.youtube.com/CityofGreeley)



The public can join the Zoom Webinar remotely.



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 <https://greeleyco.portal.civicclerk.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



Special City Council Meeting Agenda

June 29, 2023 at 5:00 PM

**City Council Chambers at City Center South, 1001 11th Avenue, Greeley, CO 80631 &
via Zoom at: <https://greeleygov.zoom.us/j/81969613888>**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda

Regular Agenda

5. Consideration of a Resolution authorizing approval of the Alquist Development Agreement
6. Scheduling of Meetings, Other Events
7. Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances
8. Adjournment



Council Agenda Summary

June 29, 2023

Key Staff Contact: Paul Trombino, Public Works Director

Title:

Consideration of a Resolution authorizing approval of the Alquist Development Agreement

Summary:

Economic Development & Urban Revitalization Staff has been working with Alquist, LLC to relocate their operations and make the City of Greeley home to Alquist LLC's North American Headquarters for assembling robotics, 3D Concrete Printing (3DCP) manufacturing, and research and development. Alquist LLC will become the world leader in cutting-edge 3D construction technology in partnership with the City of Greeley. A collaboration with Alquist LLC maximizes the value of the City of Greeley's commitment to Business & Workforce Growth, Technology & Innovation, and Housing for All. City Council will consider a resolution to approve the development agreement for economic incentives for relocating Alquist, LLC to the City of Greeley. Resolution, agreement, and presentation will be shared at the Council meeting.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	\$2,850,000.00
What is the annual impact?	None
What fund of the City will provide Funding?	Fund 301 - Public Improvement
What is the source of revenue within the fund?	Sales Tax
Is there grant funding for this item?	No

Legal Issues:

Consideration and approval of an economic development incentive project is a legislative process. Under Colorado law, the City Council may make incentive arrangements with private parties, but only for specific public purposes. City Council has established by Code an economic development incentive plan to encourage the location of new businesses within the City, to stimulate the general economic well-being of the City, for the generation of employment opportunities and for the general public welfare. To approve this incentive project, City Council must find that the proposed project benefits the City's public, that it is feasible, and that an incentive package is necessary for the project's success.

Other issues and Considerations:

None

Strategic Focus Area:



Business Growth



Community Vitality



Housing For All



Quality of Life

Decision Options:

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

Council's Recommended Action:

A motion to adopt the resolution as presented.

Attachments:

1. Alquist 3D Relocation Incentive Agreement Presentation



Alquist 3D Relocation Incentive



Quality of Life

Housing for All

Community Vitality

Business Growth

June 29, 2023

The Public Purpose for the Alquist3D Relocation Incentive Agreement is to bring cutting-edge technology (3D Printing) to create low-cost housing, workforce development, and job creation in the City of Greeley.

The City of Greeley will become home to Alquist 3D

REINVENTING THE AMERICAN DREAM: 3D PRINTED HOMES



ALQUIST

Alquist 3D brings new vitality to smaller communities by creating affordable, sustainable, innovative homes. Using state-of-the-art 3D printing technology, Alquist helps lift economically distressed and under-served communities by lowering the cost of building the single-family, multifamily, mixed-use, and senior-





Housing for All

Alquist 3D helps solve and support growth in two key areas.

Home Inventory: Greeley has very low housing inventory

Today, there is just one month of supply — six months of supply is needed for a “healthy market” allowing for modest home value appreciation and adequate household mobility within and into housing markets.

Cost: Greeley's median home cost is \$481,000

Greeley's median household income* cannot afford the median home cost

Alquist 3D Homes are estimated to cost a third less

*\$60,601 - 2021 US Census





Business Growth



Proposed Relocation Agreement:

The City of Greeley will become home to Alquist 3D's North American Headquarters for assembling robotics, 3D Concrete Printing (3DCP) manufacturing, and research & development.

**Greeley will become the world leader
in cutting edge 3D technology**





Workforce



Aims Community College and Alquist 3D implement 8-week certificate program in 3D Concrete Printing (3DCP).

Once completed the students will be equipped with the proper knowledge to enter the 3DCP workforce

Alquist 3D will hire the students from the program as 3DCP workers for positions in all locations where the company is printing.

Certified 3DCP workers will make an average of \$70,000 annually, this is \$41,520 higher than the \$28,480 per capita income in Greeley (per 2021 US Census Bureau)

Two Opportunities

Production Facility - west



Office Location - east



A dynamic *office space* in Greeley's Downtown Development District featuring 3D technology & and an active 3D Printing Robot.

Public Purpose for Alquist Incentive Agreement Aligns with Greeley City Council Community Vision 2037

City Council Key Focus Areas

Business Growth:

- *Develop an economic development strategic plan to enhance the growth of businesses that will enhance our portfolio and sustainability, along with community vitality - Potential areas: R&D, ag, professional, health care, med school, tech, education, etc.*
- *Develop partnerships to enhance business start-ups (i.e., incubators)*

Housing for All:

- *Identify, evaluate, and provide incentive programs to stimulate housing in desired areas*
- *Develop strong partnerships with profit and nonprofit housing developers to increase our housing stock*

Community Vitality:

- *Actively pursue and incentivize the development mix of housing, business, and entertainment we want to attract*



Relocation Agreement Overview

City of Greeley Provides:

- 1) \$750,000 5-year loan
 - a) Loan forgivable and tied to Workforce Certified 3DCP Program and job creation – 10 jobs in 18 months, 20 in 36 months
 - b) City will hold loan collateral interest in 3D Printer/Robot and Alquist 3D Intellectual Property
 - 2) \$100,000 to assist relocation expenses
 - 3) \$2 million construction grant – Within thirty (30) days City and Alquist 3D shall agree to a Construction Grant agreement - City will hold security interest in property and equipment
-

Alquist 3D Provides:

- 1) 5-year 3D Printing License the City may assign to qualified builders for construction of homes using 3DCP technology within Weld County (\$800,000 value)



Production Facility Overview

Initial Phase Components:

Building (20,000 SF) - \$3 million

Production Equipment = \$1.6 million

Total estimate = \$4.6 million

Potential Phase 2 (5-years):

Alquist Production facility could double in size

Need for space for ancillary businesses



Metrics for success

1. **Number of Jobs and Average Salary**
2. **Number of hires from Aims Community College**
3. **Acquisition of Projects**
4. **Number of Printed Homes**
5. **Ancillary Business relocations / Cornerstone Tech hub**
6. **City-level Brand tracking (Profile of Greeley)**



Recommendation

The City of Greeley City has significant needs for low-cost affordable housing*, higher income workforce development opportunities, and job creation in technology**.**

The Alquist 3D Relocation Incentive Agreement aligns with all three of these public purposes.

**Staff Recommends Approval of the Resolution for
the Alquist 3D Relocation Incentive Agreement**



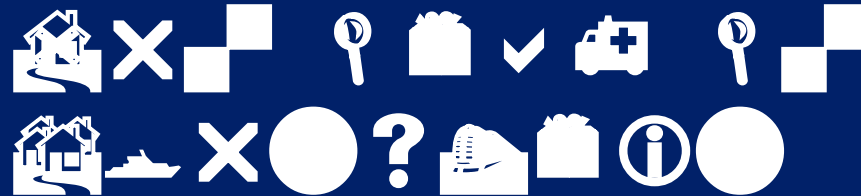
[*2019 Strategic Housing Plan – Approved by City Council February 19, 2019](#)

[**2018 Imagine Greeley Comprehensive Plan](#)



Thank you

"Aims has enjoyed learning about Alquist and 3D Concrete Printing and believes there are opportunities for collaboration. Aims remains interested in learning more."



CEO/President



Council Agenda Summary

Title:

Scheduling of Meetings, Other Events

Summary:

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Planning Calendar and Schedule for City Council Meetings and Work Sessions and make any necessary changes regarding any upcoming meetings or events.

Attachments:

Council Meetings and Other Events Calendars

Council Meeting and Work Session Schedule/Planning Calendar

Status of Initiatives

June 26, 2023 - July 2, 2023

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

Monday, June 26

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

Tuesday, June 27

- 6:00pm - City Council Work Session Meeting - Cancelled (R_CCS_Council Chambers - WiFi Ready) - Council Master Calendar ↻



Wednesday, June 28

- 7:00am - 8:00am Upstate Colorado Economic Development (Gates/Hall) (Upstate Colorado Conference Room) - Council Master Calendar ↻
- 5:00pm - 6:30pm Yadira Caraveo Greeley Office Open House (3400 W 16th Street, Greeley, CO 80634) - Council Master Calendar

Thursday, June 29

- 5:00pm - Special City Council Meeting (R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers Overflow Room 103) - Council Master Calendar

Friday, June 30

Saturday, July 1

Sunday, July 2

July 3, 2023 - July 9, 2023

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

Monday, July 3

9:00am - 10:00am 16th Street Starbucks Ribbon Cutting Ceremony

Tuesday, July 4

8:00am - 11:00am 4th of July Parade (TBD) - Council Master Calendar

6:00pm - 6:30pm City Council Meeting - Cancelled (R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers Overflow Room 103) - Council Master Calendar ↻



Wednesday, July 5

Thursday, July 6

7:30am - Poudre River Trail (Hall) ↻

3:30pm - IG Adv. Board (Butler) ↻

6:00pm - 8:30pm North Front Range MPO Meeting (Olson/Payton) ↻

Friday, July 7

Saturday, July 8

Sunday, July 9

July 10, 2023 - July 16, 2023

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

Monday, July 10

Tuesday, July 11

 **6:00pm - City Council Work Session Meeting** (R_CCS_Council Chambers - WiFi Ready) - Council Master Calendar 



Wednesday, July 12

Thursday, July 13

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

Friday, July 14

Saturday, July 15

Sunday, July 16

July 17, 2023 - July 23, 2023

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

Monday, July 17

Tuesday, July 18

 **6:00pm - City Council Meeting** (R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers Overflow Room 103) - Council Master Calendar 



Wednesday, July 19

 **7:30am - Visit Greeley (Butler)** 

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

Thursday, July 20

 **7:30am - 8:30am DDA (DeBoutez/Butler)** 

 **3:30pm - 4:30pm Airport Authority (Clark/Payton)** 

Friday, July 21

 **9:00am - 11:00am Housing and Homeless Solutions VIP Celebration** (A Street Building E Conference Room) - Council Master Calendar

Saturday, July 22

Sunday, July 23

DCM/CM Review & Approval to AM at Noon (Monday)	Dry Run Dates			City Council Meeting Scheduling 2023			
					6/27/2023		
					This schedule is subject to change		
		Date	Type	Date/Type	Description	Sponsor	Placement/Time
June 26, 2023	June 19, 2023	July 4, 2023	Council Meeting	July 04, 2023 Council Meeting	CANCELLED		
July 3, 2023	June 26, 2023	July 11, 2023	Council Work Session	July 11, 2023 Council Work Session	Uniform Landscape Maintenance Standards	John Dargle	
					Housing Needs Assessment	Don Threewitt	
					Overview of Ironwood Development Agreement	Paul Trombino	
					Concept Planning Update - 9th/10th Street and 8th Avenue Corridors	Paul Trombino	
July 10, 2023	July 3, 2023	July 18, 2023	Council Meeting	July 18, 2023 Council Meeting	Proclamations - High Plains Chautauqua - presented at event	Mayor	Intro
					Introduction New Community Development Director Brian McBroom	Mayor	Intro
					Introduction of new Chief Financial Officer??	Mayor	Intro
					Minutes Approval (6/13/23 Work session; 6/20/23 Council meeting; 6/27/23 Work session)	Heidi Leatherwood	Consent
					Consideration of a Resolution - Schneider Annexation	Don Threewitt	Consent
					Consideration of a Resolution - Approving the Ironwood Development Agreement	Paul Trombino	Consent
					Consideration of a Motion - Change Order for Audit Contract	Tammy Hitchens	Consent
					Intro & 1st Rdg Ord - Divestment of Water Rights from Delta Irrigation Co in Exchange for water rights in the New Cache and Cache la Poudre Companies	Sean Chambers	Consent
					PH & 2nd Rdg Ord - Rangeview Improvement District	Tammy Hitchens	Regular
					Ph & 2nd Rdg Ord - Authorization to Acquire Real Property by Purchase/Exercise of Eminent Domain (C Street - 59th Ave. to 66th Ave.)	Paul Trombino	Regular
					PH & 2nd Rdg Ord - 2023 2nd Additional Appropriation	Robert Miller	Regular
					Boards & Commissions Appointments	Heidi Leatherwood	Regular
July 17, 2023	July 10, 2023	July 25, 2023	Council Work Session	July 25, 2023 Council Work Session	Homelessness - Strategic Plan	Juliana Kitten	
					2023 Art Master Plan	John Dargle	
					Overview of Translation Service Costs	Heidi Leatherwood	

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 Staff preparing a revised funding application for the next cycle of USDOT Grant Funding expected to be available in May 2023.	Pending outcome of federal grant application submitted	Next grant application expected May 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. In late 2022, Public Works Staff installed additional signage to improve safety and line of sight issues caused by parked cars. Furthermore, GPD with the help of Public Works have identified key times to enforce both speeding and stop sign compliance. City staff along with School District 6 and Westridge Academy held a public meeting with the neighborhood on January 26th, 2023. During this meeting we heard feedback regarding traffic safety and development concerns. This feedback is being used to develop solutions to address identified traffic safety concerns. These potential solutions will be brought back to the neighborhood to garner feedback prior to moving forward with the installation of identified improvements.	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 council an update on the next neighborhood meeting and safety improvements by late summer 2023	Paul Trombino
01-2023	Butler	Costs and feasibility study of translation services for agendas and meetings	January 3, 2023 Council Meeting	Request staff research the costs and feasibility of translating the agenda, agenda packet and live streamed meetings in other languages? Is Spanish the predominant language for translation or are other languages also appropriate? CCO is almost finished gathering the costs connected to having an in-person translator at council meetings, along with options for agenda translation services. C&E has supplied the information needed about the percentage of Spanish speaker in the community. Next Steps: Provide a written summary and recommendation to council by end of March. *April 12, 2023	CCO to work with C&E to gather statistical information for report.	CCO to provide a written report or Work Session Report on July 25	City Clerk's Office/Communication & Engagement
03-2023	Butler	Limits on individual campaign contributions	February 7, 2023 Council Meeting	Research and gather information from other municipalities to determine if they have implemented campaign contribution limits and provide update of what the process would be to set limits for individual campaign contributions CAO and CCO will have a written report ready in May.	CCO/CAO to come back to Council at a work session regarding the process	CCO/CAO report to Council in May	CCO/CAO

04-2023	Hall	Bridge over creek along the Sheep Draw Trail in Pumpkin Ridge area	March 7, 2023 Council Meeting	Would like a written report to Council regarding the history of the project and possibility of putting a wooden foot bridge across the trail and the timeline going forward City staff will be setting up a neighborhood meeting with the Pumpkin Ridge Neighborhood regarding the proposed connection to the Sheep Draw Trail. We are planning the meeting for June 29, 2023.	PW scheduled next neighborhood meeting for June 29, 2023 at the Greeley Fun Plex from 5:30 to 7 pm. PW has completed a preliminary proposed trail connection for the PumpkinRidge neighborhood. Pumpkin Ridge HOA is in support of the proposed low-rise trail connection and we anticipate the trail will be constructed later this	PW report provided to Council on March 24, 2023. Neighborhood meeting planned on June 29, 2023.	PW
07-2023	Butler	Asked staff to research a change to the code notification requirements for mobile home parks when changes in the code affect residents within a 500 feet radius of the	May 2, 2023 Council Meeting	Request staff to research a change to the code requiring notification to affected owners of personal property (structures) in mobile home parks within 500 feet of new zoning changes	Community Development	Added to 8/8/23 WS	CD
08-2023	DeBoutez	Asked City Attorney's Office to research the City's public nuisance ordinance	May 9, 2023 Council Work Session	Request staff to research ways to strengthen the City's public nuisance ordinances to address criminal behavior, including police assistance and code enforcement measures	City Attorney	Update in mid-June with research and draft ordinance at Council work session	CAO
09-2023	Butler	Research creating an ordinance to limiting ownership of wild animals to three	June 20, 2023 Council Meeting	Research limiting the number of animals kept or owned within the city limits to no more than three (3); prohibit residents from feeding wild and feral animals belonging to the Class Mammalia; prohibiting residents of the City of Greeley from feeding animals belonging to the Class Mammalia outdoors; and require any resident within the city limits that own or keep animals belonging to the lass Mammalia to provide annual vaccinations and deworming, and be required to provide proof of such care.	Greeley Police Department	Options for consideration for how to handle this problem at a future Coucnil meetng	GPD
09-2023	Butler	Research unionizing for the Sergeants and Commanders of the Greeley Police Department	June 20, 2023 Council Meeting	City staff prepare for City Council's consideration a draft Council initiated ballot measure to amend the Greeley Muicpial Charter Section 14.4(b)(a) to include sergeants and commanders within the definition of police officer for the purpose of inclusion within the members of the civil service with the right to organize	City Attorney/City Clerk	Bring to next Work session for discussion with a draft ordinance at the next Coucil meeting after the work session	CAO/CCO



Council Agenda Summary

Title:

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

Council's Recommended Action:

A motion to approve the above authorizations.