

Greeley City Council Agenda

Work Session
Tuesday, October 24, 2023 at 6:00 PM

City Council Chambers at City Center South, 1001 11th Avenue, Greeley, CO 80631
via Zoom at: <https://greeleygov.zoom.us/j/85155283627>

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](https://www.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 <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



City Council Work Session Agenda

October 24, 2023 at 6:00 PM

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

via Zoom at: <https://greeleygov.zoom.us/j/85155283627>

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Reports from Mayor and Councilmembers
5. "Greeley, A Story Best Lived In" Image Campaign Progress Update
6. StarRise at Weld Village Project Overview
7. Council Initiative 10-2023 - Camping Bans, Resources and Options
8. Council Initiative 11-2023 - Front Yard Landscaping and Artificial Turf Standards
9. Future of Community Engagement in Greeley
10. Scheduling of Meetings, Other Events
11. Adjournment



Work Session Agenda Summary

Title:

Reports from Mayor and Councilmembers

Background:

During this portion of the meeting any Councilmember may offer a summary of the Councilmember'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
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	Olson/Payton
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
National League of Cities Transportation and Infrastructure Services Committee	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	
Regional Opioid Council	As Needed	Gates



Work Session Agenda Summary

October 24, 2023

Key Staff Contact: Jaqueline Villegas, Image & Branding Manager

Title:

"Greeley, A Story Best Lived In" Image Campaign Progress Update

Background:

The "Greeley, A Story Best Lived In" image campaign is a community-driven initiative that showcases the pride, enthusiasm, and unique experiences of residents and visitors in Greeley, Colorado. The campaign's primary objective is to reshape local, regional, statewide, and national perceptions of Greeley in a positive light, thereby enhancing economic growth and tourism.

The campaign is brought to life by the people of Greeley, who are encouraged to share their unique stories and memorable moments that reflect their positive experiences in the city.

Key Milestones:

- March 2020: The campaign was initially launched as the "My Greeley" campaign.
- Early 2021: The campaign was redefined and refocused.
- August 2021: The tagline "A Story Best Lived In" was introduced, in English and Spanish.
- 2021-2022: The campaign was relaunched post-pandemic with the new tagline, gradually phasing out the "My" to become "Greeley, A Story Best Lived In". This period also saw the launch of a new website and commercials.
- 2022: The campaign saw increased engagement, outperforming previous years.
- 2023: The campaign's audience reach expanded.

2023 is a landmark year for the City of Greeley as we fully launch the "Greeley, A Story Best Lived In" campaign, dropping the "My" that was previously used, and expanding our efforts more so to our visitor audience, while also continuing to celebrate it within our local community. We've continued to approach the campaign with integrated strategies and a focus on fostering partnerships throughout the community to celebrate our unique Greeley stories. We implemented video (streaming commercials and YouTube), social media, traditional marketing (billboards, print, radio), streaming audio (Pandora and Spotify), digital advertisements (displayed ads on websites and social), brand/marketing ambassadors, community partnerships, marketing content development, search campaigns (Google Search ads) and media pitching to build awareness with audiences and provide them with information to consider and participate/engage with our community and events.

The following are highlights of key Community Partnership Examples:

- **Greeley Stampede:** We teamed up with the Stampede and Colorado Cornhole Connection for an exciting promotion, "Best Seats in the House." This featured a traveling Adirondack chair, co-

branded with Greeley's image campaign, journeying to key city locations to promote the campaign and Stampede. Community members were encouraged to snap photos in the chair for a chance to win fantastic seats at the Stampede event lineup. We also ran digital ads and promoted organic content, featuring these stories on our [Blog](#) and [My Community Stories](#) page on the website.

- **Downtown District Authority:** The Downtown Development Authority (DDA) hosts summer Friday Fests. We chose specific Friday Fests and the Oktobrewfest to sponsor and showcase our "Greeley, A Story Best Lived In" theme throughout the downtown area.
- **Life Stories and Merry Makers with the Big Balloon Build:** This year was exciting for Life Stories and Merry Makers as they worked hard to bring a one-in-a-lifetime international event to Greeley. We were able to collaborate with these two businesses to highlight Greeley as a fantastic community that comes together to give back to the community in so many ways, so we worked with their team to help media pitch locally/statewide through the campaign, and their media reached their balloon artists' respective local news, which provided Greeley coverage in over 30 media spots (see attachment links).
- **University of Northern Colorado:** One of the strategies we are working on is celebrating that we are a college town. We have two amazing institutions, UNC and AIMS, in this city and we want to celebrate that. We are working on continuing this collaboration in other ways to possibly host the games on our GTV8 channel for additional programming.

Looking forward to 2024, we are spearheading dynamic content that spotlights unique experiences, events and community activities, remarkable places, and inspiring people who truly embody Greeley. Our goal is to use these compelling narratives to positively impact Greeley's identity, making it even more welcoming to visitors. Our image campaign is designed to radiate our community pride, inviting both residents and visitors to join in and share their own Greeley stories and experiences.

The 2024 campaign will remain in sync with our city's strategic priorities, seamlessly weaving together our city initiatives and community stories. We're excited to collaborate with local businesses and event planners to shine a spotlight on our signature events, making them accessible to all audiences. We're also thrilled to have community and business influencers on board, helping to expand and enhance the campaign. Plus, we're partnering with the media to showcase the very best of Greeley.

Strategic Focus Area:



Business Growth



Community Vitality



Quality of Life

Attachments:

1. Presentation
2. Image Campaign Video Links

GREELEY

A Story Best Lived In

2023 Image Campaign Update

Jaqueline Villegas, Communication & Engagement Manager



Agenda



- Goals
- 2023 Strategies
- Mix Media and Integrated Approach
- Examples and Results
- Looking Ahead, 2024

Greeley's Image Campaign Goals

- Positively influence perceptions about, advocacy of and interest in Greeley
- Reach city residents and prospective out-of-town visitors
- By developing, conveying and extending a compelling new story and image of our community



2023 Campaign Strategies

Integrated Approach

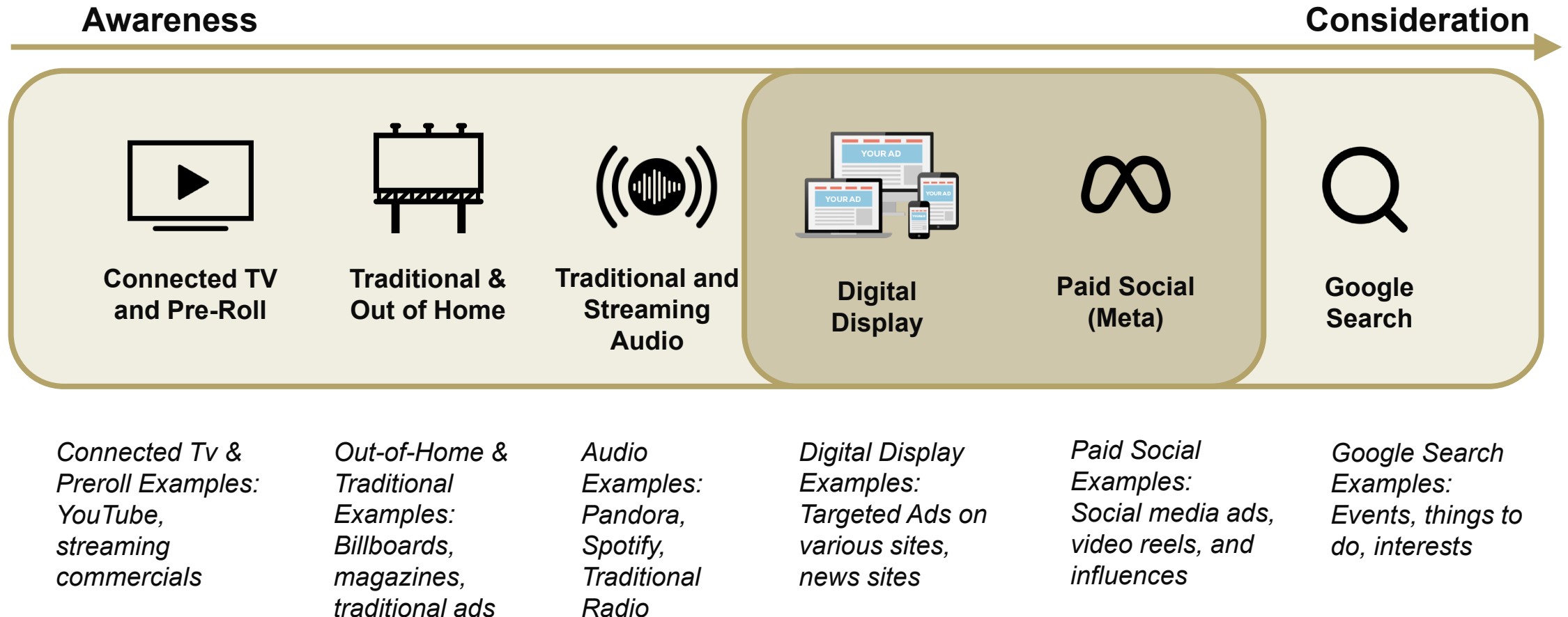
- Video
- Digital Ads
- Social Media
- Out of House/Traditional
- Media Pitching
- Active Partnerships
- Events
- Marketing Content

Expanded the Image Campaign

- Reach out-of-town visitors as well as City residents
- Highlight distinctive City events and activities unique in northern Colorado
- Optimize marketing innovation and integration
- Continue to build community partnerships and leverage City initiatives

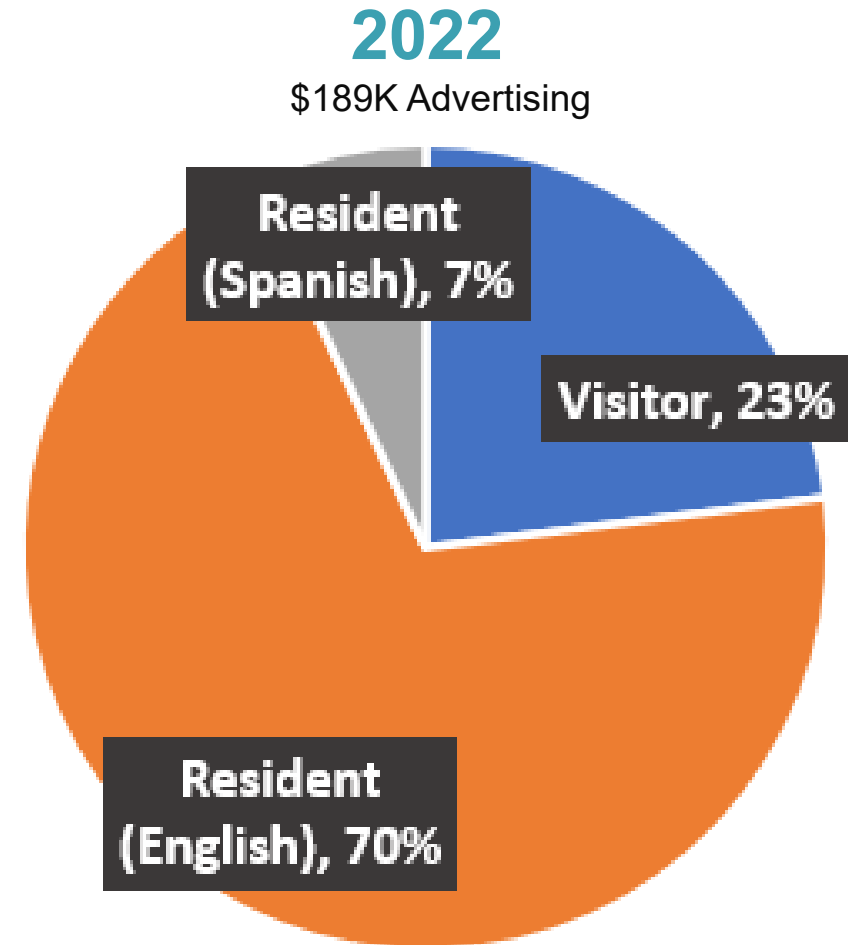
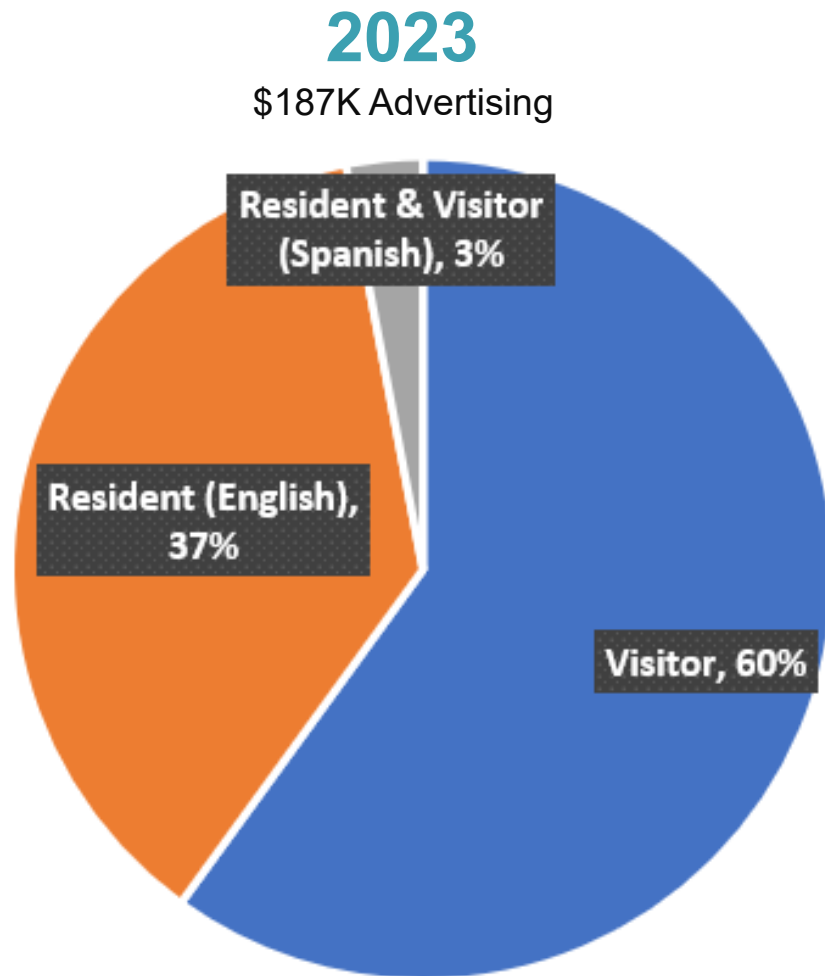
2023 Campaign Strategies

Media and Channel Strategy



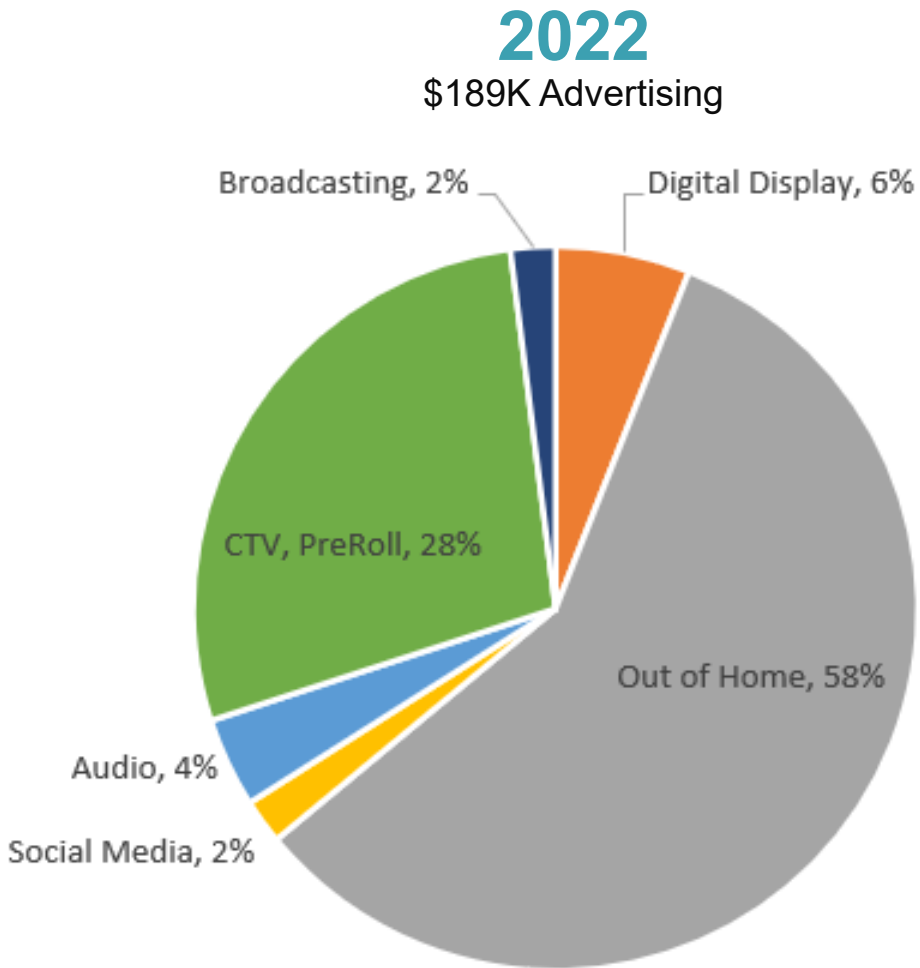
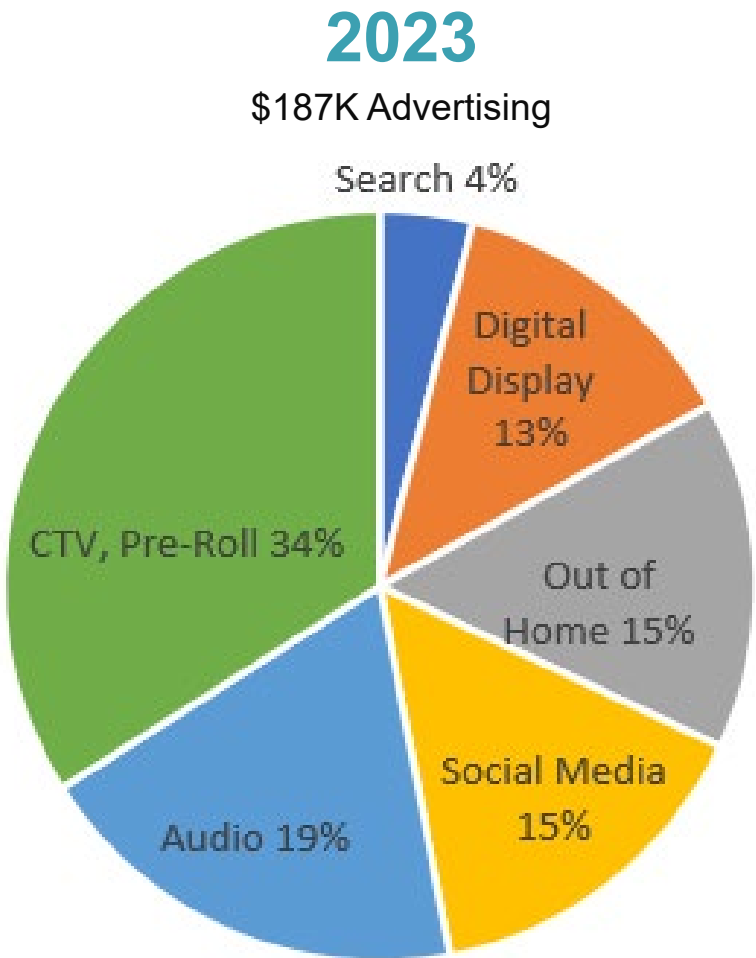
2023 Campaign Strategies

Spend by Audience Breakdown Comparison



2023 Campaign Strategies

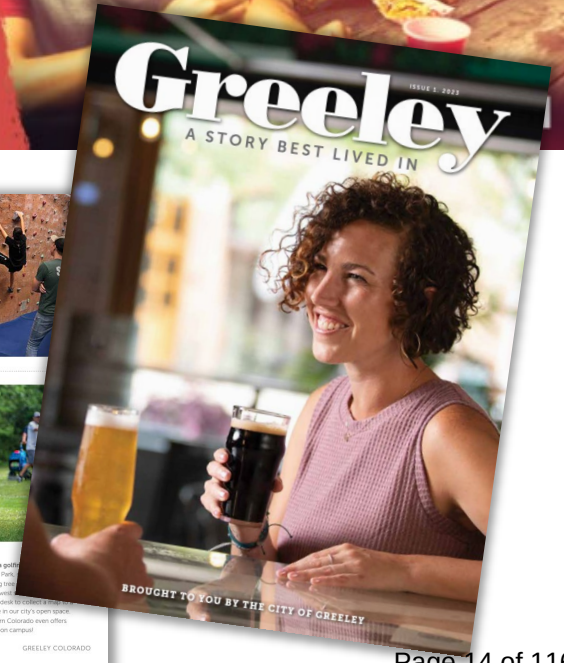
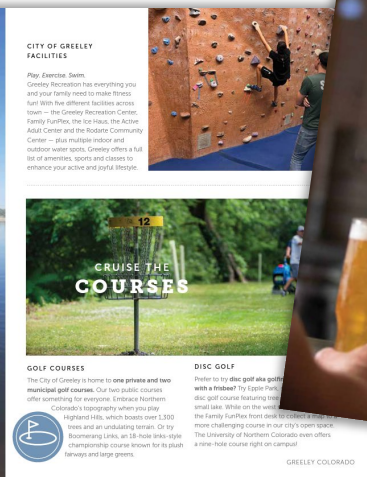
Spend by Media Breakdown Comparison



Ad Examples



Magazines, Billboards & Print Ads



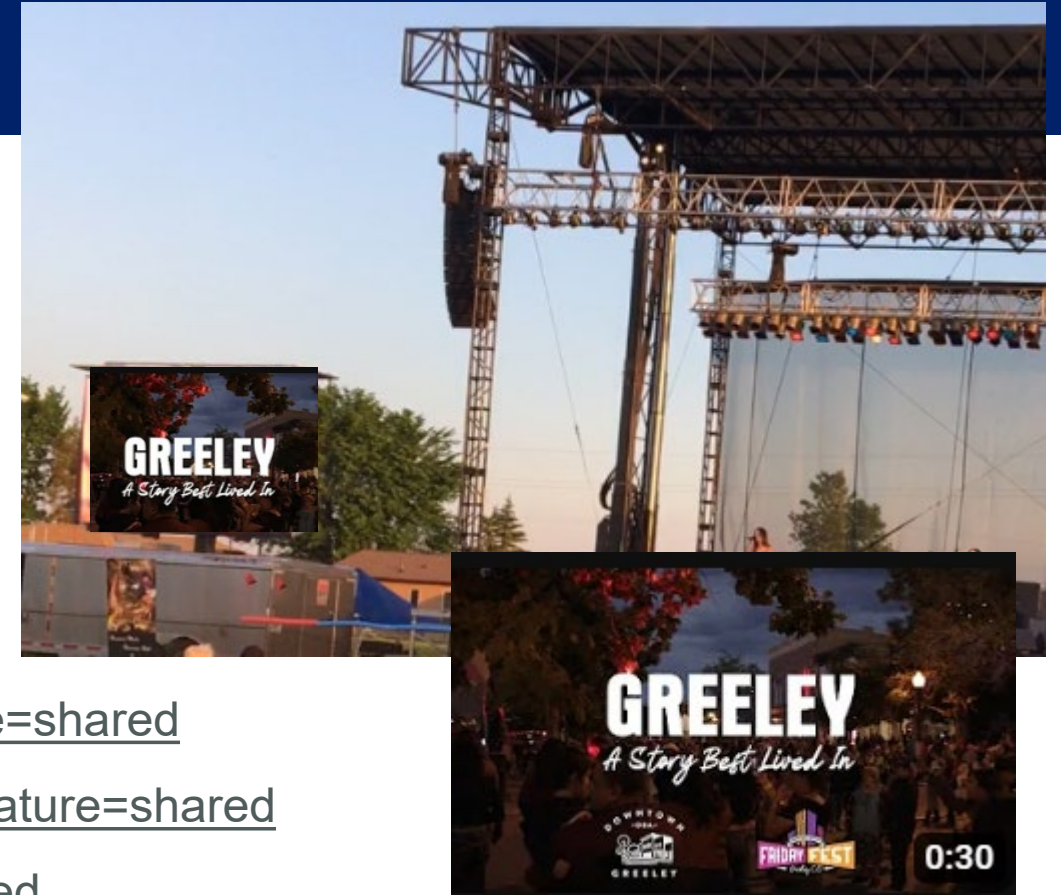


Digital Ads & Continued Collaboration

Ad Examples



- **Community Fabric:** <https://youtu.be/NBkpfw-8kMA?feature=shared>
- **Recreation in Greeley:** <https://youtu.be/uBVEoN6H8sA?feature=shared>
- **Friday Fests:** <https://youtu.be/1TO9LbDjoWI?feature=shared>
- **Greeley Profile Video:** https://youtu.be/zkBL5a_PqXo



Commercials, Radio & Promo Videos

2023 Campaign Results

Social Media Engagement Comparison

Facebook	2023 YTD (Sept. 30)	2022	2021	2020	Percentage change since start
Total Engagement Interactions	139,208	71,647	23,586	40,323	71% Increase
Content Shares	1,875	1,485	533	399	79% Increase
Followers	15,182	14,106	11,209	10,294	32% Increase
Instagram	2023 YTD	2022	2021	2020	
Followers	8,692	8,021	6,722	6,618	24% Increase
LinkedIn	2023 YTD	2022	2021		
Followers	4,572	3,781	3,136		31% Increase
Unique Visitors	3,689	n/a	1,761		52% Increase

Total Engagement Interactions: Any type of interaction with a post whether it be a reaction, comment, share, or post click.

YTD: Data captured with an end date of October 1.

2023 Campaign Results

Website Comparison

MyGreeley.com	2023 YTD (Sept. 30)	2022	2021	2020
Total Users	59,540	30,425	n/a – site design	5472

User by Spanish Language - **2023:** 2,824 **2022:** 211

2023 YTD Top Pages Visited

Home Page
Events
Explore Greeley
Things to do In Greeley – Valentines Day
Blog
LINC Blog
Greeley Grub
Community Stories My Greeley

2023 Initiatives Driving Traffic to Site

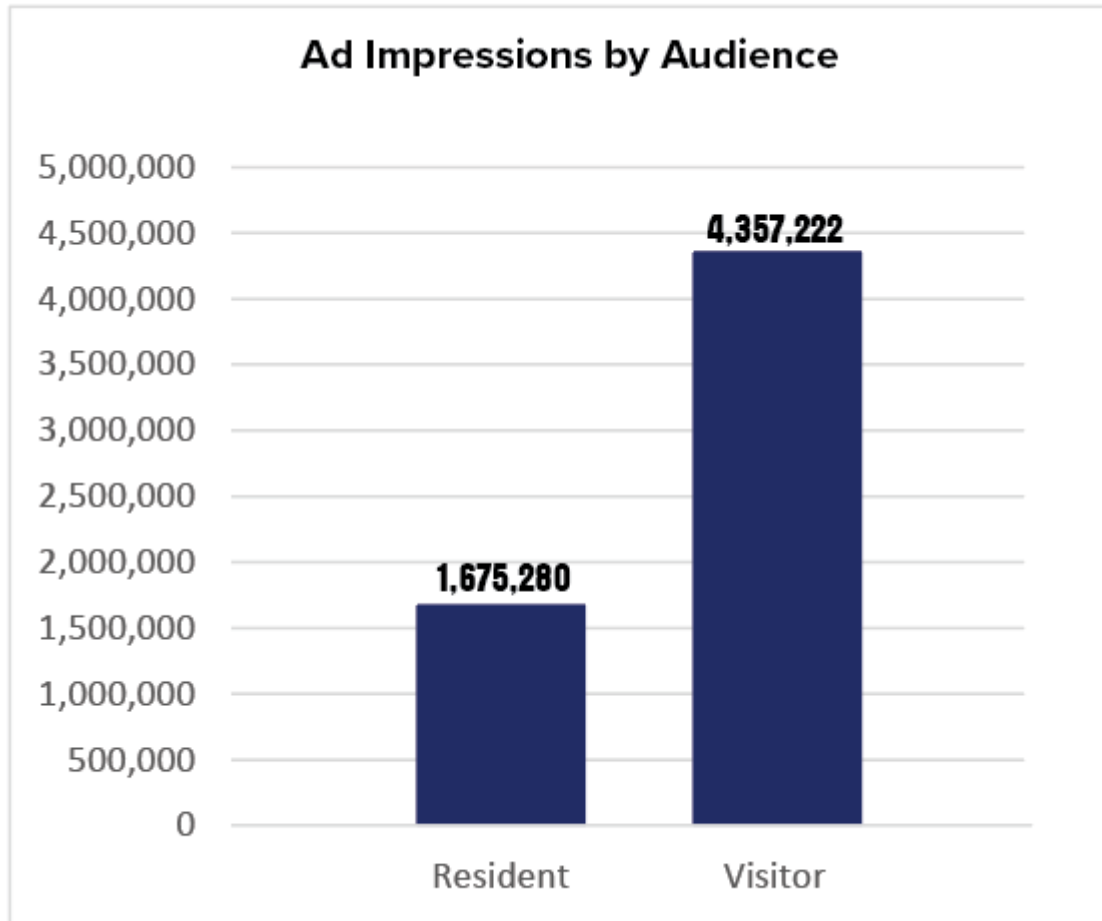
1. Paid
2. Organic Social
3. Organic Search
4. Direct
5. Referral

2023 Top Visitor Locations

1. Greeley	11. Fort Morgan
2. Denver	12. Dallas
3. Fort Collins	13. Aurora
4. Loveland	14. Chicago
5. Hampton	15. Johnstown
6. Englewood	16. Phoenix
7. Windsor	17. Lakewood
8. Cheyenne	18. New York
9. Columbus	19. Ashburn
10. Longmont	20. Los Angeles

2023 Campaign Results

Awareness: Digital Ad Impressions



YouTube

Video View Rate by Audience

43.36%
Visitor



30.29%
Resident

*An **impression** is when a user sees an advertisement. In practice, an impression occurs any time a user opens an app or website and an advertisement is visible.*

Digital ads include our ads displayed on various sites, social media, streaming video commercials, and YouTube commercial bumpers and ads.

2023 Campaign Results

Streaming Audio Results

- **Total Impressions (awareness):** 1.3M
- **Total Clicks (consideration):** 427
(CTR English .26%, CTR Spanish .72%)

Search Results

- **Total Impressions (awareness):** 113,232
- **Total Clicks (consideration):** 7,747 or 6.84%

The average CTR for search advertising in 2023 across industries is 6.11%.

Ad • www.mygreeley.com

[Greeley | Greeley, CO | Events Near Me](#)

Explore Greeley's annual festivals and e...
Greeley has signature events for every s...

Example ad

Ad • www.mygreeley.com

[Greeley | Greeley, CO | Visit Greeley](#)

Explore Greeley's annual festivals and e...
Greeley is a city of diversity and innovati...

Example ad

What's ahead in 2024?

- Expand visitor-related marketing and associated economic impact, including Edition 2 of the magazine
- Continue to increase impressions and engagement through integrated advertising, social media, earned media, and supplemental activities
- Build innovative media hosting, influencer marketing, and marketing partnership programs
- Extend efforts in strategic partnership with economic development integration
- Operation College Town



Questions?

Thank you



GREELEY
A Story Best Lived In

Image Campaign Presentation Video Links

Attachments:

Website: www.mygreeey.com

Greeley Magazine: <https://mygreeley.com/wp-content/uploads/2023/03/Greeley-Look-Book-Overview.pdf>

Greeley Grub on 9 News Business Brief: <https://www.9news.com/video/money/business-brief/greeley-grub-program-promotes-local-businesses-authentic-food/73-25ac7806-2d34-45c0-acf3-2c2115191adf>

New commercials include:

- Community Fabric: <https://youtu.be/NBkpfw-8kMA?feature=shared>
- Greeley Recreation, Adventure: <https://youtu.be/uBVEoN6H8sA?feature=shared>
- Friday Fests are Happening: <https://youtu.be/1TO9LbDjoWI?feature=shared>
- Greeley Profile Video: https://youtu.be/zkBL5a_PqXo
- Unbound (Spanish): <https://youtu.be/8ABFOREgs0?feature=shared>

Big Balloon Build Media Spots:

Blogs and video	MyGreeley.com	https://mygreeley.com/the-merrymaking-business-of-balloons/ https://mygreeley.com/saving-lives-at-life-stories-child-family-advocacy/ https://mygreeley.com/my-greeley-stories/greeley-colorado-big-balloon-build/
BixWest	Big Balloon Build – Rockin’ Eats & Beats	https://events.bizwest.com/event/big-balloon-build-rockin-eats-beats/
BixWest Events	Big Balloon Build – Intergalactic Breakfasts – 7/22/23	https://events.bizwest.com/event/big-balloon-build-intergalactic-breakfasts-7-22-23/
BizBash	The 2023 Big Balloon Build Was Bursting with Creativity and Community	https://www.bizbash.com/catering-design/event-design-decor/media-gallery/22807289/the-2023-big-balloon-build
Daily Independent	Owner of Balloon Happy AZ in Mesa helping create exhibit with 125K balloons	https://www.yourvalley.net/stories/owner-of-balloon-happy-az-in-mesa-helping-create-exhibit-with-125k-balloons,407542
Greeley Tribune	Big Balloon Build Colorado wraps up an out-of-this-world one-time event	https://www.greeleytribune.com/2023/07/24/big-balloon-build-colorado-wraps-up-an-out-of-this-world-one-time-event/
Greeley Tribune	Big Balloon Build Colorado wraps up an out-of-this-world one-time event	https://www.greeleytribune.com/?G2I_ActionId=116934&returnUrl=https%3A%2F%2Fwww.greeleytribune.com%2F2023%2F07%2F24%2F

		big-balloon-build-colorado-wraps-up-an-out-of-this-world-one-time-event%2F%3FclearUserState%3Dtrue
Greeley Tribune	Greeley's Big Balloon Build stuns visitors with out-of-this-world exhibits and features	https://www.greeleytribune.com/2023/07/20/greeleys-big-balloon-build-stuns-visitors-with-out-of-this-world-exhibits-and-features/
Greeley Tribune	Allison Dunning bringing the Big Balloon Build to Greeley to help raise awareness for Life Stories	https://www.greeleytribune.com/2023/04/14/allison-dunning-bringing-the-big-balloon-build-to-greeley-to-help-raise-awareness-for-life-stories/
Greeley Tribune	Summertime fun: 21 events taking place in Greeley, Loveland and beyond	https://www.greeleytribune.com/2023/07/13/summertime-fun-21-events-taking-place-in-greeley-loveland-and-beyond/
Indiana Gazette	Local balloon artist putting talents to use at charity balloon build	https://www.indianagazette.com/news/local-balloon-artist-putting-talents-to-use-at-charity-balloon-build/article_fd6e4ca3-d100-59af-8a98-27d06676acc7.html
Indiana Gazette	Local balloon artist putting talents to use at charity balloon build	https://www.indianagazette.com/news/local-balloon-artist-putting-talents-to-use-at-charity-balloon-build/article_fd6e4ca3-d100-59af-8a98-27d06676acc7.html
KCNC	"Big Balloon Build" brings 125,000 balloons and world class artists to Greeley for good cause	https://www.cbsnews.com/colorado/news/colorado-big-balloon-build-brings-125000-balloons-world-class-artists-greeley-good-cause/
KDVR	Big Balloon Build Colorado 2023	https://kdvr.com/great-day-colorado/sponsored-gdc/big-balloon-build-colorado-2023/
KFKA	July 19 – Catching Up with Mayor John Gates Big Balloon Build with Gwen and Sharon, Life Stories – HR 4	https://www.1310kfka.com/podcasts/noco-now/07/july-19-catching-up-with-mayor-john-gates-big-balloon-build-with-gwen-and-sharon-life-stories-hr-4/?doing_wp_cron=1690394923.8659579753875732421875
KFKA	July 19 – CRP 4X4 VIP Guest – Gwen Schooley and Sharon Eberhard, Life Stories' Big Balloon Build Event	https://www.1310kfka.com/podcasts/noco-now/07/july-19-crp-4x4-vip-guest-gwen-schooley-and-sharon-eberhard-life-stories-big-balloon-build-event/
KFKA	June 26 – Rockies Wild Weekend Life Stories' Big Balloon Build with Gwen Schooley and Sharon Eberhard – HR 3	https://www.1310kfka.com/podcasts/noco-now/06/june-26-rockies-wild-weekend-life-stories-big-balloon-build-with-gwen-schooley-and-sharon-eberhard-hr-3/

Killeen Daily Herald	Big Balloon Build: Killeen artist part of project involving over 150,000 balloons	https://kdhnews.com/news/local/big-balloon-build-killeen-artist-part-of-project-involving-over-150-000-balloons/article_56f3669c-1d19-11ee-b5e9-0b05337b26c1.html
KOAA	Immersive 150,000+ balloon exhibit to come to Greeley	https://www.koaa.com/news/covering-colorado/immersive-150-000-balloon-exhibit-to-come-to-greeley
KRQE	Albuquerque balloon artists participate in an international display	https://www.krqe.com/news/albuquerque-metro/albuquerque-balloon-artists-participate-in-an-international-display/
KSLA	Shreveporter to help Jamming Jupiters build wall for the space-themed big balloon build	https://www.ksla.com/2023/07/10/shreveporter-help-jamming-jupiters-build-wall-space-themed-big-balloon-build/
KUNC	Big Balloon Build creates an immersive world of awe and wonder in Greeley	https://www.kunc.org/arts-life/2023-07-21/big-balloon-build-creates-an-immersive-world-of-awe-and-wonder-in-greeley
KUSA	Friday Good News from 'balloon paradise'	https://www.9news.com/video/news/local/next/next-with-kyle-clark/friday-good-news-from-balloon-paradise/73-59bac3a2-1daa-4854-b9df-913ef1a30652
KUSA	9Things to do in Colorado this July 21-23 weekend	https://www.9news.com/article/entertainment/events/9-things-to-do/9-things-colorado-july-21/73-aa331279-c6fd-49d3-b579-4cbfdd65d336
KWCH	Shreveporter to help Jamming Jupiters build wall for the space-themed big balloon build	https://www.kwch.com/video/2023/07/09/shreveporter-help-jamming-jupiters-build-wall-space-themed-big-balloon-build/
Longmont Leader	Balloon Art by Merry Makers bring the Big Balloon Build to Colorado	https://www.longmontleader.com/local-news/balloon-art-by-merry-makers-bring-the-big-balloon-build-to-colorado-7272585
Longmont Leader	Out and About	https://www.longmontleader.com/local-news/out-and-about-el-comite-hosts-craft-night-7214175
Loveland Reporter-Herald	Big Balloon Build - Intergalactic Breakfast	https://www.reporterherald.com/events-calendar/#!/details/BIG-BALLOON-BUILD-INTERGALACTIC-BREAKFAST/12187928/2023-07-23T07
Loveland Reporter-Herald	Big Balloon Build - Rockin' Eats and Beats	https://www.reporterherald.com/events-calendar/#!/details/BIG-BALLOON-BUILD-

		ROCKIN-EATS-AND-BEATS/12188968/2023-07-22T17
NoCo Style	Big Balloon Build Colorado is “Out of this World” in Greeley	https://nocostyle.com/2023/03/07/big-balloon-build-colorado-is-out-of-this-world-in-greeley-co/
NPR for Northern Colorado	Big Balloon Build creates an immersive world of awe and wonder in Greeley	https://www.kunc.org/arts-life/2023-07-21/big-balloon-build-creates-an-immersive-world-of-awe-and-wonder-in-greeley
RETRO 102.5	Awesome ‘Space’-Themed Balloon Art Exhibit Coming to Colorado for Charity	https://retro1025.com/colorados-big-balloon-build-july-2023/
San Antonio Mag	These Balloon Artists are Putting San Antonio on the Map	https://www.sanantoniomag.com/these-balloon-artists-are-putting-san-antonio-on-the-map/
STL PR	St. Louis balloon artist will help build a 125,000-balloon exhibition for charity	https://news.stlpublicradio.org/arts/2023-07-19/a-st-louis-balloon-artist-is-part-of-a-worldwide-mega-build-that-will-help-charity
WBRC	Shreveporter to help Jamming Jupiters build wall for the space-themed big balloon build	https://www.wbrc.com/video/2023/07/09/shreveporter-help-jamming-jupiters-build-wall-space-themed-big-balloon-build/
WLOX	ArkLaTex woman to volunteer at Big Balloon Build in Colorado	https://www.wlox.com/video/2023/07/09/arklatex-woman-volunteer-big-balloon-build-colorado/
WVPE	Yard sign side gig turns into busy balloon career for South Bend woman	https://www.wvpe.org/wvpe-news/2023-06-30/yard-sign-side-gig-turns-into-busy-balloon-career-for-south-bend-woman
Lancashire Telegraph	<i>Burnley balloon artist Nicola Stead joins Big Balloon Build</i>	https://www.lancashiretelegraph.co.uk/news/23682110.burnley-balloon-artist-nicola-stead-joins-big-balloon-build/
Fort Lupton Press	Greeley balloon display event is all about the kids	https://www.ftluptonpress.com/stories/balloons-bring-joy-to-children,443247



Work Session Agenda Summary

October 24, 2023

Key Staff Contact: Juliana Kitten, Assistant City Manager

Title:

StarRise at Weld Village Project Overview

Background:

High Plains Development Corporation was asked to come to a Council Work Session to discuss their request for 1 million dollars of the City of Greeley's American Rescue Plan Act (ARPA) funds. High Plains is requesting these funds to support a permanent supportive housing building. The building will provide 58 units to house people with histories of chronic homelessness and complex needs. The total cost of this project is 27 million dollars. They have received a 9% Low Income Housing Tax Credit (LIHTC) award from Colorado Housing and Finance corporation. Please see their attached pro-forma for the details of their current financing.

Strategic Focus Area:



Housing For All

Attachments:

1. High Plains Development Corporation's Pro-Forma
2. Presentation

Greeley CO		North Weld Village		HP housing						
SOURCES										10/18/23
			Total	% of TDC	Rate	Term				
First Mortgage	Debt Coverage	1.45	\$ 3,000,000	11%	7.00%	40				
HOME Loan			\$ -	0%	0.00%	30				
DOH funds			\$ 3,617,835					per unit	\$ 62,376	
				0%				per unit	\$ -	
Greely Urban Renewal Auth-CDBG/HOME			\$ 1,000,000	4%						
Local foundation (Weld Trust)			\$ 2,500,000	9%						
City of Greeley ARPA			\$ 1,000,000	4%						
Weld County funds			\$ -	0%						
GP Land Donation			\$ 1,000,000	4%						
Donor/ Foundations			\$ 1,980,000	7%						
Deferred Developers Fee			\$ 714,290	3%						
Limited Partner Equity - State Credits			\$ -	0%						
Limited Partner Equity - LIHTC			\$ 12,903,710	47%						
TOTAL PERMANENT FINANCING			\$ 27,715,835	100%						
SURPLUS/(DEFICIT)			\$ -	0%						
USES										
0				100.00%	0.00%					
			Total	Residential	Commercial	Depreciable	Other		Per Unit	
Acquisition						0				
Land			1,000,000	1,000,000	0		1,000,000		17,241	
Building			0	0	0	0			0	
Demo			386,700	386,700	0		386,700		6,667	
Construction Costs										
Pre-construction holding			50,000	50,000	0	50,000			862	
Site Improvements			1,636,474	1,636,474	0	1,636,474			28,215	
Construction Costs: New			11,791,861	11,791,861	0	11,791,861			203,308	
			0	0	0	0			0	
Construction Costs: Building 2 reno			1,284,922	1,284,922	0	1,284,922			22,154	
Owner Construction Contingency	5.0%		806,963	806,963	0	806,963			13,913	
GC Construction contingency	7.0%		1,024,296	1,024,296	0	1,024,296			17,660	
General Requirements			708,450	708,450	0	708,450			12,215	
Profit	2.8%		481,186	481,186	0	481,186			8,296	
Escalation	7.0%		236,376	236,376	0	236,376			4,075	
Soils- material testing report			46,000	46,000	0	46,000			793	
Other - Personal Property/ FFE			150,000	150,000	0	150,000			2,586	
Professional Fees (Construction-Related)					0					
Architect: Design			586,502	586,502	0	586,502			10,112	
Architect: Supervision			147,906	147,906	0	147,906			2,550	
Legal - Real Estate			120,000	120,000	0	120,000			2,069	
Engineer/Survey/ green			365,851	365,851	0	365,851			6,308	
Permits/Impact Fees			192,848	192,848	0	192,848			3,325	
Construction Interim Costs			0	0	0	0				
Water and Sewer connection			400,000	400,000	0	400,000			6,897	
Hazard and Liability Insurance			400,000	400,000	0	400,000			6,897	
Payment/Performance Bond			274,491	274,491	0	274,491			4,733	
Title and Recording			75,000	75,000	0	75,000			1,293	
Construction Period Interest			500,000	500,000	0	500,000			8,621	
Construction Loan Origination	1.00%		115,000	115,000	0	115,000			1,983	
Owners Rep			250,000	250,000	0	250,000			4,310	
Bank Inspection fees	2,000		36,000	36,000	0	36,000			621	
Legal			60,000	60,000	0	60,000			1,034	
Power Telecom			150,000	150,000	0	150,000			2,586	
Permanent Financing					0					
non basis interest			93,000	93,000			93,000		1,603	
Credit Report			0	0	0		0		0	
FHA Application Fees	0.0%		0	0	0		0		0	
MIP	0.00%		0	0	0		0		0	
Cost of Issuance	0.0%		0	0	0		0		0	
Title and Recording			0	0	0	0			0	
Legal Fees			0	0	0		0		0	
Financing Fees			0	0	0		0		0	
Soft Costs					0					
TID training			12,757	12,757	0	12,757			220	
Market Study			10,000	10,000	0	10,000			172	
Environmental Study			65,000	65,000	0	65,000			1,121	
Tax Credit Fees	8.5%		133,250	133,250	0		133,250		2,297	
Compliance Fees	\$ 500		29,000	29,000	0		29,000		500	
Rent-up expense - marketing/advertising			10,000	10,000	0		10,000		172	
Appraisal			10,000	10,000	0	10,000			172	
Cost Certificate - & other accounting			15,000	15,000	0	15,000			259	
Survey			35,000	35,000	0	35,000			603	
Relocation			75,000	75,000	0	0	75,000		1,293	
Syndication Cost					0					
Organization			0	0	0		0		0	
Bridge Loan Interest			0	0	0		0		0	
Tax Opinion			0	0	0		0		0	
PV Adjustment				0	0		0		0	
Legal Fees			55,000	55,000	0		55,000		948	
Developer Fees					0					
Overhead			0	0	0	0			0	
Fee			2,241,000	2,241,000	0	2,241,000			38,638	
Consultant			100,000	100,000	0	100,000			1,724	
Soft Cost Contingency			100,000	100,000	0	100,000			1,724	
Reserves					0					
Lease Up			50,000	50,000	0		50,000		862	
Operating			327,002	327,002	0		327,002		5,638	
Service reserve from Dev fee			1,078,000	1,078,000	0		1,078,000		18,586	
Escrows				0					0	
TOTAL DEVELOPMENT COSTS			27,715,835	27,715,835	0	24,478,883	3,236,952		477,859	

North Weld Village - Greeley CO

Tax Credit Inputs

10/18/23
13:44

Total Project Cost	\$27,715,835	
Four or nine percent credit?	9.00%	
Current credit rates as of:	Sep-18	9.00%
ADD: Depreciable Basis	\$24,478,883	A
LESS: Non-Residential Deprec.Basis (commercial)	\$0	0.0%
Res. Portion of Historic Rehab Credit /1/2 sol	\$0	
Disallowed Acquisition	\$0	
Grants	\$0	
HOME Loans less than AFR	\$0	
	\$ -	B
Eligible LIHTC Basis	\$24,478,883	A-B
Eligible Basis Limit as per Cost Caps	\$0	
Eligible Basis used in Tax Credit Calculation	\$24,478,883	
Adjust for Difficult to Develop Area (1)	130%	
Adjusted Eligible Basis	\$31,822,548	
Low-Income Occupancy Percentage	100%	
Qualified Basis	\$31,822,548	
Credit Percentage	9.00%	
Calculated Annual Credit	2,864,029	
Allocated Credits (if 9%)	<i>assumption</i> 1,450,000	awarded
Used in Forecast	\$1,450,000	
Credits to Limited Partner @ 99.99%	\$1,449,855	
Estimated Price	\$0.8900	
Estimated Equity	\$ 12,903,710	

(1) Only eligible basis attributable to new construction or rehabilitation expenditures can qualify for difficult to develop area basis increase.

Equity Summary

Estimated LP Equity for Rehab Credits	\$ 12,903,710
Estimated LP Equity for Acquisition Credits	\$ -
Estimated LP Equity for State Credits	\$ -
Estimated LP Equity for Solar Credits	
Total Estimated LP Equity	\$ 12,903,710

State Credits

	Residential	Non-Residential	Total
Elig. Depr. Basis for State Credits	\$0	\$0	\$0
One half of the Solar Tax Credits/Historic Credit or Grant Funds redi	\$0	\$0	\$0
Eligible State Basis	\$0	\$0	\$0
State Credit Rate	30%	30%	30%
State Rehab. Credits Annually	\$0	\$0	\$0
State Credits awarded	\$0		
Credits to LP @ 99.99%	\$0	\$0	\$0
Estimated Price	\$0.900	\$0.900	\$0.900
Estimated Equity	\$0	\$0	\$0

check \$0

Acquisition Credits

Acquisition Basis	\$0
Adjustment	\$0
4% Acquisition Credit Rate	3.30%
Acquisition Credits	\$0
Credits to LP @ 99.99%	\$0
Acquisition Equity @	\$0.890

Tax Credit Summary

Rehabilitation Credits	1,450,000
Solar credits	\$0
Total Tax Credits	\$1,450,000

Capital contributions

	%	Amount
Closing	15%	\$ 1,935,556
Construction completion	60%	\$ 7,742,226
Stabilization	23%	\$ 2,993,661
8609	2%	\$ 232,267
TOTAL	100%	\$ 12,903,710

Developer fee payin

		paid fee
Closing	25%	\$ 381,677
Construction completion	20%	\$ 305,342
Stabilization	45%	\$ 690,836
8609	10%	\$ 148,854
TOTAL	100%	\$ 1,526,710

Unit Type	Unit Count	Unit Rent	Total Rent/Mo.	Total Rent/Yr.	Unit Sq. Ft.	Total Sq. Ft.	Utility Allowance	Median Targeted
Efficiency	0	\$ -	\$ -	\$ -	0	0	0	0.00%
Efficiency	0	\$ -	\$ -	\$ -	0	0	0	0.00%
1 Bedroom	58	\$ 1,168	\$ 67,744	\$ 812,928	635	36,830	0	30.00%
1 Bedroom	0	\$ 675	\$ -	\$ -	635	0	0	40.00%
1 Bedroom	0	\$ 843	\$ -	\$ -	700	0	0	50.00%
1 Bedroom	0	\$ 1,012	\$ -	\$ -	635	0	0	60.00%
2 Bedroom	0	\$ 1,375	\$ -	\$ -	725	0	0	30.00%
2 Bedroom	0	\$ 607	\$ -	\$ -	868	0	0	30.00%
2 Bedroom	0	\$ 810	\$ -	\$ -	792	0	0	40.00%
2 Bedroom	0	\$ 1,012	\$ -	\$ -	792	0	0	50.00%
2 Bedroom	0	\$ 1,215	\$ -	\$ -	868	0	0	60.00%
3 Bedroom	0	\$ 701	\$ -	\$ -	1,038	0	0	27.23%
3 Bedroom	0	\$ 935	\$ -	\$ -	1,044	0	0	36.32%
3 Bedroom	0	\$ 1,168	\$ -	\$ -	1,044	0	0	45.38%
3 Bedroom	0	\$ 1,402	\$ -	\$ -	1,044	0	0	54.47%
4 Bedroom	0	\$ -	\$ -	\$ -	0	0	0	0.00%
4 Bedroom	0	\$ -	\$ -	\$ -	0	0	0	0.00%
Residential Totals	58		\$ 67,744	\$ 812,928		36,830		

0%	0%

Unit Type	Unit Count	Lease Rate	Total Rent/ Mo.	Total Rent/Yr.	Unit Sq. Ft.	Total Sq. Ft.
Garages	0	\$ 100.00	\$ -	\$ -	0	0
Self Storage Bays	0	\$ 50.00	\$ -	\$ -	0	0
Commercial Totals	0		\$ -	\$ -		0
MISCELLANEOUS						
Laundry and other fees		per unit	250	\$ -		
Utility reimbursement - gas and electric				\$ -		
PROJECT TOTAL			\$ 67,744	\$ 812,928		36,830

[illegible]

HP housing : North Weld Village - Greeley CO
Projected Cashflows

10/18/23 13:44

Expense Inflation Factor		3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Rent Inflation Factor		2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Vacancy/Bad Debt Factor		5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
SOURCES		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Residential Rental Income		\$812,928	\$829,187	\$845,770	\$862,686	\$879,939	\$897,538	\$915,489	\$933,799	\$952,475	\$971,524	\$990,955	\$1,010,774	\$1,030,989	\$1,051,609	\$1,072,641
Other Income		\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Residential Vacancy	5.00%	(\$40,646)	(\$41,459)	(\$42,289)	(\$43,134)	(\$43,997)	(\$44,877)	(\$45,774)	(\$46,690)	(\$47,624)	(\$48,576)	(\$49,548)	(\$50,539)	(\$51,549)	(\$52,580)	(\$53,632)
Commercial Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial Vacancy	35.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest on Operating Reserves	0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income		\$772,282	\$787,727	\$803,482	\$819,551	\$835,942	\$852,661	\$869,715	\$887,109	\$904,851	\$922,948	\$941,407	\$960,235	\$979,440	\$999,029	\$1,019,009
Residential Expenses (less RE taxes)	\$	428,976	\$441,845	\$455,100	\$468,753	\$482,816	\$497,300	\$512,219	\$527,586	\$543,414	\$559,716	\$576,507	\$593,803	\$611,617	\$629,965	\$648,864
Real Estate Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Replacement Reserves		\$17,400	\$17,922	\$18,460	\$19,013	\$19,584	\$20,171	\$20,777	\$21,400	\$22,042	\$22,703	\$23,384	\$24,086	\$24,808	\$25,552	\$26,319
Expenses and Reserves		\$446,376	\$459,767	\$473,560	\$487,767	\$502,400	\$517,472	\$532,996	\$548,986	\$565,455	\$582,419	\$599,892	\$617,888	\$636,425	\$655,518	\$675,183
Net Operating Income		\$325,906	\$327,960	\$329,922	\$331,785	\$333,543	\$335,190	\$336,719	\$338,123	\$339,396	\$340,529	\$341,515	\$342,347	\$343,015	\$343,511	\$343,826
First Mortgage Debt Service		\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027
Second Mortgage Debt Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service		\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027	\$225,027
First Mortgage Debt Coverage		1.45	1.46	1.47	1.47	1.48	1.49	1.50	1.50	1.51	1.51	1.52	1.52	1.52	1.53	1.53
1st & 2nd Mortgage Debt Coverage		1.45	1.46	1.47	1.47	1.48	1.49	1.50	1.50	1.51	1.51	1.52	1.52	1.52	1.53	1.53
Asset management fee		5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720	6,921	7,129	7,343	7,563
Service funding from cash flow		60,000.00	61,800.00	63,654.00	65,563.62	67,530.53	69,556.44	71,643.14	73,792.43	76,006.20	78,286.39	80,634.98	83,054.03	85,545.65	88,112.02	90,755.38
Remaining Project Cash Flow		\$35,879	\$35,983	\$35,936	\$35,730	\$35,357	\$34,809	\$34,078	\$33,154	\$32,028	\$30,691	\$29,133	\$27,344	\$25,313	\$23,029	\$20,480
Deferred Fee Payment		\$35,879	\$35,983	\$35,936	\$35,730	\$35,357	\$34,809	\$34,078	\$33,154	\$32,028	\$30,691	\$29,133	\$27,344	\$25,313	\$23,029	\$20,480
Deferred Fee Balance	0% \$714,290	\$678,412	\$642,429	\$606,493	\$570,763	\$535,406	\$500,597	\$466,519	\$433,365	\$401,337	\$370,646	\$341,512	\$314,168	\$288,855	\$265,826	\$245,346
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
remaining service budget needed	\$	409,046	\$ 407,246	\$ 405,392	\$ 403,482	\$ 401,515	\$ 399,490	\$ 397,403	\$ 395,254	\$ 393,040	\$ 390,760	\$ 388,411	\$ 385,992	\$ 383,500	\$ 380,934	\$ 378,291
total service budget	\$ 469,046.00															
per unit	\$8,087.00															
DOH TSS		\$ 208,800	\$ 208,800	\$ 208,800	\$ 208,800	\$ 208,800										
remaining		\$ 200,246	\$ 198,446	\$ 196,592	\$ 194,682	\$ 192,715	\$ 399,490	\$ 397,403	\$ 395,254	\$ 393,040	\$ 390,760	\$ 388,411	\$ 385,992	\$ 383,500	\$ 380,934	\$ 378,291
Medicaid billing	\$ 86.21	\$ 60,000	\$ 66,000	\$ 69,300	\$ 72,765	\$ 76,403	\$ 80,223	\$ 84,235	\$ 88,446	\$ 92,869	\$ 97,512	\$ 102,388	\$ 107,507	\$ 112,882	\$ 118,527	\$ 124,453
Cap service reserve	\$ 1,078,000	\$ 71,867	\$ 71,867	\$ 71,867	\$ 71,867	\$ 71,867	\$ 71,867	\$ 71,867	\$ 71,867	\$ 71,867	\$ 71,867	\$ 71,867	\$ 71,867	\$ 71,867	\$ 71,867	\$ 71,867
Services budget paid for by paid dev fee/ fundraising	\$	68,379	\$ 60,579	\$ 55,425	\$ 50,051	\$ 44,446	\$ 247,399	\$ 241,302	\$ 234,941	\$ 228,305	\$ 221,381	\$ 214,157	\$ 206,618	\$ 198,751	\$ 190,541	\$ 181,971
Project Reserve Balances																
Replacement Reserves	0%	\$17,400	\$35,322	\$53,782	\$72,795	\$92,379	\$112,550	\$133,327	\$154,727	\$176,768	\$199,472	\$222,856	\$246,941	\$271,750	\$297,302	\$323,621
Operating (interest to operating)		\$327,002	\$327,002	\$327,002	\$327,002	\$327,002	\$327,002	\$327,002	\$327,002	\$327,002	\$327,002	\$327,002	\$327,002	\$327,002	\$327,002	\$327,002
service reserve draw down	\$	1,006,133	\$ 934,267	\$ 862,400	\$ 790,533	\$ 718,667	\$ 646,800	\$ 574,933	\$ 503,067	\$ 431,200	\$ 359,333	\$ 287,467	\$ 215,600	\$ 143,733	\$ 71,867	\$ 0

Greeley CO
North Weld Village
HP housing

OPERATING EXPENSE - RESIDENTIAL

58 UNITS

58

		Total	Per Unit
ADMINISTRATION			
Advertising		\$ -	-
Management Fee	6.00%	\$ 48,776	840.96
Legal		\$ 7,000	120.69
Audit Accounting		\$ 8,000	137.93
Telephone		\$ 9,000	155.17
On Site Management-Payroll		\$ 75,000	1,293.10
Office Supplies		\$ 3,700	63.79
Office equip		\$ 5,000	86.21
TOTA	0	\$ 156,476	\$ 2,698
MAINTENANCE			
Elevator Maintenance Contract		\$ 7,000	120.69
Fire and Safety Contracts		\$ -	-
Exterminating		\$ 5,000	86.21
		\$ -	-
Other Contract Services		\$ 4,000	68.97
Janitor Supplies		\$ -	-
Maintenance Supplies		\$ 5,000	86.21
Grounds Maintenance		\$ 5,000	86.21
Snow Removal		\$ 5,000	86.21
Heat and A/C repair services		\$ -	-
General Repair Services		\$ 5,000	86.21
Paint/Decorating Materials		\$ 3,000	51.72
Maintenance and Janitor Pay		\$ 55,000	948.28
Misc.		\$ -	-
Other Maintenance and Operating		\$ -	-
TOTAL MAINTENANCE		\$ 94,000	\$ 1,621
UTILITIES			
Electric		\$ 45,000	775.86
Water and Sewer		\$ 13,500	232.76
Gas and Oil		\$ 37,000	637.93
Trash		\$ 7,500	129.31
Security		\$ -	-
TOTAL UTILITIES		\$ 103,000	\$ 1,776
PROPERTY COSTS			
Payroll tax		\$ 17,500	301.72
Insurance		\$ 58,000	1,000.00
Real Estate Tax Weld Cty		\$ -	-
Lender's Fee - Tax Credits		\$ -	-
replacement reserve contrib		\$ 17,400	\$ 300
TOTAL PROPERTY COSTS	1.45	\$ 92,900	\$ 1,602
ANNUAL OPERATING EXPENSES - RESIDENTIAL		\$ 446,376	\$ 7,696

StarRise at North Weld Village

**Presenters: Jodi Hartmann & Weston Kurz,
High Plains Housing Development**



Introduction



High Plains' Development Role: Affordable Housing Solutions

Target Populations

- High utilizers of community services
- Vulnerable populations
- Very low-income families & single parent head of households

Start with most vulnerable and most costly populations

United Way of Weld County Cold Weather Shelter Data

Season	2018 -2019	2019- 2020	2020-2021	2021-2022	2022-2023
Nights of Shelter	9,975	13,554	7,344	7,669	10,231
Unduplicated Guests	524	596	388*	448	503
Chronically Homeless	N/A	N/A	N/A	77	156

**COVID-19 social distancing requirements decreased shelter capacity from 80 beds to 42 beds*

Project



123 9th Avenue – 6.5 acres

This project is made possible through a generous property donation:

- By Dennis Hoshiko, North Weld Produce
- His passion and vision to provide housing for our community's unhoused neighbors was the catalyst for this affordable housing campus
- Will ultimately leverage hundreds of units of affordable housing in the future as High Plains continues to build affordable housing
- Housing that will remain permanently affordable and locally controlled

North Weld Village – a phased campus development



Phase 1: 58 units Permanent Supportive Housing
(chronically homeless <30% Area Median Income – Low Income Housing Tax Credit financing)

Phase 2: 90 units Multi-family Very Affordable Housing (30%-80% Area Median Income – Low Income Housing Tax Credit financing)

Phase 3: TBD

Phase 4: TBD



- **58 one-bedroom units** supportive housing
- **Serving chronically homeless individuals with complex and chronic health conditions**
- **On-site services including:**
 - **Case Management**
 - **Security**
 - **Behavioral Health Services**
 - **24/7 access to amenities & support**

Phase 1



Financing

Source	Amount	Status
Land Donation	\$1,000,000	Completed; site control established
* Mortgage	\$3,000,000	Request for Payment for debt equity issued 9/15/23, due 11/15/23
Limited Partner Equity 9% LIHTC	\$13,050,000	Colorado Housing & Finance Authority (CHFA) awarded; Request for Payment for investor issued 9/15/23, due 11/15/23
Colorado Division of Housing	\$3,617,835	Award letter received
* Greeley Urban Renewal Authority CCBG/HOME	\$1,000,000	Pending; Greeley Urban Renewal Authority (GURA) Board to consider on 11/8/23
* City of Greeley American Rescue Plan Assistance (ARPA)	\$1,000,000	Applied; pending
Weld Trust	\$2,500,000	Award letter received
* Weld County	\$1,000,000	Pending; hearing with Board of County Commissioners 10/17/23
* Capital Campaign	\$833,000	Under development; to begin 11/1/23
Deferred Developer Fee	\$715,000	Committed
TOTAL	\$27,715,835	

* pending or under development

Other Significant Funding Commitments

- Colorado Division of Housing 58 project-based vouchers (value: min. \$580,000 over 10 years): Committed
- Colorado Division of Housing Tenant supportive services funding (\$3,200/unit/per year/five years: total of \$928,000): Committed
- Northern Colorado Continuum of Care \$58,000/year supportive services funding from Continuum of Care (CoC): Approved (pending confirmation by Department of Housing and Urban Development)
- High Plains Housing Development Pre-development funding \$1,160,000.00 advanced; \$715,000 Development fee deferred; \$60,000 annual paid developer fee committed to supportive services budget

Estimated Timeline

June 1, 2023 – May 1, 2024	May 1, 2024	June 1, 2024	September, 2025	October 1, 2025 – January 1, 2026
Completion of: Architectural Design Construction Planning Entitlements Financing Site Demolition	Financial Closing (To meet 10% carry-over Low Income Housing Tax Credit)	Construction Start	Construction Completion	Project lease-up

Development Team

- Jodi Hartmann, High Plains Housing Development – Owner/Sponsor
- Ryan Lunsford/Brandon Gentrup, GL Development Advisors, Developer Consultant
- Sarah Batt, Dwelling Development, Financial Advisor
- Joseph Vigil/Brandy LeMae, Workshop8 – Architects
- Joseph Prinster, PE, CFM, LEED-GA, Topographic, Civil Engineering
- Terracon Engineering, Environmental & Structural Studies
- Zoe LeBeau/Katie Symons, Beaux-Simone Consulting - Supportive Services Planning
- Mark Teplitsky, KCI Construction, Longmont, General Contractor
- Betsy Sullivan, Volunteers of America, Northern Colorado – Lead Services Provider
- Rocky Mountain Communities – Property Management

Important Considerations

- One-time capital request
- 58 new units of supportive housing to house Greeley's most chronically homeless, difficult-to-serve, high emergency service utilizers, unhoused population
- Rare donation of a 6.5 acre \$4 million in-fill property with excellent access to human services organizations and employment
- High Plains is beginning with housing the most critical population first and because these are the projects that CHFA and DOH are currently targeting for funding
- Phase II will create 90 units of mixed-income, multi-family housing units
- North Weld Village campus development will catalyze High Plains' future and the community's ability to develop "Housing for All"
- **Local project**, local ownership, local investment of construction and operations
- Highly experienced, well-known & respected **Development Team** in the Colorado affordable housing community is providing the technical expertise for this project



Jodi Hartmann
Executive Director
High Plains Housing Dev.
(970) 405-6072

Email: hphousingdev@gmail.com

Website:
www.highplainshousingdev.org



Thank you



High Plains Housing Development Corp.



Work Session Agenda Summary

October 24, 2023

Key Staff Contact: Bobbier Cranston, Assistant City Attorney

Title:

Council Initiative 10-2023 - Camping Bans, Resources and Options

Background:

Councilmember Clark requested the City Attorney's Office provide Council with information on camping bans, resources and solutions.

This report is a follow-up to Council Initiative 10-2023.

Strategic Focus Area:



Safe and Secure Communities

Attachments:

1. Presentation

Council Initiative: Camping Bans

October 24, 2023



Agenda



- City Attorney's Office – Overview on Camping Bans
- Police Department – Enforcement
- Housing & Homeless Solutions – Current Shelter Capacity

Types of Camping Bans

- Camping on Public Property
- Camping & Waste Deposit in Public Stream Riparian Zones
- Camping in Parks & Natural Areas
- Unlawful Use of Vehicles as a Residence
- Sit-Lie Restrictions in Certain Public Spaces
- High Fire Hazard Restrictions

Common Legal Issues



- 1st Amendment
 - Freedom of Speech
 - Freedom of Assembly
- 4th Amendment
 - Unlawful Seizure
- 8th Amendment
 - Cruel and Unusual Punishment
- 14th Amendment
 - Due Process

How to Enforce a Camping Ban on Public Property

- Available shelter beds is the single most important requirement
- Must have low barrier shelter beds available
- Must provide notice, access to shelter and an opportunity to be heard

General Penalties in the Greeley Municipal Code

Misdemeanor Offense

- Maximum Fine \$1000
- Up to 364 Days in Jail

Misdemeanor Infraction

- Maximum Fine \$500

Administrative Code Violation Sanction

- Maximum Fine \$1000

Current Greeley Code Violations Impacting the Use of Public Spaces

- Parks & Natural Areas in the City of Greeley close each day
 - Parks (Sec. 18-304)
 - Closed 11pm – 5am
 - Natural Areas (Sec. 18-450)
 - Closed 60 minutes after sunset to 60 minutes before sunrise
- General Public Spaces
 - Obstructing highways or pedestrian passageways (Sec. 14-294)
 - Loitering (Sec. 14-174)

Public Right of Way



- Right of Way is a wide-ranging term
- Each location is different
- Obstructing Highways and Pedestrian Passageways (Sec. 14-294)
- Challenge to enforce in other areas
- Median Safety

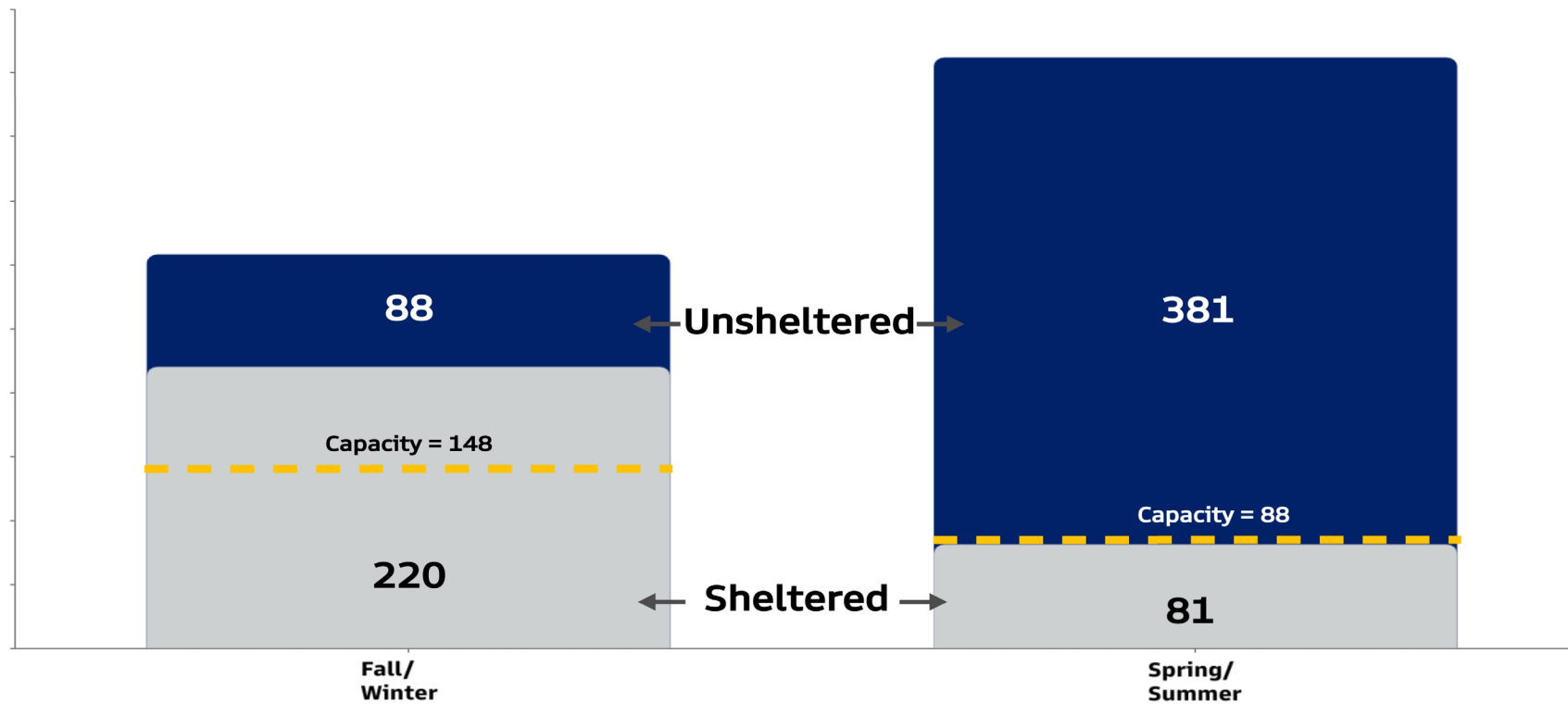
Enforcement Options for a Camping Ban

- Education & Outreach
- Verbal Warnings/Compliance
- Citations
- Property/Belongings
- If Misdemeanor Offense, Jail
 - Cash Bond or PR after 24 Hours

Shelter Bed Availability in Greeley

- Spring and Summer
 - There are 10 low barrier beds for women and/or families
 - If we include transitional and non-low barrier the total is 88 beds
- Fall and Winter
 - The emergency shelter beds increase by 60 beds
 - Total including transitional and non-low barrier is 48 beds

Greeley Data

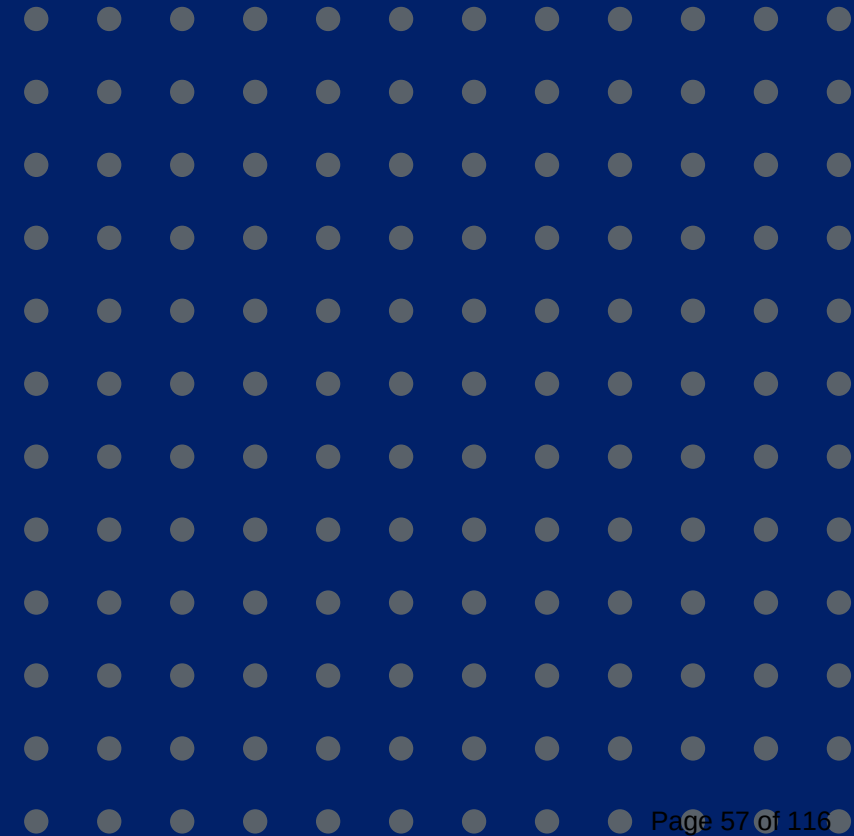


January 24, 2023
Point in Time Count

Slide 11 of 12

April 24, 2023
HMIS Report

Thank you





Work Session Agenda Summary

October 24, 2023

Key Staff Contact: Brian McBroom, Community Development Director

Title:

Council Initiative 11-2023 - Front Yard Landscaping and Artificial Turf Standards

Background:

At the August 1, 2023 City Council meeting, staff was directed to bring back to council a follow-up discussion regarding the City's prohibition of artificial turf in the front yard, along with a review and discussion of front yard landscaping requirements for single family homes. Staff will present background information along with suggestions for improvements to the City's regulations. See the attached slides with more information.

This update is in response to Council Initiative 11-2023.

Strategic Focus Area:



Community Vitality



Quality of Life

Attachments:

1. Landscape Statistics through 9-20-23
2. Citizen Comments Artificial Turf Issue
3. Presentation

Landscape Overview 2023

Through September 20, 2023

Landscape Cases: 319

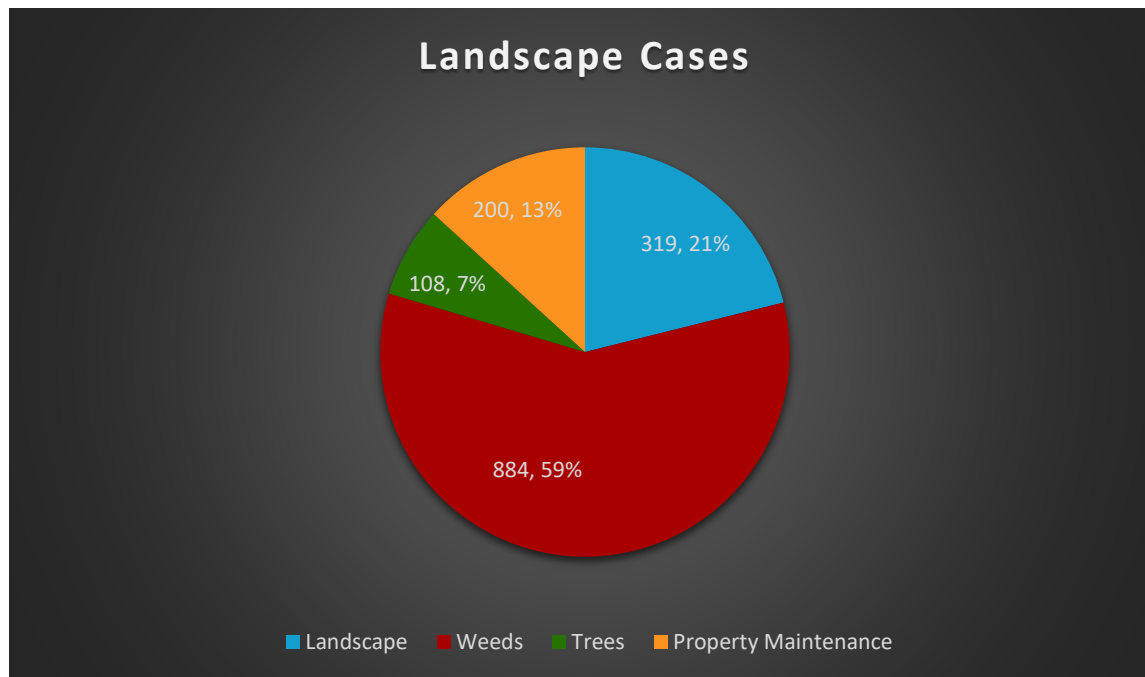
Weeds Cases: 884

Trees Cases: 108

Property Maintenance: 200

Total: 1511 cases that involve landscape, weeds, property maintenance or trees.

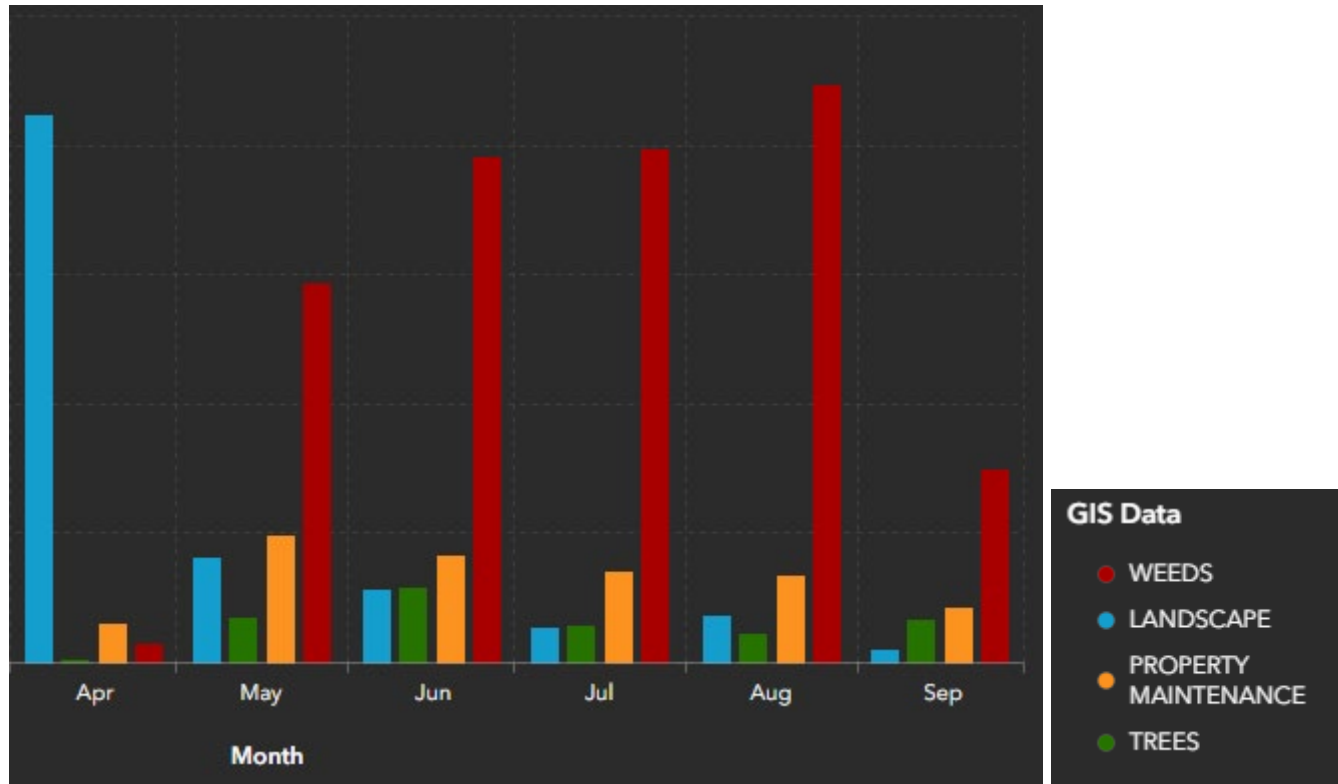
Cases that mention artificial turf: 6



Landscape Overview 2023

Through September 20, 2023

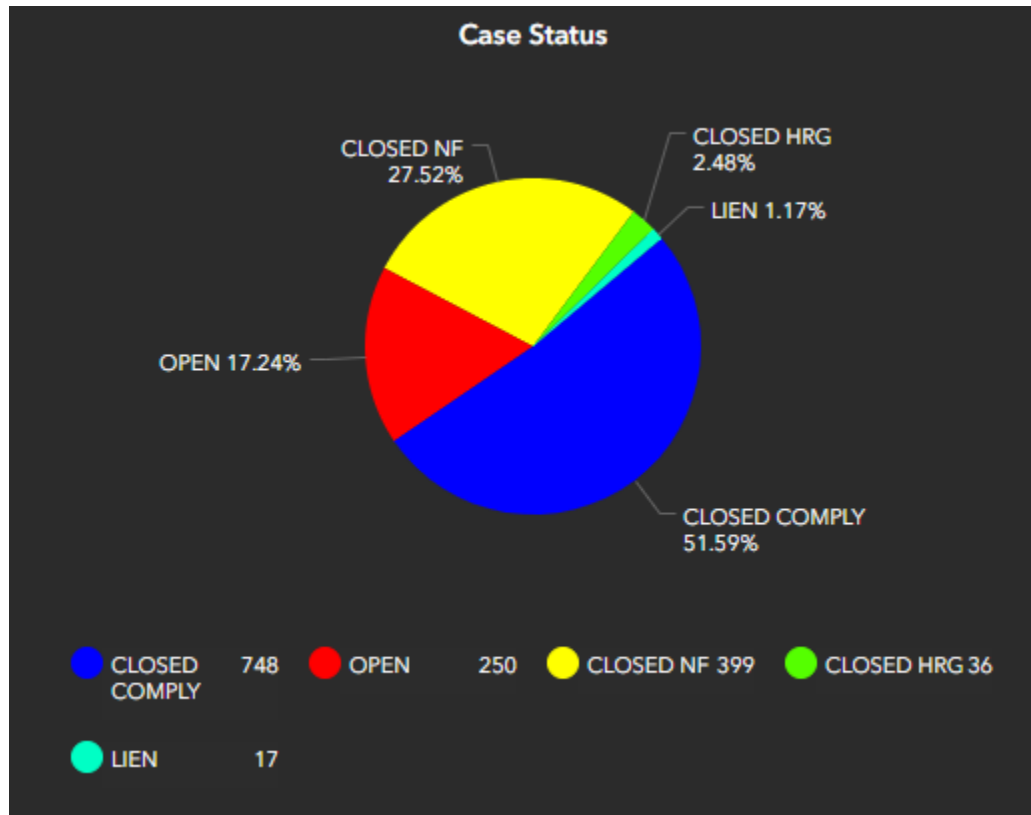
Month by Month Case Data



The above numbers on the bar graph will not fully add up to the same numbers because we had ~59 cases that were not able to be plotted on GIS due to not having an actual address.

Landscape Overview 2023

Through September 20, 2023

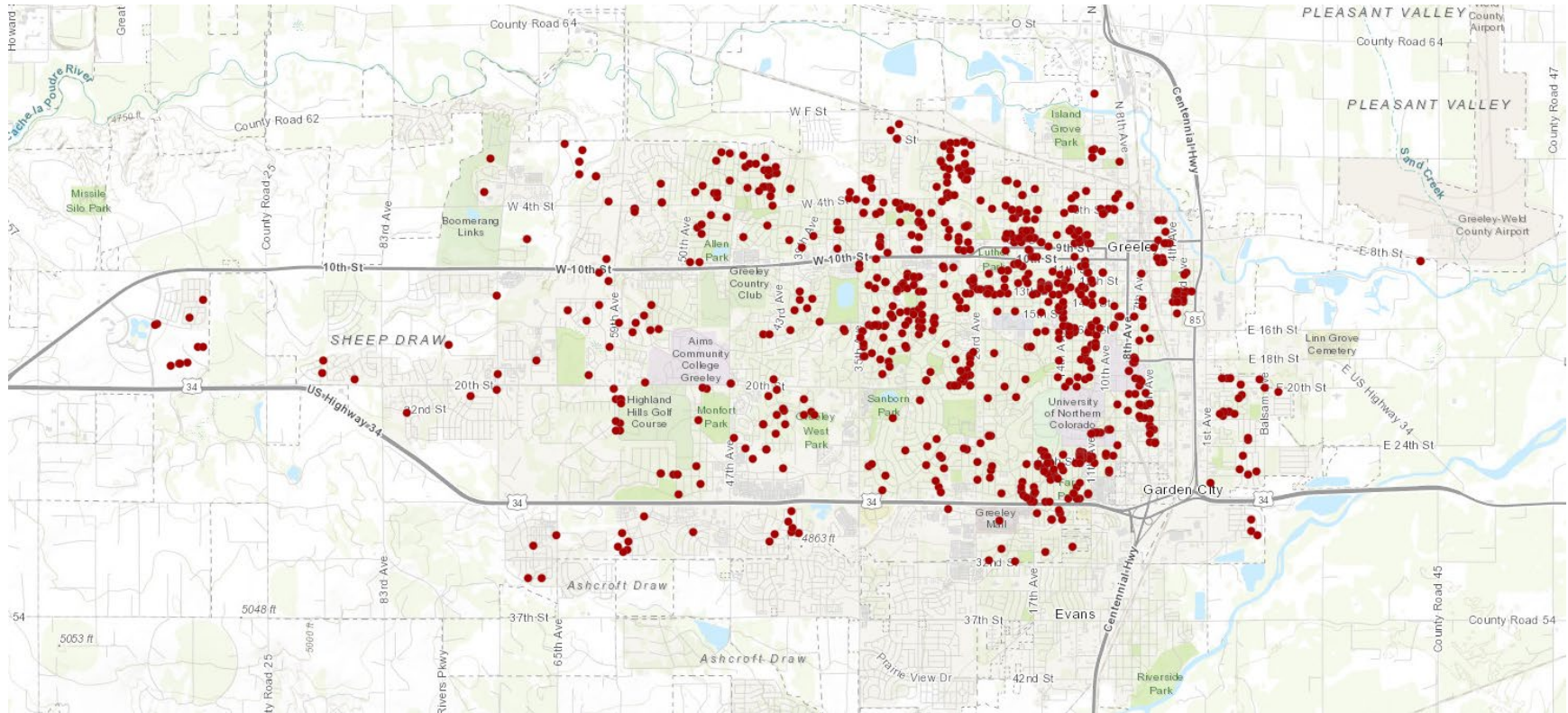


This will be the same as the bar graph in that it will not add up exactly because we had the ~59 parcels that are unable to be plotted, but it gives us an accurate number.

Landscape Overview 2023

Through September 20, 2023

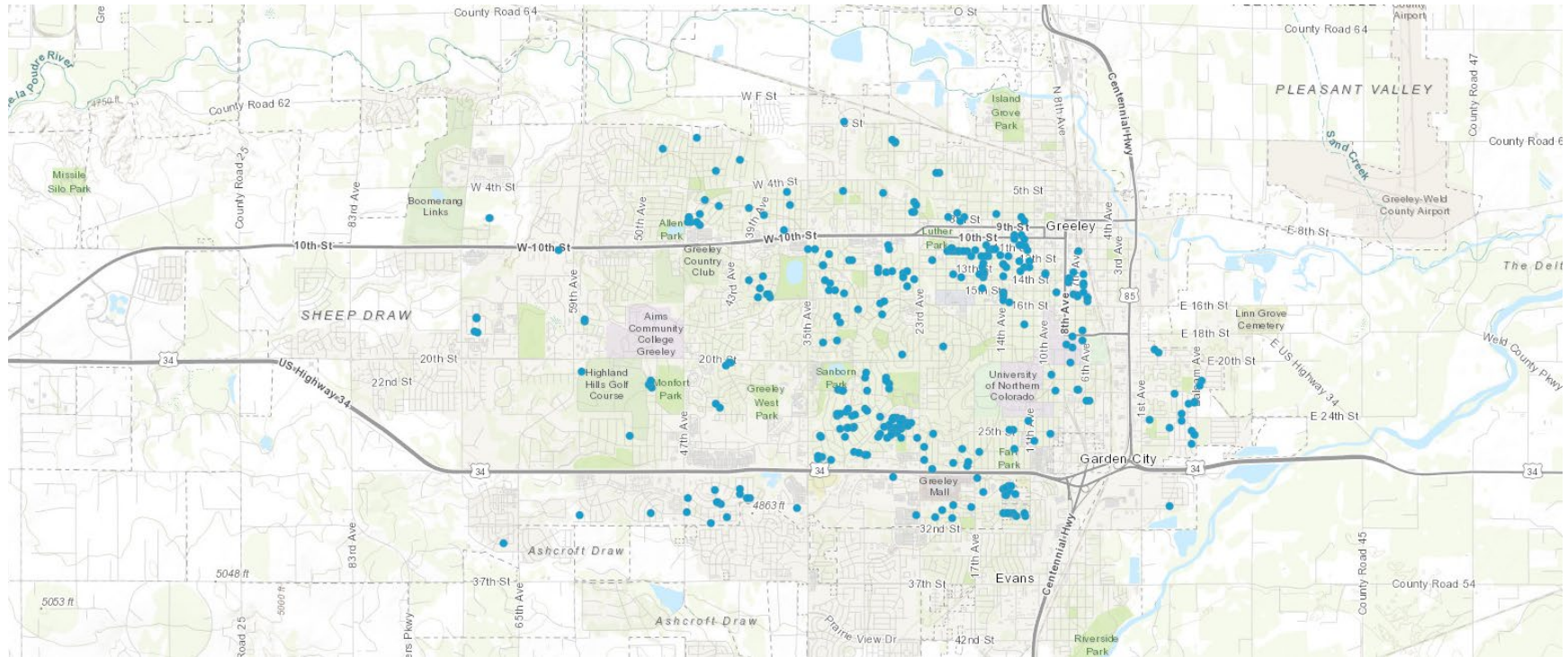
Weeds Map:



Landscape Overview 2023

Through September 20, 2023

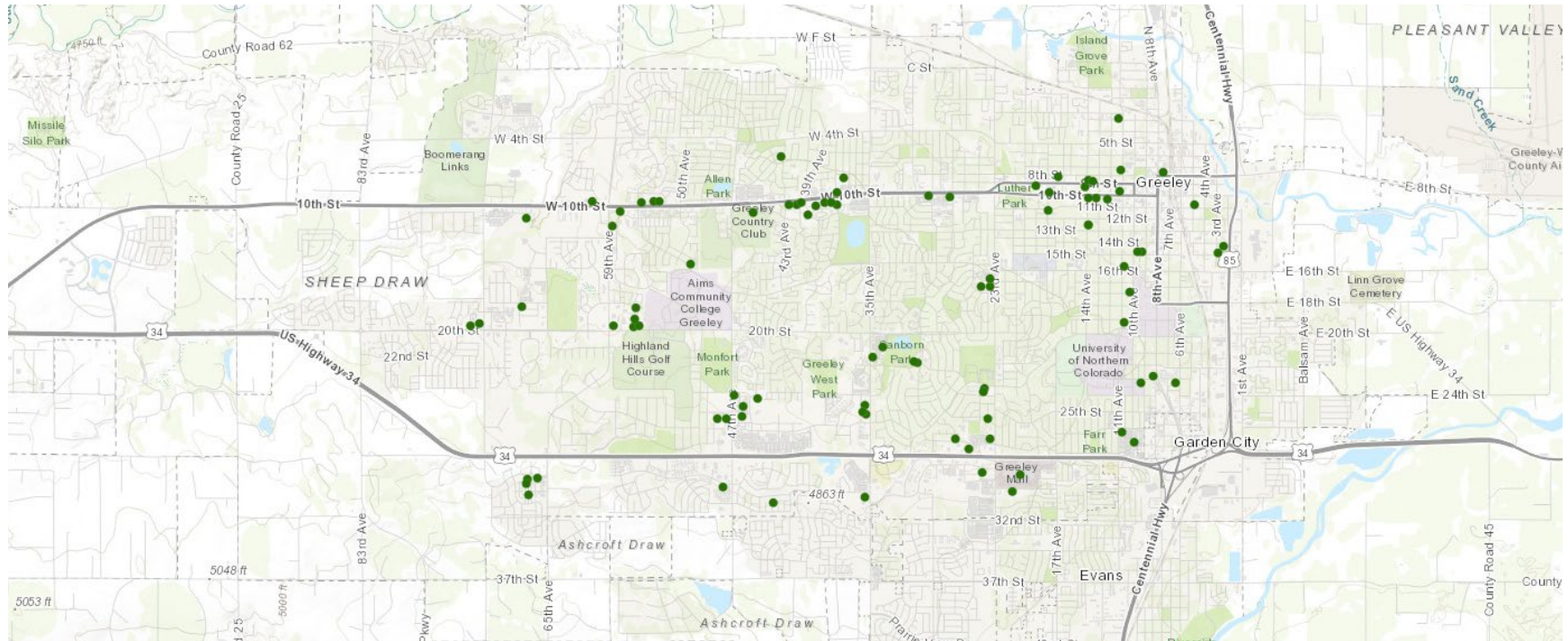
Landscape Map:



Landscape Overview 2023

Through September 20, 2023

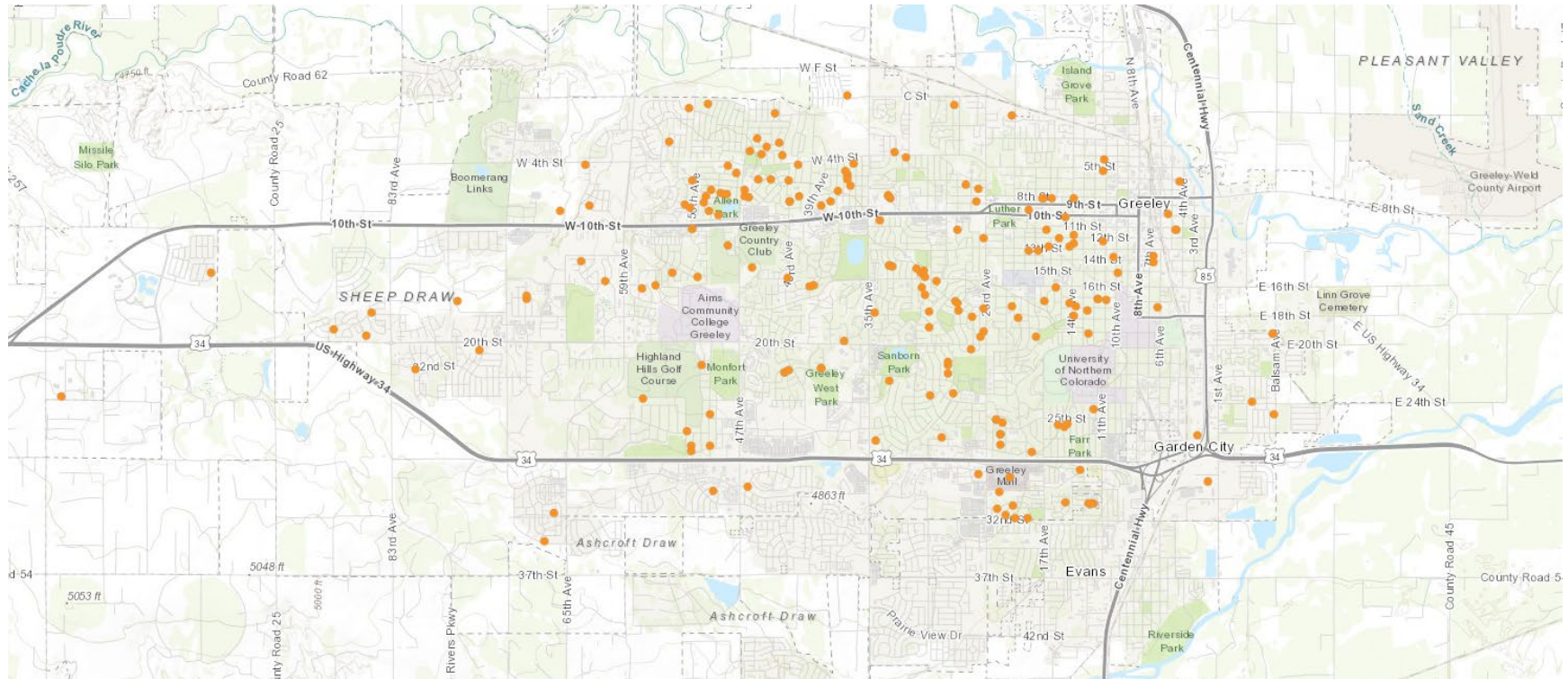
Trees Map:



Landscape Overview 2023

Through September 20, 2023

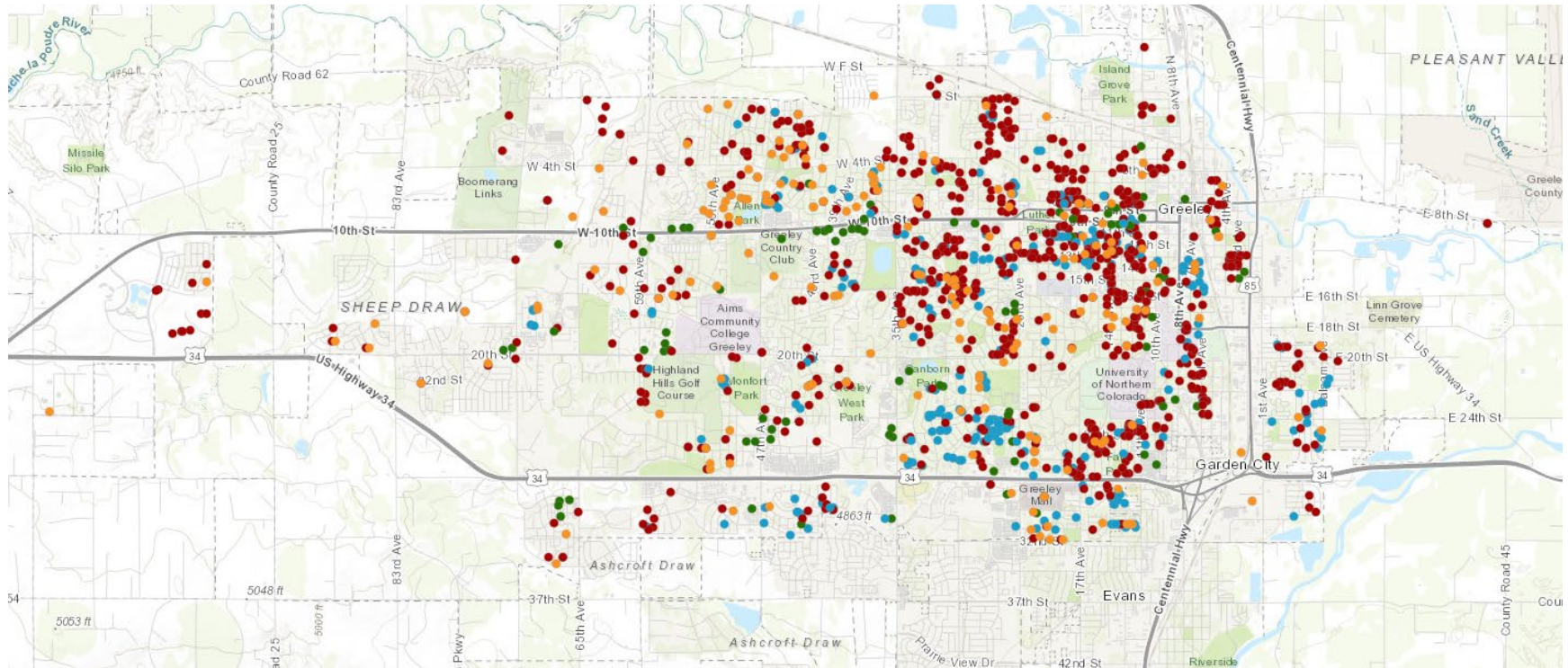
Property Maintenance Map:



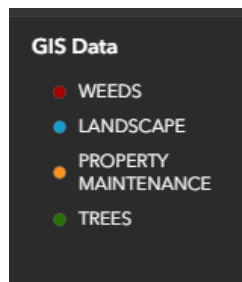
Landscape Overview 2023

Through September 20, 2023

All 4 violations together:



Legend:



From: Don Feldhaus [REDACTED]
Sent: Saturday, October 7, 2023 3:58 PM
To: Heidi Leatherwood <Heidi.L Leatherwood@Greeleygov.com>; Don Feldhaus [REDACTED]
Subject: Fwd: Artificial turf issue

[REDACTED]

Hi Heidi,
Please share these photos with council members prior to 10/24 work session. Submitted here with are photos of 4 Greeley front yards with dead grass and/or weeds clearly evidence of minimal care of what was once nice yards. The other example pictures are from 4 other Greeley front yards with artificial/synthetic grass- and they appear as residents who care about appearance while conserving our treated water. All pictures came from the 4 wards of Greeley. What practice makes more sense? As you consider the option of artificial/synthetic turf for front yards, when done appropriately, please remember to hear councilor Ed Clark's message on the subject. He advocated being open minded with this change when done with standards.

Thanks,
Don Feldhaus
[REDACTED]

Sent from my iPhone

[REDACTED]







OBJECTS IN MIRROR ARE CLOSER
THAN THEY APPEAR





BRID-IT.COM
1 877 522 3811









Front Yard Landscaping and Artificial Turf

Brian McBroom

City Council Work Session - October 24, 2023



Topics



- ☐ Overview of Front Yard Landscaping Regulations
- ☐ Updated Artificial Turf Information
- ☐ Things to Consider
- ☐ Discussion/direction

Front Yard Landscaping Regulations

(Sec. 24-802)

- All other unbuilt or unpaved areas of a site shall require ground cover, perennials, grasses, rock, mulch, or other natural and permeable surfaces
- Up to 50% of any landscape area may consist of inorganic (non-living) decorative material such as river rock, colored pea gravel, boulders, pavers, or similar natural material, provided it is designed and arranged in a way that can infiltrate runoff through associated planting areas
- Additional requirements for trees and shrubs for new construction
- Currently, artificial turf is only acceptable as ground cover for areas not visible from public rights-of-way and streets and may be subject to other engineering specifications such as grading or drainage plans
- **Why?** Aesthetics, quality of life, controlling run off, water quality, urban cooling

Recent Examples of Violations



Weed issues are most common

HOA enforcement reduces case numbers in western neighborhoods

Summer months are busiest

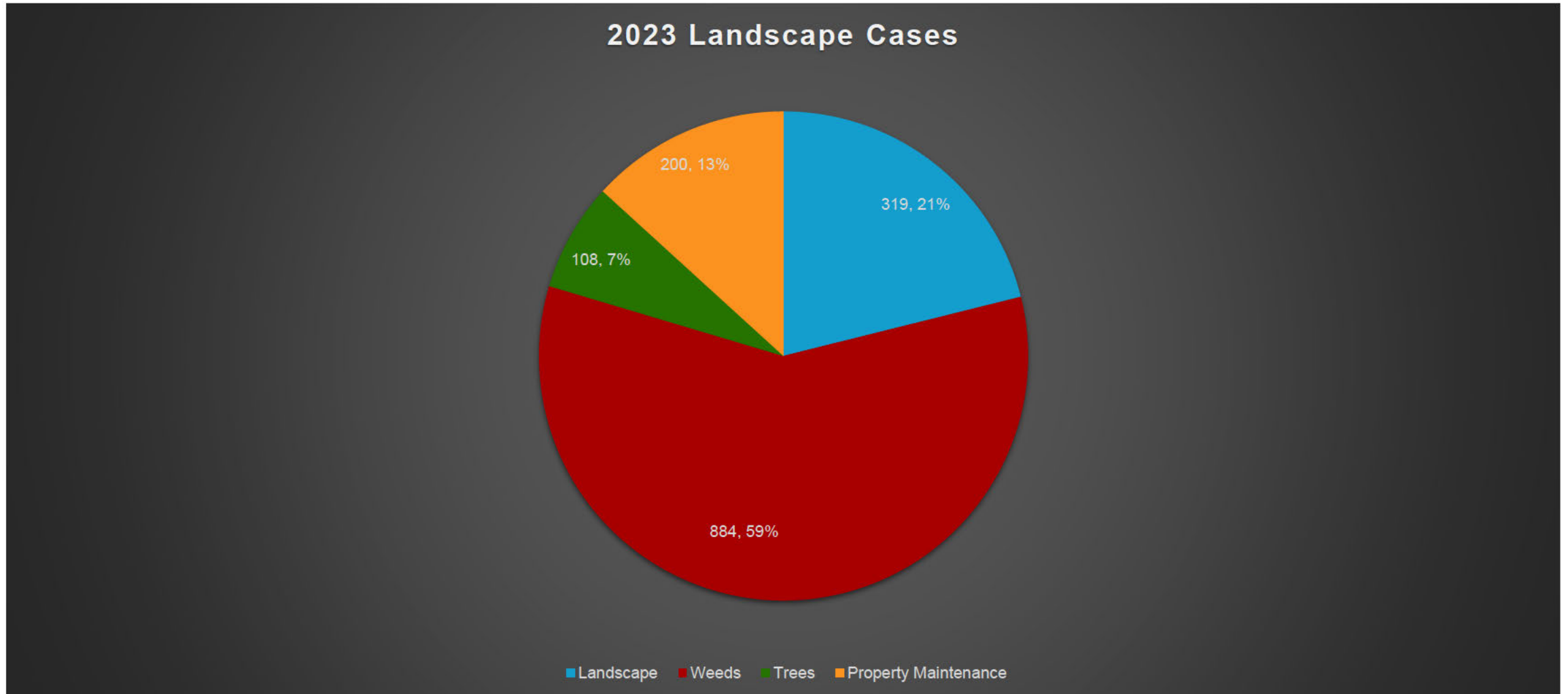
Split between proactive cases and complaints

Most cases closed with voluntary compliance

Six artificial turf cases in last year

Focus is most serious cases (barren ground, tall weeds & complaints)

2023 Landscape Enforcement Cases



Things to Consider

Living/Non-living

Balance of both is important and reasonable – current standard is effective

Financial Assistance

Staff researching support programs for those with legitimate financial needs

Flexibility

Expanding alternative compliance options can reduce violations and accelerate compliance (examples are tree and shrub canopy credits)

Artificial Turf Redux

Key Points from June 13th

- Difficult to manage quality
- Can present its own environmental challenges
- Limited life span & expensive
- Saves water
- Most communities silent on its use
- Result - code not amended

Things to Consider



Allowing up to 50% of front yard may be reasonable w/ low risk to the city – few installations expected



Thorough installation and maintenance standards



Monitor and follow up with City Council

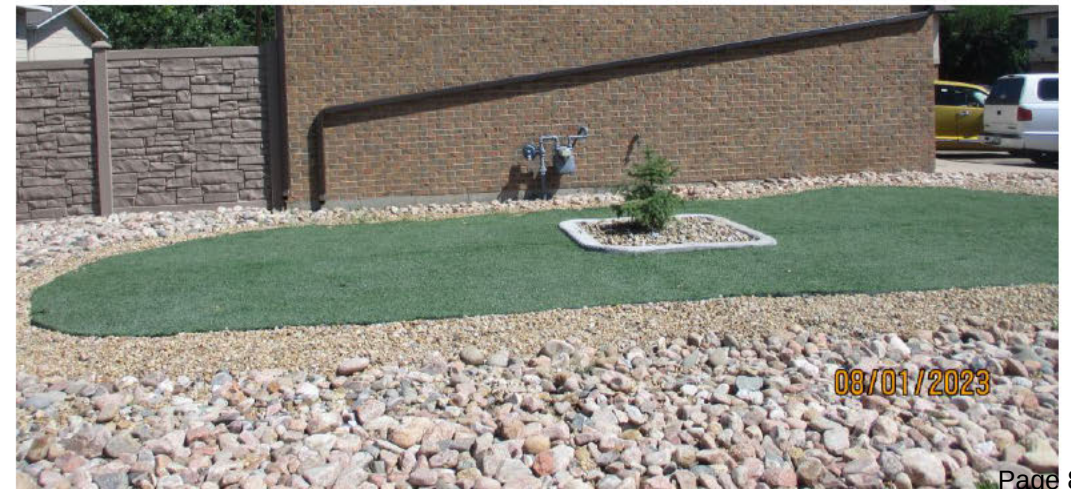


Or - continue to prohibit in the front yard



Staff supports allowing w/ conditions

Good Examples of Artificial Turf



Poor Examples of Artificial Turf



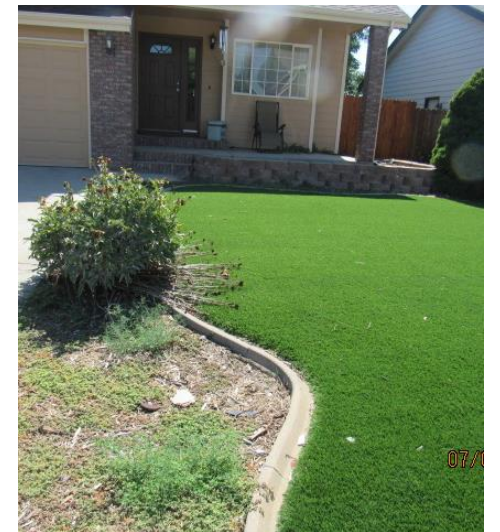
Slide 9 of 12

Key Questions

Shall we proceed with minor front yard landscaping updates, such as a financial assistance program and more administrative flexibility?

Should artificial turf be permitted in the front yard under certain conditions?

Do you need more information?



Next Steps

If consensus, proceed to
draft desired amendments

Planning Commission and
City Council Review and
Approval – First Quarter
2024



**Brian
McBroom**

**Brian.McBroom@
Greeleygov.com**

970-350-9786

Thank you!





Work Session Agenda Summary

October 24, 2023

Key Staff Contact: Winna MacLaren, Communications & Engagement Director

Title:

Future of Community Engagement in Greeley

Background:

The Communication and Engagement Department will be working to establish a strong foundation for robust community engagement and public participation in Greeley's municipal processes in 2024. Through ongoing relationship building and strengthening with various stakeholders, influencers and affinity groups, engagement staff will create lasting trust through meaningful engagement opportunities where community members feel their voice is valued. Using the International Association of Public Participation, a nationally recognized framework, strategic engagement growth will include relationship building, stakeholdering, tailored engagement/feedback opportunities and program development, which will lead to sustained engagement for years to come. This item is intended for informational purposes and open discussion, if desired.

Strategic Focus Area:



Business Growth



Community Vitality



High-Performance Government



Housing For All



Infrastructure and Mobility



Quality of Life



Safe and Secure Communities

Attachments:

1. Presentation

Community Engagement in Greeley

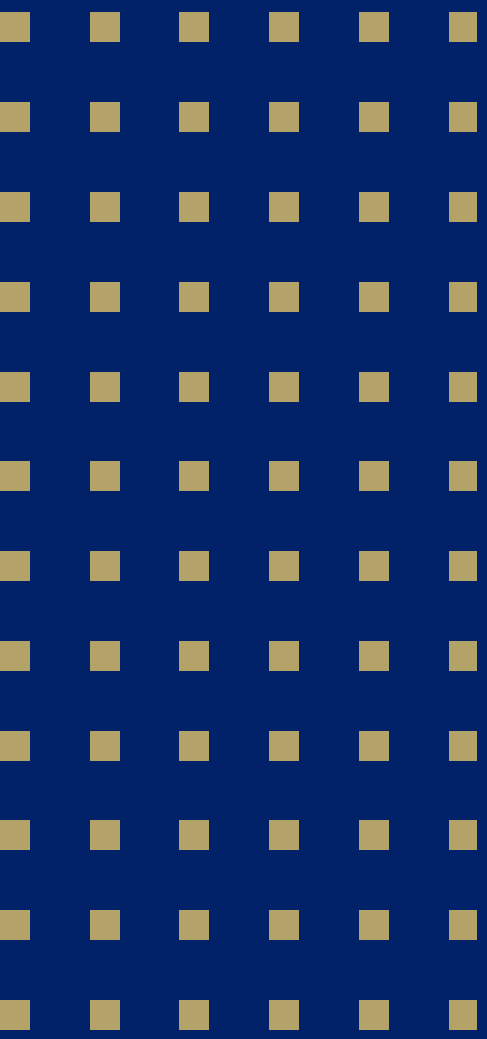
Foundational relationship building



Agenda



- Vision
- Mission
- Community Engagement Defined
- Key Principles
- Progress to Date
- Stakeholder Analysis & Engagement Strategy in 2024 and beyond

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

Vision

Representative government as reflected in our
priorities, programs, services

Mission

- Facilitate meaningful and open interactions between our community members and the city's decision-making processes
- Co-create effective policies, programs, and initiatives that reflect the values and aspirations of our community



What is Community Engagement?

The process of working collaboratively with and through groups of people affiliated by geographic proximity, special interest, or similar identifiers to address issues that are most important to them.

Key Principles



INCLUSIVE



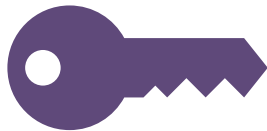
COLLABORATIVE



TRANSPARENT



EMPOWERMENT



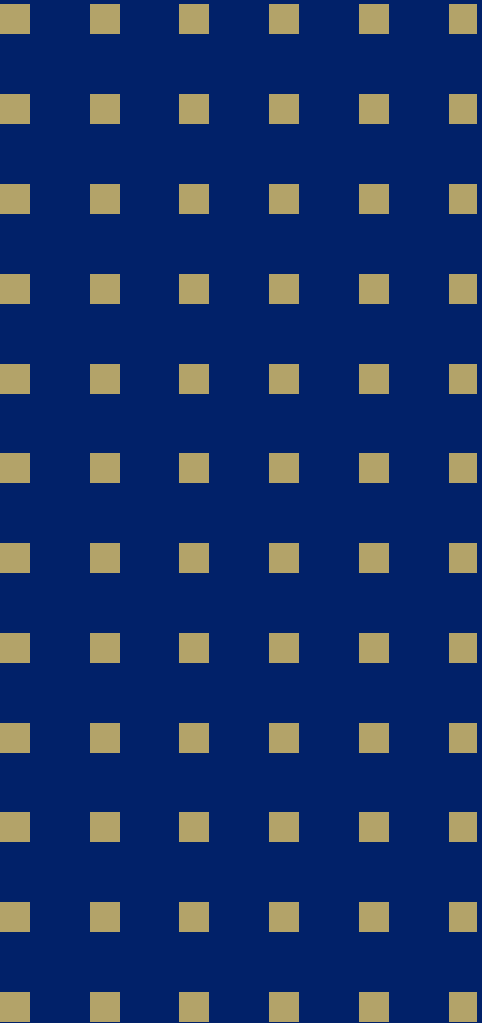
ACCESSIBLE



ADAPTABLE



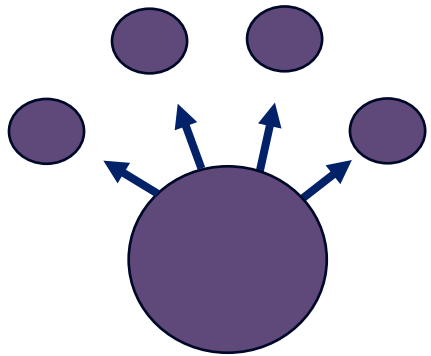
ACTIONABLE

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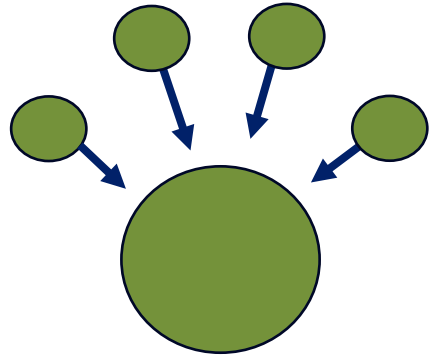
Current Engagement Progress

International Association for Public Participation (IAP2) Spectrum

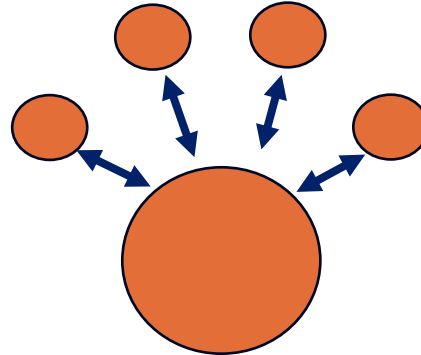
INFORM



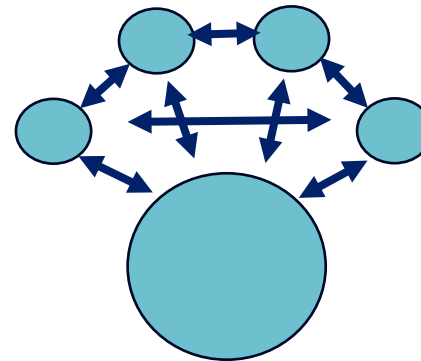
CONSULT



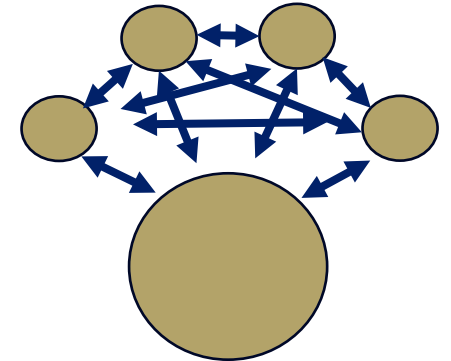
INVOLVE



COLLABORATE



EMPOWER



Increasing impact of the decision

Goal - Government's Role

| Promise

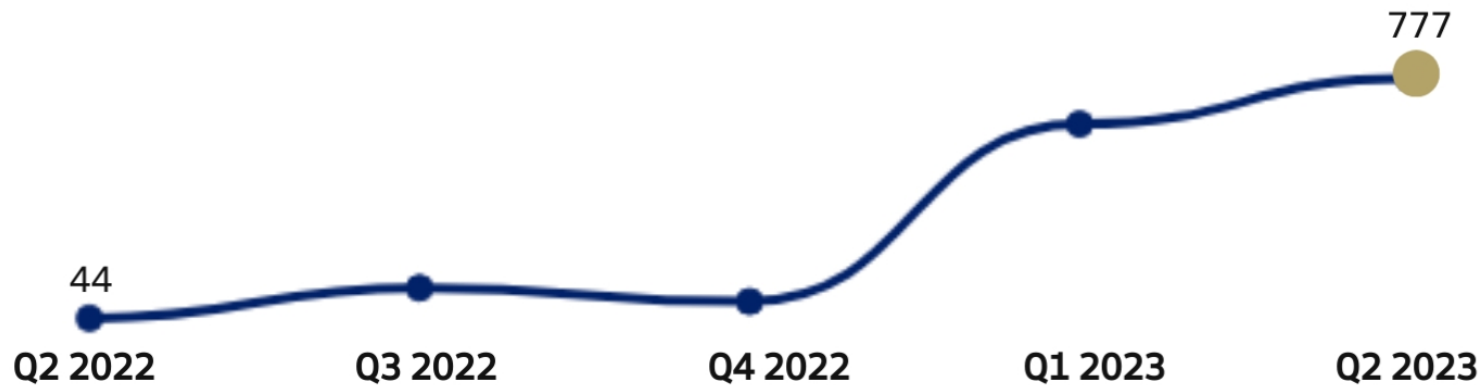
| Tactic

| Public's Role

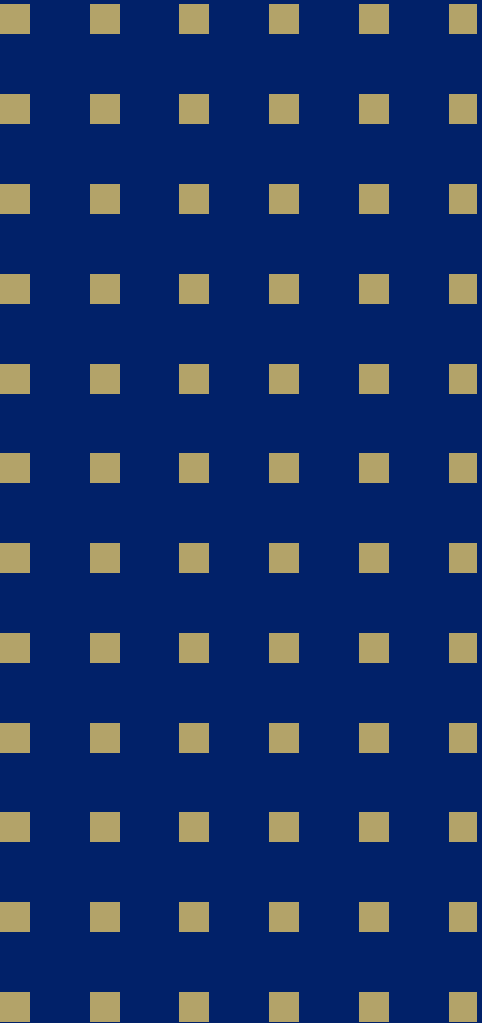
Speak Up Greeley Engagement Data

Speak Up Greeley Engaged Users

Speak Up Greeley is an online engagement site designed to keep community members informed about projects happening in Greeley. Engaged users on the platform are defined as registered users who contribute to projects through posts, comments, submissions, or reactions.



777
engaged users
Apr- Jun 2023

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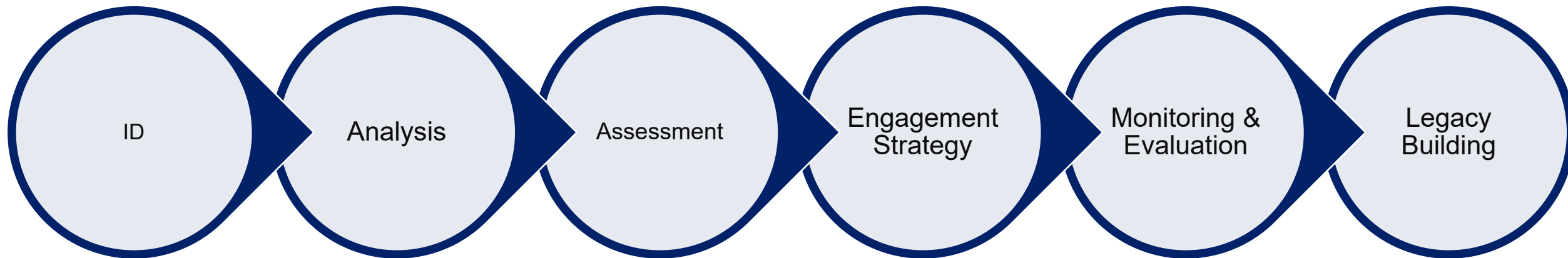
Future Engagement Strategy

Community Network Analysis



Community Analysis

Key Stages



Program Development

Design and Deliver Programming for sustained engagement over the long-term

GOAL: Increase understanding and participation in local government decision-making processes

Program Development

Potential programming concepts:

- Council in the Community
- Civic Engagement 101
- Youth Development

Summary

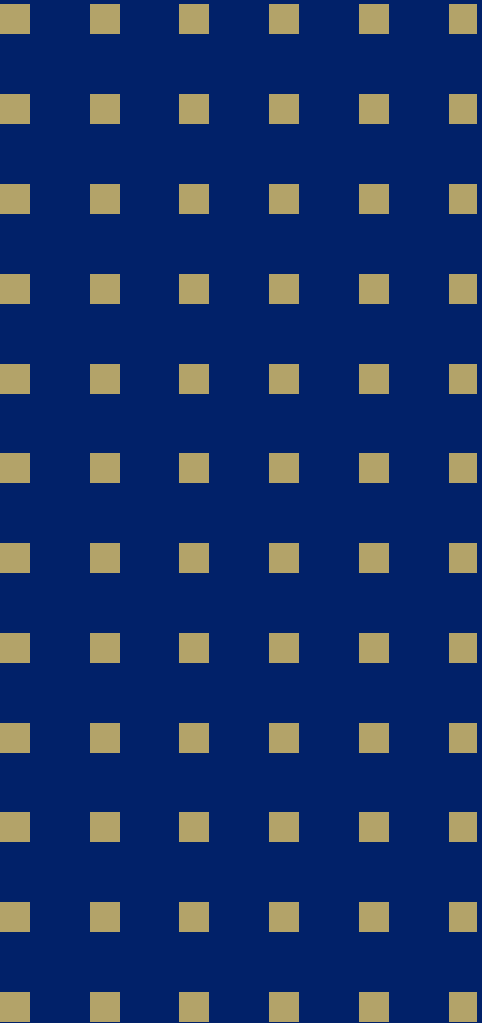


Relationship building is the foundation of our community engagement process.

- Identify how Greeley community members want to engage in shaping their community
- Design strategic, transparent, and sustainable ways to align with community goals and aspirations

Thank you



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Appendix

IAP2's Public Participation Spectrum

The City of Greeley has adopted the methodology and philosophy of the International Association of Public Participation (IAP2) to improve and promote best practices of public engagement and participation.

C&E will consistently strive to serve as your strategic partner, guiding and initiating the IAP2 framework. In return, collaborators are expected to understand the IAP2 framework and embrace it as a best practice.

IAP2 Spectrum of Public Participation is as follows: At each level a different promise to the community applies – a promise that holds decision-makers accountable. Each level requires a different type of interaction.

The Inform level simply offers to provide information throughout a process about work being undertaken by an internal or expert team leading up to a decision being made. The promise is simply keeping people informed & helping people to understand. No input or feedback is sought from the community of interest. *Factsheets
*Websites

The Consult level is about putting forward options or a proposal for which feedback is sought. The promise is to listen to the community of interest's feedback, to carefully consider, then make decisions and finally explain how this feedback was used. *Public Comment *Surveys *Public Meetings

The Involve level invites input and ideas from the community to help develop options & potential solutions. The community participates earlier in the process than for the consult level. The community is part of developing solutions, not just commenting on plans or proposed solutions. Ultimately, the organization makes the decision, but promises the decision will be informed by ideas and input. *Workshops * Deliberate Polling

The Collaborate level is a significant jump. It's about partnering and sharing power – to the maximum extent possible. It takes more time and effort. A range of stakeholders/community members work together with the sponsoring organization to define the scope of the decision to be made, develop options, assess those options against agreed criteria to arrive at consensus. *Citizen Advisory Committees *Consensus Building *Participatory Decision-Making

The Empower level is essentially delegated decision-making. It is where an organization promises to do whatever the community of interest' decides. *Citizen Juries
*Ballots

Speak Up Greeley – Engagement Data

	Visitor Engagement		
Timeline	Aware	Informed	Engaged
	A visitor that has made at least one visit to the site or project	A visitor that clicked on something	A visitor who has contributed to the project using the tools provided
Mar. 2022 – Jun. 2022	361	102	44
Jul. 2022 - Sep. 2022	1919	504	137
Oct. 2022 - Dec. 2022	1057	326	95
Jan. 2023 - Mar. 2023	2530	1033	638
Apr. 2023 - Jun 2023	3403	1392	777
Jul. 2023 – Sep. 2023	2731	896	76



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 Event Calendar

Council Meeting and Work Session Schedule

Status Report of Council Initiatives and Related Information

October 23, 2023 - October 29, 2023

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

Monday, October 23

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

Tuesday, October 24

- 6:00pm - City Council Work Session Meeting (R_CCS_Council Chambers - WiFi Ready) - Council Master Calendar ↻
- 6:30pm - 7:30pm Special City Council Meeting (R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers Overflow Room 103) - Council Master Calendar

Wednesday, October 25

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

Thursday, October 26

- 11:30am - 1:00pm Weld Community Foundation Spread the Good Luncheon (Gates, DeBoutez, Hall, Butler) (Aims Community College; (Welcome Center)) - Council Master Calendar
- 6:00pm - 8:00pm Annual Town/County Dinner- RSVP by Oct 20 (Weld County Administration Building; 1150 O Street, Greeley) - Council Master Calendar

Friday, October 27

Saturday, October 28

Sunday, October 29

October 30, 2023 - November 5, 2023

October 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				

November 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		

Monday, October 30

Tuesday, October 31

 6:00pm - 6:30pm (No Council Meeting - 5th Tuesday)

Wednesday, November 1

 3:00pm - 3:30pm BIG Promotion Ceremony - Commanders and Sergeants (Greeley Police Department; (Donahue Room)) - Council Master Calendar

Thursday, November 2

 7:30am - Poudre River Trail (Hall) 

 3:30pm - IG Adv. Board (Butler) 

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

Friday, November 3

Saturday, November 4

Sunday, November 5

November 6, 2023 - November 12, 2023

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

Monday, November 6

Tuesday, November 7

 **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, November 8

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

Thursday, November 9

Friday, November 10

 **4:00pm - 4:30pm Greeley Dental Care Ribbon Cutting** (5214 West 20th St. Greeley, Colorado 80634) - Council Master Calendar

Saturday, November 11

 **11:00am - 11:30am Veteran's Day Celebration - Bittersweet Park** - Council Master Calendar

Sunday, November 12

November 13, 2023 - November 19, 2023

November 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		

December 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, November 13

Tuesday, November 14

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



Wednesday, November 15

 **7:30am - Visit Greeley (Butler)** (902 7th Ave Greeley) 

Thursday, November 16

 **7:30am - 8:30am Downtown Development Authority (DeBoutez/Butler)** (802 9th St #100, Greeley, CO 80631) 

 **8:00am - 8:30am National League of Cities Summit** (Atlanta) - Council Master Calendar 

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

Friday, November 17

 **8:00am - 8:30am National League of Cities Summit** (Atlanta) - Council Master Calendar 

Saturday, November 18

 **8:00am - 8:30am National League of Cities Summit** (Atlanta) - Council Master Calendar 

Sunday, November 19

City Council Meeting Scheduling 2023			
	10/17/2023		
	This schedule is subject to change		
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
October 24, 2023 Council Work Session	High Plains Development Corp - Star Rise Apartment Project - Jodi Hartman	Ashley Weesner/Juliana Kitten	WS
	Initiative 10-2023 Camping Ban, Resources, and Enforcement	Juliana Kitten/Doug Marek/Adam Turk	WS
	Initiative 11- 2023 - Artificial turf and landscape standards	Brian McBroom	WS
	Image Campaign Update	Winna MacLaren	WS
	Community Engagement Priorities 2024	Winna MacLaren	WS
October 24, 2023 Special Council Meeting	Settlement Agreement	Doug Marek	Consent
	Resolution to Appoint Interim Finance Director	Noel Mink	Consent
	Settlement Agreement	Doug Marek	Regular
November 07, 2023 Council Meeting	CANCELLED due to Election 2023		
November 14, 2023 Council Work Session	Initiative 08-2023 Public Nuisance Order	Brian McBroom/Doug Marek	WS
	Code Updates - Affordable Housing Parking Reduction	Brian McBroom	
	Chief Human Capital Officer Overview	Kimberly Southern-Weber	
	Exe Session for Mid-Year Review of Council Appointees	HR- Noel Mink	WS
November 21, 2023 Council Meeting	CANCELLED due to Thanksgiving/Holiday Week		
November 28, 2023 Special Meeting	Swear in New Councilmember(s)	Judge Gonzales/Heidi	
	Minutes- Oct 3 CC Mtg, Oct 17 CC Mtg, Oct 10 WS, Oct 24 WS, Nov 14 WS	Heidi Leatherwood	
November 28, 2023 Council Work Session	Resolution Approve the Transformational Homelessness Response Grant Award	Ashley Weesner/Juliana Kitten	Consent
	Boards & Commissions Triennial Review Report	Heidi Leatherwood	WS
	Initiative 03-2023 Campaign Finance Contributions	Doug Marek/Heidi Leatherwood	
	Exe Session for Mid-Year Review of Council Appointees		
	Proclamations (16 Days of Activism Against Gender Violence)	Mayor	Intro
December 05, 2023 Council Meeting	Proclamation - Wreaths Across America (Mayor presents at Event)	Mayor	Intro
	Minutes Approval (Nov 28 SM, Nov 28 WS)	Heidi Leatherwood	Consent
	Approve the Council meeting schedule for 2024	Heidi Leatherwood	Consent
	Consideration of a Resolution - 2023 DDA Mill Levy Certification	Finance - TBD	Consent
	Intro & 1st Rdg Ord - 1318 47th Ave PUD	Caleb Jackson/Jeff Woeber	Consent
	Intro & 1st Rdg Ord- Triple Creek PUD	Brian McBroom/Michael Franke	Consent
	Intro & 1st Rdg Ord - Triennial Review	Heidi Leatherwood	Consent
	Consideration of a Resolution Approving the 2024 DDA Budget	Finance - TBD	Regular
	PH & 2nd Rdg - 2118 N. 47th Ave	Brian McBroom/Michael Franke	Regular
	Sign Regulation and Enforcement	Brian McBroom	WS
December 12, 2023 Council Work Session	Current School District IGA Overview	Brian McBroom	
	Minutes- Dec 5 CC, Dec 12 WS	Heidi Leatherwood	Regular
December 19, 2023 Council Meeting	PH & 2nd Rdg - 1318 47th Ave PUD	Caleb Jackson/Jeff Woeber	
	PH & 2nd Rdg - Triple Creek PUD	Brian McBroom/Michael Franke	Regular
	PH & 2nd Rdg Ord - Triennial Review	Heidi Leatherwood	Regular
	Boards & Commissions Appointments	Heidi Leatherwood	Regular

City Council Meeting Scheduling 2023			
	10/17/2023		
	This schedule is subject to change		
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
December 26, 2023 Council Work Session	CANCELLED due to Holiday/Christmas Week		

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. At the August 8th City council Work Session, Public Works Staff will provide updates on the planned Interchanges on US 34 Bypass and 35th and 47th Avenues and the Mobility Hub at Centerplace titled the Mobility Expansion for Regional Growth and Equity (MERGE) project. The United States Department of Transportation (USDOT) has opened the Multimodal Project Discretionary Grant (MPDG) program for applications due August 21, 2023. The purpose of this item is to provide council with an update of the project design, cost information and an overview of the proposed grant application.	Next grant application expected May 2023	Pending outcome of federal grant application submitted	Paul Trombino
09-2022	Butler	Traffic safety between 71st Ave and 8th St	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.	An analysis by staff will be completed in the coming weeks to determine the impact of these traffic calming improvements and determine if additional improvements are needed.	Paul Trombino
03-2023	Butler	Campaign Contribution Limits	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	Nov 28 Work Session	CCO/CAO

04-2023	Hall	Pumpkin Ridge - Bridge	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	PW scheduled next neighborhood meeting for June 29, 2023 at the Greeley Fun Plex from 5:30 to 7 pm.	We are anticipating this next neighborhood meeting will be in November or December of 2023 . As a result, there will be no construction activity for this proposed trail connection in 2023.	PW
08-2023	DeBoutez	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-July with research and draft ordinance at Council work session Nov 14 Work Session	CAO Brian McBroom
10-2023	Clark	Camping bans, Resources and Enforcement	July 18, 2023 Council Meeting	Councilmember Clark reported that residents were expressing safety concerns about the Hillside area parks occupied by homeless individuals.	City Attorney, Housing and Homelessness, Police Dept	Meeting on 8/8 with multiple attorneys to discuss next steps Work session- Oct 24?	Doug Marek, Juliana Kitten and Adam Turk
11-2023	Clark/Butler	Artificial turf and landscape standards	August 1, 2023 Council Meeting	Councilmember Clark asked for research the possibilities and standards for artificial turf and Councilmember Butler asked to research landscape standards Councilmember DeBoutez wants Shiloh Hatcher involved to talk about the effects of the artificial turf on forestry	Community Development	Come Back to Council with a draft ordinance Oct 24 Work session	?
1-2020	Hall	Follow-up on the Poudre River Trail-Narrows Project	August 1, 2023 Council Meeting	Councilmember Hall submitted an initiative in 2020 for Poudre River Trail Narrows Project and would like a follow-up due to this time period being during COVID	PW/CPRD	Come back to Council with update or completion date NAT is pursuing a State Trails Planning grant to complete a 30% design for the Narrows section of the trail. The grant application, which will be submitted in October, will complete baseline river modeling in addition to an alternative alignment analysis which will also look at the existing alignment, with high level cost estimates for each alternative. The scope will also include a 30% design of the preferred alignment	Paul Trombino/Diana Frick
12-2023	Butler	Funding Options Regarding the Greeley-Evans Transit	Oct 3 CC		PW	Give Report	Paul Trombino