

Greeley City Council Agenda

Regular Meeting
Tuesday, February 6, 2024 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/85706217450>

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)

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/>

Comment in real time:

During the public input portion of the meeting and public hearings:



In person attendees can address the Council in the Chambers.



The public can join the Zoom Webinar and comment from the remote meeting.

Submit written comments:



Email comments about any item on the agenda before Noon on the day of the meeting to cityclerk@greeleygov.com



Written comments can be mailed or Dropped off at the City Clerk's office at City Hall, at 1000 10th St. Greeley, CO 80631



Mayor

John Gates

Councilmembers

Tommy Butler - Ward I

Deb DeBoutez - Ward II

Johnny Olson - Ward III

Dale Hall - Ward IV

Brett Payton - At-Large

Melissa McDonald - At-Large



City Council Regular Meeting Agenda

Tuesday, February 6, 2024 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/85706217450>

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Recognitions and Proclamations
6. Citizen Input
7. Reports from Mayor and Councilmembers
8. Initiatives from Mayor and Councilmembers

Consent Agenda

The Consent Agenda is a meeting management tool to allow the City Council to handle several routine items with one action.

Council Members may request an item be pulled off the Consent Agenda and considered separately under the next agenda item in the order they were listed.

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9. A motion to approve the City Council Proceedings of the January 9, 2024 Work Session and the January 16, 2024 Regular City Council Meeting
 10. A motion to appoint Kevin Ross as a voting member for the Downtown Development Authority to fill a vacancy left by the resignation of Logan Richardson, fulfilling the term through June 2024

End of Consent Agenda

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11. Pulled Consent Agenda Items
 12. A resolution authorizing allocation of funds for phase 1 of the High Plains Housing Development's StarRise at North Weld Village Project

13. Public hearing and second reading of an ordinance amending Title 8, Chapter 9 and Title 14, Chapter 10 of the Greeley Municipal Code relating to the sale of Tobacco products.
14. 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
15. Scheduling of Meetings, Other Events
16. Adjournment



Council Agenda Summary

Title:

Recognitions and Proclamations

Summary:

Councilmember McDonald will present the *What's Great about Greeley* Report.

Attachments:

What's Great Presentation



City Council Meeting
February 6, 2024

An aerial photograph of a city, likely Denver, with a large white banner overlaid in the center. The banner has a torn, paper-like edge. The background shows a vast cityscape with green trees, some buildings, and a wide river or valley. In the far distance, a range of mountains with snow-capped peaks is visible under a clear blue sky with some light clouds.

***In all ways, we will transmit
this City not only, not less, but
greater and more beautiful than
it was transmitted to us.***

- Athenian Oath

Mayor John Gates Appointed to Public Safety and Crime Prevention Federal Advocacy Committee

- Will serve a one-year term
- Committee shapes National League of Cities policy positions on safety



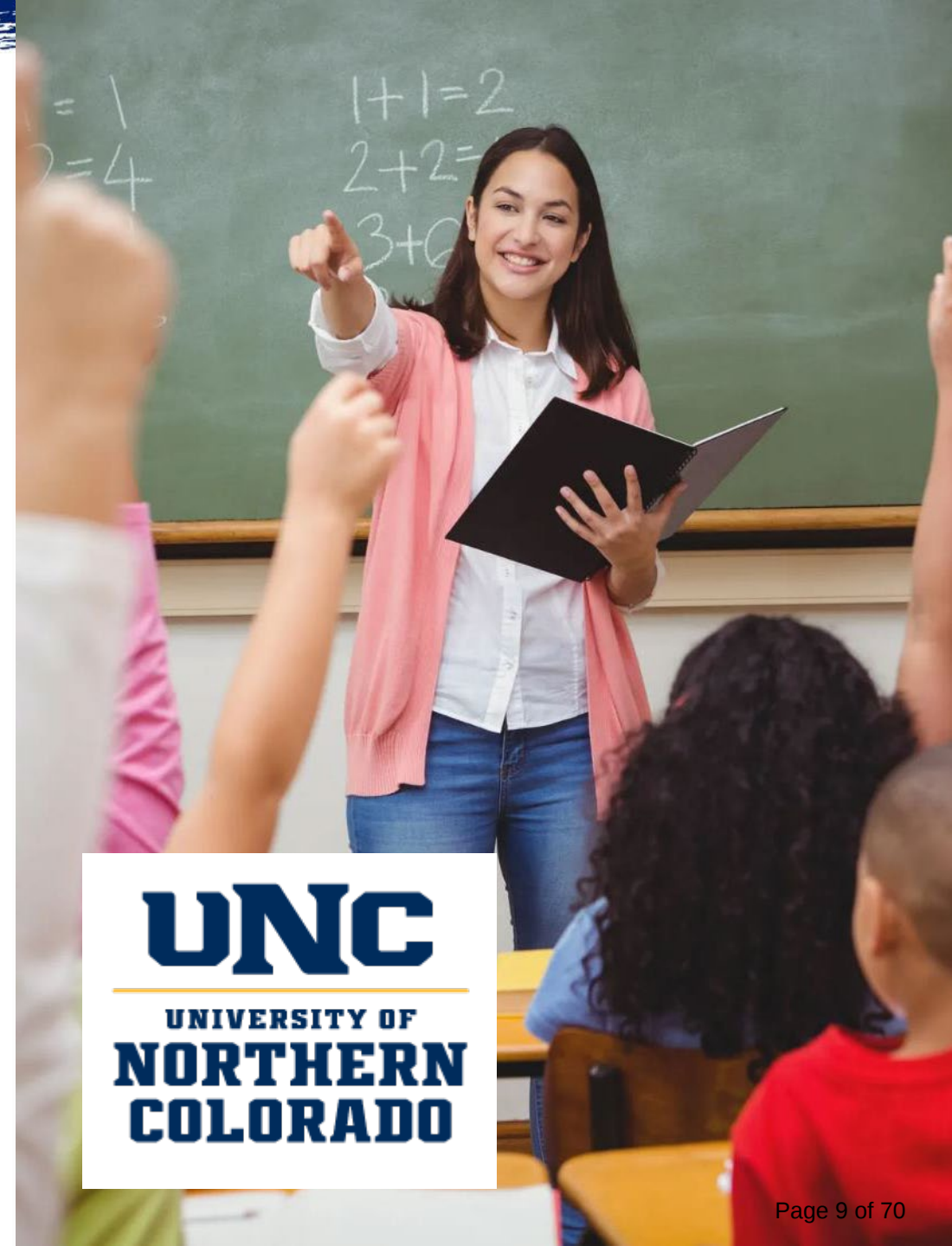
Councilmember Johnny Olson Re-Appointed to Transportation & Infrastructure Services Committee

- Committee shapes NLC's policy positions and advocates for federal funding opportunities for cities and towns.



UNC's Center for Urban Education Earns Promising Practice Award

- Awarded by the American Association of Colleges for Teacher Education.
- Recognizes ideas by schools and colleges that help increase the diversity of educators.



Weld Food Bank Receives \$125,000 Chick-Fil-A True Inspiration Award

- Funds will support the mobile pantry serving 70,000 individuals and distribute 2.2 million pounds of fresh food
- Weld Food Bank is one of 51 nonprofits across the country to receive funding.



City Planner Elizabeth Kellums Appointed to Colorado Preservation, Inc. Board

- Three-year term
- CPI dedicated to supporting the protection of historic places across Colorado.



Colorado Preservation, Inc.



Greeley Listed on GoBankingRates' 'Top 10 US Cities for New Construction Homes in 2024' List

- List highlights amenities such as affordable homes, hiking trails, Colorado Model Railroad Museum and the Greeley History Museum.







Council Agenda Summary

Title

Citizen Input

Summary

During this 15-minute portion of the meeting, anyone may address the Council on any item of City Business appropriate for Council consideration that is not already listed as a public hearing on this evening's agenda.

As this meeting is being conducted in a hybrid format, citizen input will be accepted first from those in the City Council Chambers, and then from the virtual meeting audience via the meeting's webinar.

Written comments submitted for any item on the agenda will be placed in the public record and provided to the Council for their review and should include the name and city of residence of the person submitting the comments for the record.



Council Agenda Summary

Title

Reports from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may offer announcements or reports on recent events and happenings. These reports should be a summary of the Councilmember's attendance at assigned board/commission meetings and should include key highlights and points that may require additional decision and discussion by the full Council at a future time.



Council Agenda Summary

Title

Initiatives from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may bring before the Council any business that the member feels should be deliberated upon by the Council. These matters need not be specifically listed on the Agenda, but formal action on such matters shall be deferred until a subsequent Council meeting.

Initiatives will generally fall into three categories:

- 1) A policy item for Council deliberation and direction for a future Worksession, Committee meeting, or regular/special Council meeting;
- 2) A request to the City Manager for information or research;
- 3) A request involving administrative processes or procedures.

At the close of this portion of the meeting, the Mayor will confirm Council's consensus that the individual requests be pursued.

Attachments

Status Report of Council Initiatives and Related Information

Greeley City Council

Status Report of Council Initiatives

Initiative No.	Council Member Initiating	Council Request	Council Meeting or Work Session Date Requested	Next Steps & Schedule	Anticipated Deliverable & Date (Report, Council Presentation, etc.)	Assigned to:
15-2021	Olson	Formation of a committee for implementation of a funding strategy for the 35th and 47th interchanges.	December 7, 2021 Council Meeting	•Next grant application expected May 2023	Pending outcome of federal grant application submitted	Paul Trombino
03-2023	Butler	Campaign Contribution Limits	February 7, 2023 Council Meeting	•Presented at Nov 28 Work Session	•Intro/1st Rdg Ordinance scheduled for March 5. Council Meeting; 2nd Rdg Ordinance scheduled for Mar 19.	Doug Marek/ Heidi Leatherwood
04-2023	Hall	Pumpkin Ridge - Bridge	March 7, 2023 Council Meeting	•PW report provided to Council on March 24, 2023. Neighborhood meeting planned on June 29, 2023. •Included Raymond's 9/1/2023 Council Update	•A Neighborhood meeting was held on December 13th with residents of Pumpkin Ridge. Approx. 28 people attended. PW proposed constructing a low-rise crossing at the current sidewalk location. Work is anticipated to occur in 2024. •Update included in the January 5, 2024 Council Report ; •Will remain on this list until the foot bridge is complete	PW
08-2023	DeBoutez	Public Nuisance Ordinance	May 9, 2023 Council Work Session	•Presented at December 12, 2023, Work Session	•1st Rdg Code Updates in first quarter	Doug Marek Brian McBroom
11-2023	Clark/Butler	Artificial turf and landscape standards	August 1, 2023 Council Meeting	•Come back to Council with a draft ordinance	•Council consensus: Staff to bring back minor updates to the front yard landscaping regulations for consideration •Due to current legislation artificial turf amendmentments may be delayed other landscaping amendments may be presented late first quarter	Brian McBroom

1-2020	Hall	Follow-up on the Poudre River Trail-Narrows Project	August 1, 2023 Council Meeting	•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. Working with existing consultants, we've established an estimated cost for the design process to get to a 30% of roughly \$150,000. •Unless a new alignment comes out of the design process, utilizing the existing alignment or an alternative on the north side of the river identified by past studies will likely exceed \$2 million to completed design/permitting and construction for this section	•NAT is pursuing a State Trails Planning grant to complete a 30% design for the Narrows section of the trail. If funded by the grant, which will be awarded in late 2023 or early 2024, design work could begin in early-to-mid 2024.	Paul Trombino/Diana Frick
12-2023	Butler	Funding Options Regarding the Greeley-Evans Transit	October 3 Council Meeting	Staff to bring back information for funding and ridership of the Greeley Evans Transit	•Transit/Mobility Update Report Sent to CMO 01/29/2024-Work Session scheduled for March 19, 2024	Paul Trombino
13-2023	Hall	City Grants	12/20/2023	Provide report identifying the grants that were received so Councilmember Hall can provide to CML	•Report was gathered from Finance and will be sent to CMO staff •Target date is end of March	Debbie Reid/Juliana Kitten
14-2023	Butler	Charter Review	12/19/2023	Asked Staff to start process of Charter review	•Setup monthly meetings with stakeholder's •Target date to bring options to Council is late April	CAO/CCO
1-2024	DeBoutez	Oil and Gas 101	January 16, 2024 City Council Meeting	Asked that staff prepare an educational presentation with the following data: Number of: oil wells, plugged, abandoned, active; also monitoring wells status, long range plans and underground pipeline monitoring	•Work Session tentatively scheduled for March 26, 2024	CD
2-2024	Butler	Ballot Language for the Police Sergeant initiative	January 16, 2024 City Council Meeting	Asked CAO staff to create more descriptive language for the police sergeant ballot question for 2024	•report back with language	CAO



Council Agenda Summary

February 6, 2024

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

A motion to approve the City Council Proceedings of the January 9, 2024 Work Session and the January 16, 2024 Regular City Council Meeting

Summary:

A Work Session of the City Council was held in the City Council's Chambers on January 9, 2024 and a meeting of the City Council was held in the City Council's Chambers on January 16, 2024.

The draft proceedings of each meeting have been prepared and are being presented for the Council's review and approval.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
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Legal Issues:

Legislative

Other issues and Considerations:

None

Strategic Focus Area:



High-Performance Government

Decision Options:

- 1) Approve the motion; or
- 2) Amend the motion and approve as amended; or
- 3) Deny the motion; or
- 4) Continue consideration of the motion to a future date.

Council's Recommended Action:

Approve the motion.

Attachments:

1. Council Work Session Minutes January 9, 2024 - draft
2. City Council Proceedings January 16, 2024 -draft

City of Greeley, Colorado
CITY COUNCIL WORK SESSION REPORT

January 9, 2024

6 p.m.

1. Call to Order

Mayor John Gates called the meeting to order at 6:00 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. Pledge of Allegiance

Mayor Gates led the Pledge of Allegiance.

3. Roll Call

City Clerk Heidi Leatherwood called the roll.

The following members of Council were present:

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Mayor Pro Tem Dale Hall

Councilmember Johnny Olson

Councilmember Melissa McDonald

Mayor John Gates

Councilmember Brett Payton - excused

4. Reports from Mayor and Council Members

None

5. Weld RE-5J School District Intergovernmental Agreement

Community Development Director Brian McBroom introduced Interim Chief Planner Caleb Jackson to present the item at 6:01 p.m.

Mr. Jackson provided an informational presentation to Council seeking direction on whether to pursue an intergovernmental agreement with the Johnstown-Milliken School District.

The City of Greeley is served by four school districts. In 2020, the City of Greeley entered into intergovernmental agreements with three school districts (Greeley-Evans, Windsor-Severance, Eaton) to require residential developers to dedicate land within their

project area for school sites or pay cash-in-lieu of land dedication to help purchase land for schools in the vicinity.

In 2022, the Johnstown-Milliken School District completed an updated assessment of land dedication and cash-in-lieu needs and instructed their staff to initiate intergovernmental agreements (IGA) with municipalities. Greeley is beginning to approve zoning for residential development within the Johnstown-Milliken School District.

Almost seven square miles of the Johnstown-Milliken School District is located within Greeley's Long Range Expected Growth Area, and around half of that area is already annexed into southwestern Greeley. By adopting an intergovernmental agreement, residential developers within the Johnstown-Milliken School District would be required to set aside land for schools and/or remit cash to the district to purchase school sites to serve future residential development.

Councilmember Butler inquired about the Delantero development. Mr. Jackson provided an update on the development and indicated they are working with the school districts.

Mayor Gates commented that in his opinion, IGAs are function and a good idea, and expressed his support for moving forward with no need for an executive session.

Consensus of Council was to move forward with an IGA.

6. 16th Street Enhancement Project Update - Business Assistance

Economic Development Director John Hall and Public Works Direct Paul Trombino introduced the item at 6:07 p.m.

Mr. Hall and Mr. Trombino provided an update on the 16th Street Enhancement project, including information about the status of the project and some discussion of the possibility of business assistance. Staff requested consensus to proceed forward with work to formalize an assistance program.

The 16th Street Enhancement project is scheduled to begin in May 2024. The project will be constructed in three phases with an anticipated completion date of November 2024. Upon completion, the project will provide traffic-calming and improved safety, a more pedestrian-friendly walking environment, assist in area economic revitalization, and improve the connection between the neighborhood and the University of Northern Colorado (UNC) campus.

During the construction period, some business disruption may occur that could result in decreased sales by adjacent business. Some of these disruptions will include limited pedestrian or vehicular access. To assist businesses in preparing for disruptions, staff has been conducting regular outreach to potentially impacted businesses, including meetings,

email, and phone calls since February 2023. This outreach will continue before and during project construction in 2024.

Councilmember DeBoutez asked for clarification on the timing of the project starting on the south end and asked if the timing can be changed. She also asked how long access to the businesses would be closed off. Mr. Trombino replied that there may be impacts to changing the timing of the schedule. He explained that the intent is for the businesses to always have access. There may be intermittent times in which access is impacted, however, attempts are always made to find ways to accommodate access.

Councilmember Butler said that he would prefer a grant program with a simple process, making it easy to submit applications.

Councilmember McDonald asked what the response has been from the 25 impacted businesses. Mr. Trombino confirmed that all the business owners have been spoken to, they understand they are going to be impacted, and are supportive of the project. At this point, the response from the business owners is that they want to see it completed, and they're excited to see what the corridor will be like in the future.

Councilmember Olson asked about the plan for public information and stakeholder engagement. He asked if there will be a website and key messages to the property owner with updates and constant engagement, so that patrons can have that open communication. Councilmember Olson asked for multiple ways of getting the message out, through utility bills, text messages, or other means, for citizens that do not use the website. Mr. Trombino explained that the construction management has already been set up, we will have a direct hand in it and much of that work will be done with the contractor. There has been a great deal of business outreach and public information is something that can be put together as part of the construction.

Mayor Gates commented that he is in favor of the business assistance and wants to like to see it as an equitable solution. He inquired about business responses to losing signalized intersections at ninth and tenth and if there have been any conversations about the roundabouts. Mr. Trombino replied that there have been good conversations about the roundabouts and a roundabout workshop was held to help understand the process. Mr. Hall commented on an equitable solution, and that it is possible to determine a revenue threshold that distinguishes between smaller and larger businesses.

Mayor Gates called upon Downtown Development Authority (DDA) Executive Director Bianca Fisher to share her input. Ms. Fisher provided suggestions modeled after existing programs. She suggested a tiered structure, and added the importance of taking into consideration the different impact the project will have on a service as opposed to a retail business. Ms. Fisher also proposed the idea of a gift certificate program. As a resource, she will be a liaison as well and help communicate with the businesses.

Councilmember Olson expressed that this sets precedence and opens the door for projects in the future, and therefore he suggested that this type of assistance be woven into capital improvement projects with its own line item.

Mayor Pro Tem Hall commented that other projects have been conducted without assistance programs and asked for discussion of Ms. Fisher's gift certificate concept. Businesses could give the gift certificates to their patrons rather than the City giving the businesses a check, to draw more people to their business. City Manager Lee added, the City must be cautious about the perception of the City promoting businesses. A grant program is different than buying something from these establishments.

Councilmember DeBoutez asked about residents that live above the businesses. Mr. Trombino provided some examples of a similar project, constant communication with property owners, rotated access, used type of concrete that dries quickly, met with elderly and persons with disabilities to work through any access issues, this is standard practice with all projects.

Councilmember Butler added that ultimately the premise is to make the corridor better, if businesses close because of the project, that's a fundamental failure. He supported a flat assistance amount, and it is still open to suggestions. Communication is important and although outreach has been done, this project is going to impact business.

Councilmember McDonald supported the tiered approach that Ms. Fisher suggested because a lot of the businesses are walkable. She asked how this project will impact the parade. Mr. Trombino responded that the project will not impact the parade. Sidewalk work has been planned around the parade and may require that some temporary sidewalks may need to be put in depending on where they are in the project.

Councilmember DeBoutez suggested that a small, need based, assistance program should be made available. She asked if the conversation could continue after the contractor is hired so that they can provide their feedback on how long this might take. Mr. Trombino suggested that over the next few weeks, work will be done to develop a communication plan to address marketing, and once the bidding process has been completed, as the contractors will be asked to provide a schedule with their bids, better information can be provided.

Ms. Fisher offered that the DDA and City can work together and administer the grant program through the DDA as a potential option to address precedence as the downtown area is unique.

Mr. Hall said that more discussions will be had with businesses and return before March. City Manager Lee added that the businesses will be surveyed to come to a good number for a middle ground.

7. Scheduling of Meetings, Other Events

None.

8. Adjournment

Mayor Gates adjourned the meeting at 7:04 p.m.

Approved:

John D. Gates, Mayor

Attest:

Heidi Leatherwood, City Clerk

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
January 16, 2024

1. Call to Order

Mayor Gates called the meeting to order at 6 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. Pledge of Allegiance

Mayor Gates led the Pledge of Allegiance.

3. Roll Call

Heidi Leatherwood, City Clerk called the roll.

The following were present:

Councilmember Butler
Councilmember DeBoutez
Mayor Pro Tem Hall
Councilmember Payton
Councilmember McDonald
Mayor Gates

Excused:
Councilmember Olson

4. Approval of the Agenda

No changes were requested.

5. Recognitions and Proclamations

Councilmember DeBoutez presented the *What's Great about Greeley?* presentation at 6:02 p.m.

6. Citizen Input

1. Joey Martinez had signed up but chose not to speak tonight. He would like to speak at a future meeting about lodging taxes.

7. Reports from Mayor and Councilmembers

Mayor Gates thanked staff for the economic development tour around the City as he continues to learn new things each time he participates.

8. Initiatives from Mayor and Councilmembers

Councilmember DeBoutez asked for consensus on a new initiative relating to information on oil wells in the City. She specifically asked for the following data: information on how many oil wells in the City; active and inactive, plugged, abandoned to include pipelines

as well. She asked for an educational work session such as “Oil and Gas 101” for discussion and questions. Council consensus agreed for staff to begin work on this item.

Councilmember Butler asked for consensus on a Charter Change ballot measure addressing the police sergeants again. This ballot item failed last November 2023. The new ballot language from the City Attorney’s Office would offer a more descriptive question asking the qualified electors of the City of Greeley whether to amend portions of the City of Greeley’s Charter regarding the collective bargaining rights of Police Officers to exclude only those employees holding a rank of commander from the bargaining unit. Council consensus agreed for staff to work on this item.

Consent Agenda

9. **A motion to approve the City Council Proceedings of the December 12, 2023 Work Session and the December 19, 2023 Regular City Council Meeting**
10. **A motion to designate the City of Greeley website as the official posting site for meeting notices of the City Council, including agendas of City Council Meetings and Work Sessions, and designating the public lobby of City Hall at 1000 10th Street as the backup location for such postings**
11. **A motion to designate the City of Greeley website as the official posting site for Boards & Commissions meeting notices, including agendas, and the public lobby of City Hall at 1000 10th Street as the backup location for such postings**
12. **A resolution authorizing the Community Development Director to apply for a Local Planning Capacity Grant from the Colorado Department of Local Affairs**
13. **A resolution authorizing the City of Greeley to submit an application for grant funding from the State of Colorado, Division of Local Affairs, provided by the Peace Officer Behavioral Health Support and Community Partnership Grant Program**
14. **Introduction and first reading of ordinance amending Title 8, Chapter 9 and Title 14, Chapter 10 of the Greeley Municipal Code relating to the sale of Tobacco products**

End of Consent Agenda

Mayor Pro Tem Hall moved to approve the Consent Agenda Items 9-14. Councilmember Payton seconded the motion. The motion passed 6-0 at 6:12 p.m.

15. **Pulled Consent Agenda Items**
None.

16. Appointments to Boards & Commissions

City Clerk Leatherwood announced the appointments:

- Connie Garcia was appointed to the Commission on Disabilities for a three-year term.
- Kyle Holman was appointed to the Housing Authority for a five-year term.

17. 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

Councilmember Payton moved to approve the motion. Councilmember Hall seconded the motion. The motion passed with a voice vote 6-0 at 6:13 p.m.

18. Scheduling of Meetings, Other Events
None.

19. Adjournment

With no further business to come before the Council, Mayor Gates adjourned the meeting at 6:13 p.m.

Approved:

John Gates, Mayor

Attest:

Heidi Leatherwood, City Clerk



Council Agenda Summary

February 6, 2024

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

A motion to appoint Kevin Ross as a voting member for the Downtown Development Authority to fill a vacancy left by the resignation of Logan Richardson, fulfilling the term through June 2024

Summary:

At the Greeley Downtown Development Authority (DDA) Board of Director's Meeting on January 18, 2024, Logan Richardson announced his resignation from the Board seat to become an ex-officio member for the remainder of his term through June 2024. He formally submitted his letter of resignation, which was accepted by motion and vote of the DDA Board of Directors.

The DDA requests that the Greeley City Council appoint Kevin Ross to fill the vacancy left by the recent resignation, fulfilling the term through June 2024.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	NA
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Legal Issues:

Consideration of this matter is a legislative process.

Other issues and Considerations:

None

Strategic Focus Area:



Business Growth



Community Vitality



High-Performance Government



Quality of Life

Decision Options:

1) Approve the motion as presented;

- 2) Amend the motion and approve as amended;
- 3) Deny the motion; or
- 4) Continue consideration of the motion to a future date.

Council's Recommended Action:

Approve the motion.

Attachments:

None



Council Agenda Summary

Title:

Pulled Consent Agenda Items

Summary:

Pulled Consent Agenda items will be considered in the order they appeared on the consent agenda.



Council Agenda Summary

February 6, 2024

Key Staff Contact: Juliana Kitten, Assistant City Manager

Title:

A resolution authorizing allocation of funds for phase 1 of the High Plains Housing Development's StarRise at North Weld Village Project

Summary:

High Plains Housing Development is requesting that the Greeley City Council consider the approval of additional funding for StarRise at North Weld Village. This 58-unit project will serve the chronically homeless population with complex needs, providing permanent housing, and on-site supportive services. In addition to the \$1 million in American Rescue Plan Act (ARPA) funding and the \$1 million in Greeley Urban Renewal Authority (GURA) Community Development Block Grant (CDBG) HOME Investment Partnership Funds awards approved by the Council at the work session on October 24, 2023, High Plains is requesting an additional \$500,000 to assist with a gap encountered as the final project financing estimates have been determined. Please reference the attached proforma for details of their current financing.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	\$500,000 onetime
What is the annual impact?	\$500,000 onetime
What fund of the City will provide Funding?	General Fund
What is the source of revenue within the fund?	General Fund
Is there grant funding for this item?	No

Legal Issues:

- 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

Other issues and Considerations:

None

Strategic Focus Area:



Housing For All

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.

Attachments:

1. Res 3, 2024
2. StarRise Proforma
3. 12-Presentation

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 3, 2024**

**A RESOLUTION AUTHORIZING ALLOCATION OF FUNDS FOR PHASE 1 OF THE
HIGH PLAINS HOUSING DEVELOPMENT'S STARRISE AT NORTH WELD
VILLAGE PROJECT**

WHEREAS, High Plains Housing Development is requesting that the Greeley City Council approve additional funding for Phase 1 of the StarRise at North Weld Village project ("Project"); and

WHEREAS, this request is made in order to assist with the funding gap the Project has encountered as final financing estimates have been determined; and

WHEREAS, Phase 1 of the Project will have 58 units and will serve the chronically homeless population who face complex needs by providing permanent housing and on-site supportive services; and

WHEREAS, the Project has received a recommendation of an award of \$1 million in ARPA funding and \$1 million in CDBG HOME funding through GURA, with both awards contingent on securing any additional necessary funding for the Project; and

WHEREAS, High Plains Housing Development has determined that it will need additional funds to move forward with the Project and is asking for \$500,000 from the City's General Fund to be contributed by the City of Greeley towards the Project Gap.

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

Section 1. That \$500,000 from the City of Greeley General Fund be allocated to High Plains Housing Development's StarRise at North Weld Village project.

Section 2. This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF _____, 2024.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

Greeley CO		North Weld Village		HP housing			
SOURCES							
			Total	% of TDC	Rate	Term	1/31/24
First Mortgage	Debt Coverage	1.80	\$ 2,500,000	9%	6.75%	40	
HOF loan		1.41	\$ 1,000,000	4%	3.00%	30	
DOH Grant			\$ 2,900,000				per unit
DOH CF loan			\$ 717,835	3%			per unit
Greely Urban Renewal Auth			\$ 1,000,000	4%			\$ 50,000
local foundation (Weld Trust)			\$ 2,500,000	9%			\$ 12,376
City of Greeley ARPA			\$ 1,000,000	4%			
Weld County funds			\$ -	0%			
GP Land Loan			\$ 1,000,000	4%			
Donor/ Foundations			\$ 1,900,000	7%			
Deferred Developers Fee			\$ 502,857	2%			
Limited Partner Equity - State Credits			\$ -	0%			
Limited Partner Equity - LIHTC			\$ 12,467,506	45%			
TOTAL PERMANENT FINANCING			\$ 27,488,198	100%			
SURPLUS/(DEFICIT)			\$ -	0%			
USES							
0			100.00%	0.00%			
			Total	Residential	Commercial	Depreciable	Other
							Per Unit
Acquisition							
Land			1,000,000	1,000,000	0		1,000,000
Building			0	0	0	0	0
Demo			386,700	386,700	0		386,700
Construction Costs							
Pre-construction holding			15,000	15,000	0	15,000	259
Site Improvements			783,392	783,392	0	783,392	13,507
Construction Costs: New			13,813,188	13,813,188	0	13,813,188	238,158
Building permit			74,339	74,339	0	74,339	1,282
Construction Costs: Building 2 reno			0	0	0	0	0
Owner Construction Contingency	5.0%		820,195	820,195	0	820,195	14,141
GC Construction contingency	5.0%		784,751	784,751	0	784,751	13,530
General Requirements			711,749	711,749	0	711,749	12,272
Profit	2.8%		473,442	473,442	0	473,442	8,163
Escalation	7.0%		235,425	235,425		236,376	4,059
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)							
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			182,400	182,400	0	182,400	3,145
Construction Interim Costs							
Water and Sewer connection			350,000	350,000	0	350,000	6,034
Hazard and Liability Insurance			211,883	211,883	0	211,883	3,653
Payment/Performance Bond			273,991	273,991	0	273,991	4,724
CHFA req add PP bond			136,996				
Title and Recording			50,000	50,000	0	50,000	862
Construction Period Interest			365,000	365,000	0	365,000	6,293
Construction Loan Origination	1.00%		105,000	105,000	0	105,000	1,810
HOF origination and cap int			55,000				
Owners Rep			250,000	250,000	0	250,000	4,310
Bank Inspection fees	1,750		37,250	37,250	0	37,250	642
Legal			50,000	50,000	0	50,000	862
Power Telecom			80,000	80,000	0	80,000	1,379
Permanent Financing							
non basis interest			362,500	362,500	0		362,500
1 months add int			44,277	44,277	0		44,277
CHA Application Fees	0.1%		2,500	2,500	0		2,500
MIP	0.13%		3,125	3,125	0		3,125
Perm loan origination	1.0%		25,000	25,000	0		25,000
Title and Recording			15,000	15,000	0	15,000	259
Legal Fees			0	0	0	0	0
Rate lock	2%		50,000	50,000	0		50,000
Soft Costs							
TID training 2530 consultant			22,757	22,757	0	22,757	392
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
Compliance Fees	\$ 500		29,000	29,000	0		29,000
Rent-up expense - marketing/advertising			10,000	10,000	0		10,000
Appraisal			10,000	10,000	0	10,000	172
Cost Certificate - & other accounting			15,000	15,000	0	15,000	259
Survey			0	0	0	0	0
Relocation			75,000	75,000	0	0	75,000
Syndication Cost							
Organization			0	0	0		0
Bridge Loan Interest			0	0	0		0
Tax Opinion			0	0	0		0
PV Adjustment			0	0	0		0
Legal Fees			55,000	55,000	0		55,000
Developer Fees							
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							
Lease Up			50,000	50,000	0		50,000
Operating			329,830	329,830	0		329,830
Service reserve from Dev fee			1,078,000	1,078,000	0		1,078,000
Escrows			0	0			0
TOTAL DEVELOPMENT COSTS			27,488,198	27,296,202	0	23,662,972	3,634,182
							470,624

Tax Credit Inputs1/31/24
15:59

Total Project Cost	\$27,488,198	
Four or nine percent credit?	9.00%	
Current credit rates as of:	Sep-18	9.00%
ADD: Depreciable Basis	\$23,662,972	A
LESS: Non-Residential Deprec. Basis (commercial)	\$0	0.0%
Res. Portion of Historic Rehab Credit /1/2 solar		
Disallowed Acquisition	\$0	
Grants	\$0	
HOME Loans less than AFR	\$0	
	\$ -	B
Eligible LIHTC Basis	\$23,662,972	A-B
Eligible Basis Limit as per Cost Caps	\$0	
Eligible Basis used in Tax Credit Calculation	\$23,662,972	
Adjust for Difficult to Develop Area (1)	130%	
Adjusted Eligible Basis	\$30,761,863	
Low-Income Occupancy Percentage	100%	
Qualified Basis	\$30,761,863	
Credit Percentage	9.00%	
Calculated Annual Credit	2,768,568	
Allocated Credits (if 9%)	assumption 1,450,000	awarded
Used in Forecast	\$1,450,000	
Credits to Limited Partner @ 99.98%	\$1,449,710	
Estimated Price	\$0.8600	
Estimated Equity	\$ 12,467,506	

(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	\$ 12,467,506
Estimated LP Equity for Acquisition Credits	\$ -
Estimated LP Equity for State Credits	\$ -
Estimated LP Equity for Solar Credits	
Total Estimated LP Equity	\$ 12,467,506

State Credits

	<u>Residential</u>	<u>Non-Residential</u>	<u>Total</u>
Elig. Depr. Basis for State Credits	\$0	\$0	\$0
One half of the Solar Tax Credits/	\$0	\$0	\$0
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 @	\$0.860

Tax Credit Summary

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

Capital contributions

	%	Amount
Closing	15%	\$ 1,870,126
Construction completion	30%	\$ 3,740,252
Stabilization	49%	\$ 6,109,078
8609	6%	\$ 748,050
TOTAL	100%	\$ 12,467,506

Developer fee payin

		paid fee
Closing	25%	\$ 434,536
Construction completion	20%	\$ 347,629
Stabilization	45%	\$ 786,510
8609	10%	\$ 169,469
TOTAL	100%	\$ 1,738,143

HP housing : North Weld Village - Greeley CO
Projected Cashflows

1/31/24 15:59

StarRise Proforma

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
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)	\$	426,537	\$439,333	\$452,513	\$466,088	\$480,071	\$494,473	\$509,307	\$524,587	\$540,324	\$556,534	\$573,230	\$590,427	\$608,140	\$626,384	\$645,175
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		\$443,937	\$457,255	\$470,973	\$485,102	\$499,655	\$514,645	\$530,084	\$545,986	\$562,366	\$579,237	\$596,614	\$614,512	\$632,948	\$651,936	\$671,494
Net Operating Income		\$328,345	\$330,472	\$332,509	\$334,450	\$336,288	\$338,017	\$339,631	\$341,122	\$342,485	\$343,711	\$344,793	\$345,723	\$346,492	\$347,092	\$347,515
First Mortgage Debt Service		\$182,104	\$182,104	\$182,104	\$182,104	\$182,104	\$182,104	\$182,104	\$182,104	\$182,104	\$182,104	\$182,104	\$182,104	\$182,104	\$182,104	\$182,104
Second Mortgage Debt Service		\$51,019	\$51,019	\$51,019	\$51,019	\$51,019	\$51,019	\$51,019	\$51,019	\$51,019	\$51,019	\$51,019	\$51,019	\$51,019	\$51,019	\$51,019
Total Debt Service		\$233,123	\$233,123	\$233,123	\$233,123	\$233,123	\$233,123	\$233,123	\$233,123	\$233,123	\$233,123	\$233,123	\$233,123	\$233,123	\$233,123	\$233,123
First Mortgage Debt Coverage		1.80	1.81	1.83	1.84	1.85	1.86	1.87	1.87	1.88	1.89	1.89	1.90	1.90	1.91	1.91
1st & 2nd Mortgage Debt Coverage		1.41	1.42	1.43	1.43	1.44	1.45	1.46	1.46	1.47	1.47	1.48	1.48	1.49	1.49	1.49
MIP		3,125.00	3,125.00	3,125.00	3,125.00	3,125.00	3,125.00	3,125.00	3,125.00	3,125.00	3,125.00	3,125.00	3,125.00	3,125.00	3,125.00	3,125.00
Asset management fee		7,500	7,725	7,957	8,195	8,441	8,695	8,955	9,224	9,501	9,786	10,079	10,382	10,693	11,014	11,344
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		\$24,597	\$24,699	\$24,650	\$24,442	\$24,068	\$23,518	\$22,784	\$21,858	\$20,730	\$19,391	\$17,831	\$16,039	\$14,005	\$11,718	\$9,167
Deferred Fee Payment		\$24,597	\$24,699	\$24,650	\$24,442	\$24,068	\$23,518	\$22,784	\$21,858	\$20,730	\$19,391	\$17,831	\$16,039	\$14,005	\$11,718	\$9,167
Deferred Fee Balance	0%	\$502,857	\$478,260	\$453,561	\$404,468	\$380,401	\$356,883	\$334,099	\$312,241	\$291,511	\$272,120	\$254,289	\$238,251	\$224,246	\$212,527	\$203,360
		\$ 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)		\$329,830	\$329,830	\$329,830	\$329,830	\$329,830	\$329,830	\$329,830	\$329,830	\$329,830	\$329,830	\$329,830	\$329,830	\$329,830	\$329,830	\$329,830
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

OPERATING EXPENSE - RESIDENTIAL		58 UNITS	58
		Total	Per Unit
ADMINISTRATION			
Advertising		\$ -	-
Management Fee	6.00%	\$ 46,337	798.91
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	\$ 154,037	\$ 2,656
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	1.80	\$ 92,900	\$ 1,602
ANNUAL OPERATING EXPENSES - RESIDENTIAL		\$ 443,937	\$ 7,654



StarRise at North Weld Village

Jodi Hartmann & Weston Kurz, High
Plains Housing Development
City Council Meeting – February 6, 2024



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 new units of affordable housing in Greeley 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% AMI – LIHTC financing)

Phase 2:

90 units Multi-family Very Affordable Housing

(30%-80% AMI – LIHTC 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**
- **Will address downtown**
- **homeless concerns/issues**

Phase 1



Financing Stack

Total Project Cost: \$27,488,198

Source	Current, Updated Amounts	Status
Land Donation	\$1,000,000	Completed; site control established
Mortgage	\$3,500,000	CHFA Permanent Loan - Committed
Limited Partner Equity – 9% LIHTC	\$12,467,506	Redstone Equity Partners (AMEX) – LOI; final approval pending
Colorado Division of Housing	\$3,617,835	Award letter received
Greeley Urban Renewal Authority - CDBG/HOME	\$1,000,000	Approved by GURA Board 11/8/23
City of Greeley – ARPA	\$1,000,000	Approved by Greeley City Council 10/24/23
Weld Trust	\$2,500,000	Award letter received, January 2022
Deferred Developer Fee	\$502,857	Committed
Project Gap	\$1,900,000	Under Development; Capital Campaign
TOTAL	\$27,488,198	

Reasons for Additional Funding Gap

- This is an *extension* of our original request based on the following updated information:
- Tax Credit Financing:
 - Primary Source of Funding for Project
 - We were waiting for a proposal for purchase of tax credits when first presenting to Council in November
 - Proposals were received 11/15/23: Best price offered: \$0.86/credit versus \$0.90/credit budgeted
 - Resulted in a **\$582,494** shortfall in tax credit financing
- Capital Campaign Efforts:
 - Beginning in November, High Plains approached 15 local philanthropists, private foundations, private industry, and healthcare-related systems requesting funding. Across the board, all were highly supportive of the project and recognized the need, but most declined to invest due to internal policies or needs
 - High Plains was successful in securing commitments for **\$693,500**

Financing Gap/Capital Campaign

Total Commitments to Date:

- \$500,000 – Betty L. Tointon Fund
- \$100,000 – Anonymous Donor
- \$37,500 – United Way of Weld Co.
- \$25,000 – El Pomar Foundation
- \$25,000 – Weld Trust
- \$6,000 – High Plains Board & Staff (100%)
- \$693,500

Pending to Fill Gap:

- \$500,000 – City of Greeley
- \$706,500 – Pending requests
 - ◆ Until these requests are approved by Funding Boards (will happen from February – April), we cannot identify the sources, but we feel very confident these sources will be approved.

ALL SOURCES IN FINANCING STACK ARE DEPENDENT ON RECEIPT OF ALL FUNDING. In other words, none of the funds committed will be released until all sources are committed.

City of Greeley – Return on Investment



Phase I - StarRise

- \$18,000,000 construction budget invested locally
- \$500,000 annual payroll
- \$\$\$ - high-cost service users no longer living on street (est. min. \$1.5 million in public services saved annually)

Phase II – 90 Units Multi-Family Affordable Units

- \$30,000,000 Estimated Construction Budget

Other Significant Funding Commitments

- Colorado Division of Housing – 58 project based vouchers (value: min. **\$8,500,000** 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 CoC – Committed
- High Plains Housing Development – Pre-development funding - **\$1,160,000** advanced; **\$502,000** 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 LIHTC)	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



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

Email: hphousingdev@gmail.com

Website:
www.highplainshousingdev.org



Thank you



Council Agenda Summary

February 6, 2024

Key Staff Contact: Adam Turk, Police Chief

Title:

Public hearing and second reading of an ordinance amending Title 8, Chapter 9 and Title 14, Chapter 10 of the Greeley Municipal Code relating to the sale of Tobacco products.

Summary:

In December 2019, legislation was signed to amend the Federal Food, Drug and Cosmetic Act, in order to raise the federal minimum purchase age for tobacco products from 18 years of age to 21 years of age. The Colorado General Assembly amended the Colorado Revised Statutes to increase the minimum age to 21 to purchase tobacco products in Colorado in 2020. State law also does not allow the sale of cigarettes, tobacco products or nicotine products from a vending machine except in a licensed gaming establishment.

This ordinance will update the minimum age to purchase cigarettes, tobacco products and nicotine products to 21 years old and no longer permit tobacco product vending machines in the City. The recommended amendments to the Greeley Municipal Code would bring the City's Code into compliance with federal and state law.

This ordinance was approved on first reading at the January 16, 2024, Regular City Council Meeting.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	No

Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:

- 1) City staff presentation (if requested)
- 2) Council questions of staff
- 3) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 4) Council discussion
- 5) Council decision

Other issues and Considerations:

None

Strategic Focus Area:



Safe and Secure Communities

Decision Options:

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

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ord 1, 2024 with Appendix A
2. 13- Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 1, 2024

**ORDINANCE AMENDING TITLE 8, CHAPTER 9 AND TITLE 14, CHAPTER 10 OF THE
GREELEY MUNICIPAL CODE RELATING TO THE SALE OF TOBACCO PRODUCTS**

WHEREAS, on December 20, 2019, the President signed legislation to amend the Federal Food, Drug and Cosmetic Act, in order to raise the federal minimum purchase age for tobacco products from 18 years of age to 21 years of age; and

WHEREAS, the Colorado General Assembly amended the Colorado Revised Statutes to increase the minimum age to 21 to purchase tobacco products in Colorado in 2020; and

WHEREAS, the City of Greeley (“City”) is a Colorado home rule municipality, with all powers and authority vested under Colorado law; and

WHEREAS, state law allows home rule municipalities to enact ordinances regulating the sale of cigarettes, tobacco products and nicotine products, provided the minimum age to purchase these products is not less than 21; and

WHEREAS, the definitions within state law have been broadened to include cigarette and nicotine products; and

WHEREAS, state law does not allow the sale of cigarettes, tobacco products or nicotine products from a vending machine except in a licensed gaming establishment; and

WHEREAS, gaming establishments are not permitted within the City of Greeley, therefore it is in the best interests of the citizens of the City to ban the sale of cigarettes, tobacco products and nicotine products from vending machines within the City; and

WHEREAS, the recommended amendments to the Greeley Municipal Code would bring the City’s Code into compliance with federal and state law; and

WHEREAS, after review of these recommended changes, Council believes that it is in the best interest of the citizens of the City of Greeley that this ordinance be adopted.

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

Section 1. That Sections 8-307, 8-308 and 8-309 contained in Chapter 9, Sale of Tobacco Products of Title 8, Business Taxes, Licenses and Regulations, of the Greeley Municipal Code shall be amended as shown in Appendix A, attached hereto and incorporated herein.

Section 2. That Section 14-334 contained in Chapter 10, Offenses by or Against Minors, of Title 14, Criminal Conduct and Offenses, of the Greeley Municipal Code shall be amended as shown in Appendix A.

Section 3. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF _____, 2024.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

APPENDIX A
Ordinance No. 1, 2024

**ORDINANCE AMENDING TITLE 8, CHAPTER 9 AND TITLE 14, CHAPTER 10 OF THE
GREELEY MUNICIPAL CODE RELATING TO THE SALE OF TOBACCO PRODUCTS**

Section 1. Sections 8-307, 8-308 and 8-309 contained in Chapter 9, Sale of Tobacco Products, of Title 8, Business Taxes, Licenses and Regulations, of the Greeley Municipal Code, shall be amended to read as follows:

Sec. 8-307. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section:

~~Minor means any natural person who is under 18 years of age.~~

~~Public place means any area or premises open to the public, including, but not limited to, restaurants, retail stores, laundromats, theaters, banks, public conveyances, educational facilities, recreational facilities, hospitals, nursing homes, auditoriums, arenas, malls, meeting rooms, bars, taverns, hotels, motels, grocery stores, convenience stores, gas stations, department stores and office buildings.~~

~~Cigarette, Tobacco products, or nicotine product means: any substance containing tobacco leaf, including but not limited to, cigarettes, cigars, pipe tobacco, snuff, chewing tobacco, smokeless tobacco, dipping tobacco.~~

(1) A product that contains nicotine or tobacco or is derived from tobacco and is intended to be ingested or inhaled by or applied to the skin of an individual; or

(2) Any device that can be used to deliver tobacco or nicotine to the person inhaling from the device, including an electronic cigarette, cigar, cigarillo, or pipe.

(3) Cigarette, tobacco product, or nicotine product does not mean a product that the food and drug administration of the United States department of health and human services has approved as a tobacco use cessation product.

Vending machine means any mechanical, electrical or electronic self-service device which, upon insertion of money, tokens or any other form of payment, dispense products.

Sec. 8-308. Sale of cigarettes, tobacco products, or nicotine products.

(a) No person shall sell, offer for sale, distribute, dispense or give away cigarettes, tobacco products, or nicotine products ~~in a public place~~ by or from a vending machine.

(b) No person shall permit a vending machine that dispenses cigarettes, tobacco products, or nicotine products to be located, installed, kept or maintained ~~in any public place owned or leased by such person.~~

~~(c) Notwithstanding the provisions of subsections (a) and (b) of this section, cigarettes, tobacco products, and nicotine products may be sold through a vending machine located in a public place where access by minors is prohibited.~~

(c) A retailer shall not permit a person under eighteen years of age to sell or participate in the sale of cigarettes, tobacco products, or nicotine products.

(d) Every person in charge or control of a retail business of any kind shall stock and display all cigarettes, tobacco products, or nicotine products in such business in a manner so as to make all such cigarettes, tobacco products, or nicotine products reasonably inaccessible to customers, thereby requiring a direct, face-to-face exchange of the cigarettes, tobacco products, or nicotine products from

an employee of the business to the customer. No cigarettes, tobacco products, or nicotine products are to be sold or displayed on countertops within physical reach of customers. ~~The provisions of this subsection shall not apply to vending machines and to self-service displays of tobacco products that are located in a public place where access by minors is prohibited.~~

Sec. 8-309. Penalties.

(a) Each day that a person violates any part of this chapter 9 shall be considered as a separate and distinct violation.

(b) Any violation of this chapter 9 is ~~punishable~~ a misdemeanor offense and shall be punishable pursuant to chapter 9 of title 1 of this Code. Any violation shall carry a minimum fine of \$250.00.

Section 2. Section 14-334 contained in Chapter 10, Offenses by or Against Minors, of Title 14, Criminal Conduct and Offenses, of the Greeley Municipal Code, shall be amended to read as follows:

Sec. 14-334. ~~Tobacco product sales to minors.~~ Furnishing cigarettes, tobacco products, or nicotine products to persons under 21 years of age.

~~(a) Any person who knowingly furnishes to any person who is under 18 years of age, by gift, sale or any other means, tobacco products, as defined in subsection (c) of this section, violates this section. A person shall not give, sell, distribute, dispense, or offer for sale a cigarette, tobacco product, or nicotine product to any person who is under 21 of age.~~

(1) Before giving, selling, distributing, dispensing, or offering to sell to an individual any cigarette, tobacco product, or nicotine product, a person shall request from the individual and examine a government-issued photographic identification that establishes that the individual is 21 years of age or older.

(2) It is an affirmative defense to a prosecution under subsection (a) of this section that the person furnishing the cigarette, tobacco product, or nicotine product was presented with and reasonably relied upon a government-issued photographic identification that identified the individual receiving the cigarette, tobacco product, or nicotine product as being 21 years of age or older.

~~(b) Any person who is under 18~~ 21 years of age and who purchases any cigarettes or tobacco products or nicotine products, as defined in subsection (c) of this section, violates this section.

~~(c) As used in this section, the term "tobacco products" means cigarettes, cigars, cheroots, stogies, periques, granulated, plug cut, crimp cut, ready rubbed and other smoking tobacco, snuff, snuff flour, Cavendish, plug and twist tobacco, fine cut and other chewing tobaccos, shorts, refuse scraps, clippings, cuttings and sweepings of tobacco and other kinds and forms of tobacco, prepared in such manner as to be suitable for chewing or for smoking in a pipe or otherwise, or both for chewing and smoking.~~ ~~(d) A violation of this section is a misdemeanor infraction and shall be punishable under chapter 9 of title 1 of this Code.~~ cigarette, tobacco product, or nicotine product means:

(1) A product that contains nicotine or tobacco or is derived from tobacco and is intended to be ingested or inhaled by or applied to the skin of an individual; or

(2) Any device that can be used to deliver tobacco or nicotine to the person inhaling from the device, including an electronic cigarette, cigar, cigarillo, or pipe.

(3) Except, cigarette, tobacco product, or nicotine product does not mean a product that the food and drug administration of the United States department of health and human services has approved as a tobacco use cessation product.

~~(d) A violation of this section is a misdemeanor infraction and shall be punishable under chapter 9 of title 1 of this Code.~~



Ordinance Amendment Relating to Sale of Tobacco Products

Adam Turk, Chief of Police

Adam.Turk@greeleypd.com - 970-351-5381

City Council Meeting – February 6, 2024



Secure Communities

Agenda



- Background
- Federal & State Legislation
- City of Greeley Code Amendments
- Council Feedback & Recommendation

Basic Information

- 2019, President raised minimum age to purchase tobacco products from 18 to 21
- 2020, Colorado assembly amended the age to 21 to purchase tobacco products
- Additional changes in 2020 (licensing)
- Greeley Municipal Code Amendments:
 - Raise tobacco purchase age to 21
 - Requirement for vendor to view government issued ID before sale
 - Remove vending machines
 - Person under 18 may not sell tobacco products
 - Update definition to cigarettes, tobacco and nicotine products



Staff Recommendation: Adopt the ordinance and publish with reference to title only.

Summary

Thank you/Questions





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.



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

February 5, 2024 - February 11, 2024

February 2024							March 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	3					1	2
4	5	6	7	8	9	10	3	4	5	6	7	8	9
11	12	13	14	15	16	17	10	11	12	13	14	15	16
18	19	20	21	22	23	24	17	18	19	20	21	22	23
25	26	27	28	29			24	25	26	27	28	29	30
							31						

Monday, February 5

Tuesday, February 6

- 8:00am - 10:00am Community Foundation of Northern Colorado and Regional Fireside Chat with Mayors from Windsor, Greeley, Loveland and Ft. Collins (Embassy Suites by Hilton Loveland Hotel Conference Center & Spa (4705 Clydesdale Parkway, Loveland, CO 80538)) - Council Master Calendar
- 6:00pm City Council Meeting (R_CCS_Council Chambers Overflow Room 103; R_CCS_Council Chambers - WiFi Ready) - Council Master Calendar

Wednesday, February 7

Thursday, February 8

Friday, February 9

Saturday, February 10

Sunday, February 11

February 12, 2024 - February 18, 2024

February 2024							March 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2						1	2
4	5	6	7	8	9	10	3	4	5	6	7	8	9
11	12	13	14	15	16	17	10	11	12	13	14	15	16
18	19	20	21	22	23	24	17	18	19	20	21	22	23
25	26	27	28	29			24	25	26	27	28	29	30
							31						

Monday, February 12

Tuesday, February 13

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

Wednesday, February 14

 **8:30am - 11:30am Leadership Weld County (Butler, Gates, McDonald)** (Council Chambers (1001 11th Ave, Greeley CO 80631)) - Council Master Calendar

Thursday, February 15

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

 **9:00am - 5:00pm CML 2024 Legislative Workshop in Denver** (History Colorado Center (Denver, Colorado))

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

Friday, February 16

Saturday, February 17

Sunday, February 18

February 19, 2024 - February 25, 2024

February 2024							March 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	3					1	2
4	5	6	7	8	9	10	3	4	5	6	7	8	9
11	12	13	14	15	16	17	10	11	12	13	14	15	16
18	19	20	21	22	23	24	17	18	19	20	21	22	23
25	26	27	28	29			24	25	26	27	28	29	30
							31						

Monday, February 19

 **8:00am - 8:30am President's Day - All Administrative Buildings Closed**

Tuesday, February 20

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

Wednesday, February 21

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

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

Thursday, February 22

 **5:30pm - 8:30pm Annual Chamber of Commerce Dinner (Butler + 1, Olson, Hall + 1)** (421 N 15th Ave Greeley CO 80631) - Council Master Calendar

Friday, February 23

Saturday, February 24

Sunday, February 25

February 26, 2024 - March 3, 2024

February 2024							March 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	3					1	2
4	5	6	7	8	9	10	3	4	5	6	7	8	9
11	12	13	14	15	16	17	10	11	12	13	14	15	16
18	19	20	21	22	23	24	17	18	19	20	21	22	23
25	26	27	28	29			24	25	26	27	28	29	30
							31						

Monday, February 26

11:30am - 12:30pm Greeley Chamber of Commerce (Hall) ↻

Tuesday, February 27

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

Wednesday, February 28

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

Thursday, February 29

6:00pm - 7:00pm State of the City 2023 (Union Colony Civic Center;
701 10th Avenue) - Council Master Calendar

Friday, March 1

Saturday, March 2

Sunday, March 3

City Council Meeting Scheduling 2023/2024			
	2/1/2024		
	This schedule is subject to change		
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
February 06, 2024 Council Meeting	Minutes - Jan 9 WS; Jan 16 CC	Heidi Leatherwood	Consent
	Appointment to DDA	Heidi Leatherwood	Consent
	Resolution - High Plains Development StarRise at North Weld Village Project	Juliana Kitten	Regular
	PH & 2nd Rdg - Amending Title 8, Chapter 9 and Title 14, Chapter 10 of the Greeley Municipal Code relating to the sale of Tobacco products	Adam Turk	Regular
February 13, 2024 Council Work Session	Results City of Greeley Polling	Kalen Myers	Work Session
	Greeley-Weld Housing Authority Update - Quarterly	Tom Teixeira (Director of Greeley Weld Housing Authority)	Work Session
	DDA Sales Tax Agreement Amendment	Rodney Rhoades	Work Session
February 20, 2024 Council Meeting	Proclamation - Youth Art Month	Mayor	Intro
	Introduction Budget and Policy Director Caleb Weitz and Housing Director Deb Callies	Mayor	Intro
	Private Activity Bond Overview	Ashley Weesner	
	Minutes - Jan 23 WS; Feb 6 CC	Heidi Leatherwood	Consent
	Resolution - DDA Sales Tax Agreement Amendment	Rodney Rhoades	Consent
	Resolution - Fire Protection Service to SchneiderFarms Annexation	Doug Marek	Consent
	Intro & 1st Rdg Ord- Mountain Vista PUD	Don Threewitt	Consent
	Intro & 1st Rdg Ord - W&S Development Code 2024 Update	Sean Chambers	Consent
	Boards & Commissions Appointments	Heidi Leatherwood	Regular
February 27, 2024 Council Work Session	Update on Customer Experience Initiative	Blair Snow	Work Session
	End of Year Financial Report (Tentative)	Robert Miller/ Rodney Rhoades	Work Session
	Executive Session - City Council Appointee Feedback Session	Kimberly Southern-Weber/Heidi Brinkman	

City Council Meeting Scheduling 2023/2024			
	2/1/2024		
	This schedule is subject to change		
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
February 29, 2024 State of the City	Held at Union Colony Civic Center 6 p.m.	CMO	
March 05, 2024 Council Meeting	Minutes - Feb 13 WS; Feb 20 CC	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - 2024 Appropriations	Caleb Weitz/ Phillip Belmudez	Consent
	Intro & 1st Rdg Ord- Campaign Contribution Limits and Election amendments	Heidi Leatherwood/Doug Marek	Consent
	PH & 2nd Rdg - Mountain Vista PUD	Don Threewitt	Regular
	Executive Session - City Manager Performance Review	Kimberly Southern-Weber/Heidi Brinkman	Exec. Session
March 12, 2024 Council Work Session	Follow Up Ballot Presentation	Kalen Myers	Work Session
	Real Time Information Center	Adam Turk/ Kalen Myers	Work Session
	Executive Session - City Attorney Performance Review	Kimberly Southern-Weber/Heidi Brinkman	Exec. Session
March 19, 2024 Council Meeting	UNC Spring Update	President Feinstein	Intro
	Minutes- Feb 27 WS; Feb 20 CC	Heidi Leatherwood	Consent
	Initiative 12-2023 - Transit Update	Paul Trombino	Work Session
	Intro & 1st Rdg Ord - Changes to CM & CA Contracts	HR (Martha Lanaghen)	Consent
	PH & 2nd Rdg - 2024 Appropriations	Caleb Weitz/Phillip Belmudez	Regular
	PH & 2nd Rdg- Campaign Contributions Limits and Election Amendments	Heidi Leatherwood/Doug Marek	Regular
	Boards & Commission Appointments	Heidi Leatherwood	Regular
March 26, 2024 Council Work Session	Follow Up Ballot Presentation (Tentative)	Kalen Myers	Work Session
	Initiative 1-2024 - Oil & Gas 101 (Tentative)	Brian Kuznik/Don Threewitt	Work Session
April 02, 2024 Council Meeting	Proclamation - Records Day (CCO Records Team)	Mayor	Intro
	Minutes - March 12 WS; March 19 CC	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Update the Greeley Municipal Code for Liquor Enforcement and PST (Tentative)	Sarah Jacobsen/PD/CAO	Consent
	Intro & 1st Rdg Ord - Update the general Municipal Code for Liquor Laws (Tentative)	Sarah Jacobsen/PD/CAO	Consent
	1st Quarter Finance Report	Rodney Rhodes	Regular
	1st Quarter CIP Update	Paul Trombino	Regular
	PH & 2nd Rdg - W&S Development Code 2024 Update	Sean Chambers	Regular
	PH & 2nd Rdg - Changes to CM & CA Contracts	HR (Martha Lanaghen)	Regular
April 09, 2024 Council Work Session	Council Policies and Protocol?	Heidi Leatherwood/Doug Marek	Work Session
	Small Business Land Use Center	Brian McBroom	Work Session

City Council Meeting Scheduling 2023/2024			
	2/1/2024		
	This schedule is subject to change		
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
	State of Public Safety in Greeley	Adam Turk	Work Session
April 16, 2024 Council Meeting	Minutes - March 12 WS; April 2 CC	Heidi Leatherwood	Consent
	PH & 2nd Rdg - Update the general Municipal Code for Liquor Laws (Tentative)	Sarah Jacobsen/PD/CAO	Regular
	PH & 2nd Rdg - Update the Greeley Municipal Code for Liquor Enforcement and PST (Tentative)	Sarah Jacobsen/PD/CAO	Regular
	Boards & Commission Appointments	Heidi Leatherwood	Regular
April 23, 2024 Council Work Session	Annexation Priority-Setting (Tentative)	Brian McBroom/Don Threewitt	Work Session
	East Subarea Plan Kickoff (Tentative)	Brian McBroom/Don Threewitt	Work Session