

Greeley City Council Agenda

Work Session
Tuesday, May 28, 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/89450992350>

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

Melissa McDonald - At-Large



City Council Work Session Agenda

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1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Reports from Mayor and Councilmembers
5. Downtown Overlay District
6. Small Business Land Use Center Overview
7. Scheduling of Meetings, Other Events
8. Adjournment



Work Session Agenda Summary

Title:

Reports from Mayor and Councilmembers

Background:

Board/Committee	Meeting Day/Time	Assignment
Airport Authority	3 rd Thu, 3:30 p.m.	Payton/Gates
Board/Commission Interviews (Team of 2)	monthly as needed	Council Rotation
CML Executive Board Opportunity	as needed	Hall
CML Other Opportunities	as available/desired	
CML Policy Committee (Council or Staff)	as needed	Hall/Lee; Gates alternate
Downtown Development Authority	3 rd Thu, 7:30 a.m.	Butler/DeBoutez
Employee Health Board	as needed	DeBoutez
Highway 34 Coalition	as needed	Olson
Highway 85 Coalition	as needed	Gates
Historic Preservation Loan Committee	as needed	DeBoutez
Human Relations Commission	2 nd Monday, 5 p.m.	DeBoutez
Interstate 25 Coalition	as needed	Olson
Island Grove Advisory Board	1 st Thu, 3:30 p.m.	Butler
National League of Cities Transportation and Infrastructure Services Committee	as needed	Olson
Parks & Recreation Board	1 st Friday, 7 a.m.	DeBoutez
Police Pension Board	quarterly	McDonald
Poudre River Trail	1 st Thu, 7 a.m.	Hall
Regional Opioid Council	as needed	Gates
Transportation/Air Quality MPO	1 st Thu, 6 p.m.	Olson/Payton
Upstate Colorado Economic Development	last Wed, 7 a.m.	Gates
Water & Sewer Board	3 rd Wed, 2 p.m.	Gates
Weld Project Connect Committee (United Way)	as needed	Olson
Youth Commission Liaison	4 th Mon, 6 p.m.	McDonald



Work Session Agenda Summary

May 28, 2024

Key Staff Contact: Brian McBroom, Community Development Director, Douglas May, Planner III

Title:

Downtown Overlay District

Background:

The Downtown 2032 – The Path Forward Plan was adopted in January 2023 by the City Council. It contains a list of over 80 action items designed to help implement the vision of the plan. The Long Range Planning Division is exploring creating new design standards and guidelines for downtown that focus on a consistent treatment of the public realm, streetscape, building frontages, and character.

Staff is seeking feedback and consent from City Council to proceed with the proposal to extend the General Improvement District (GID) along 8th Avenue from 11th Street to 17th Street to encourage compatible development in Downtown Greeley.

Strategic Focus Area:



Community Vitality

Attachments:

1. Item 5 - Downtown Overlay District Presentation



Downtown Overlay District



Brian McBroom, Community Development Director Brian.McBroom@greeleygov.com

Doug May, AICP, Planner III, Doug.May@greeleygov.com

City Council Work Session - May 28, 2024



Community Vitality

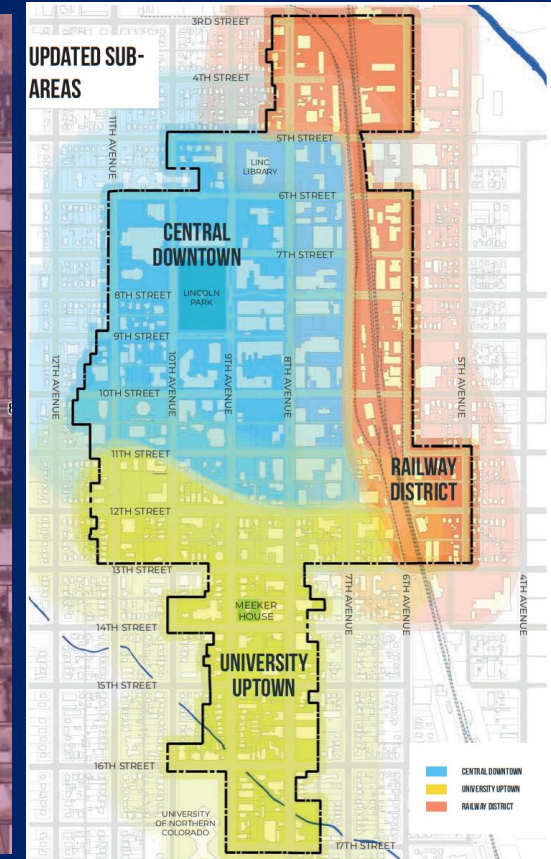
Agenda



- Intent
- Factors
- Pros and Cons
- Purpose: Informational and Feedback

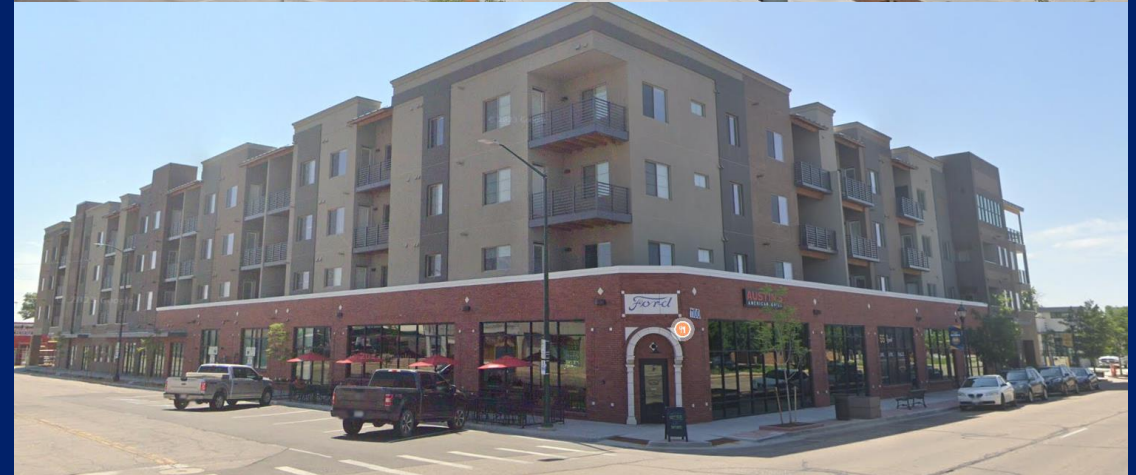
Intent

- **Downtown Greeley 2032 The Path Forward**
Create new design standards and guidelines for Downtown that focus on a consistent treatment to the public realm, streetscape, building frontages, and character
- **Encourage Redevelopment in Downtown Greeley**
Heard from the development community about challenges with developing in an urban style
- Create a better connection from Downtown to the University of Northern Colorado through the built environment
- Expand the General Improvement District (GID) to include the 8th Ave corridor



Factors

- Expanding the existing GID could result in a more urban style of development in the Downtown core and along 8th Avenue
- Discourages suburban style development
- More reliance on the public realm for:
 - Open space
 - Parking
 - Landscaping
- Urban style development is already occurring (Maddie Apartments, 55 Resort)
- GID expansion would remove some barriers for similar development



Pros and Cons

Pros

- Adding vibrant uses to greater downtown
- Create better connections from Downtown to UNC
- Creating a 'sense of place'
- Encouraging increased walking, cycling, and transit use
- Ensuring that new development fits in with neighboring sites
- Improving community image
- Simplifies process for urban style development
- Supporting infill development

Cons

- Could accelerate change downtown
- Increased demand on transportation, stormwater, and utility infrastructure
- Less on-site parking, landscaping/open space required
- More reliance on public realm



Request

- Feedback from Council
- Consent to proceed: Anticipated Code update – 4th quarter of 2024





Brian McBroom
Community Development Director
Brian.McBroom@greeleygov.com

Doug May
AICP, Planner III
Doug.may@greeleygov.com

Thank you





Work Session Agenda Summary

May 28, 2024

Key Staff Contact: Brian McBroom, Community Development Director

Title:

Small Business Land Use Center Overview

Background:

The Small Business Land Use Center is being created to offer a higher level of service to small businesses navigating the city's development review process. Attracting and retaining small businesses in the city is a key priority, along with encouraging high-quality development. However, for small businesses unfamiliar with development review, the process can be difficult, confusing and time-consuming. Key staff are being identified to serve as leaders to work more closely with small businesses seeking development approvals, especially for the first time.

Additionally, higher levels of service being considered for the future are grants to assist with the cost of hiring qualified design professionals (such as architects and engineers), code changes to lessen requirements for small businesses without reducing safety (such as reduced landscaping requirements), and creating a list of highly qualified design professionals with extensive experience working within the city's development review process.

The purpose of this presentation is to provide an overview for the City Council and receive feedback about the future higher level service options being considered.

Strategic Focus Area:



Business Growth



Community Vitality



High-Performance Government



Quality of Life

Attachments:

1. Item 6 - Small Business Land Use Center Overview Presentation



Small Business Land Use Center

Brian McBroom, Community Development Director

Brian.McBroom@greeleygov.com

City Council Work Session – May 28, 2024



Business Growth

Agenda

- What is the Small Business Land Use Center (SBLUC)?
- Why is it Necessary?
- How can City Council Help?
- Next Steps
- Purpose: Feedback and Consensus to Proceed

Overview

What is the Small Business Land Use Center?

Higher level of service for small business owners unfamiliar with the land use process

Why is this necessary?

- City values high quality development
- Standards and processes can be confusing
- Encouraging new small businesses in the city is important
- Redeveloping existing buildings is a Council goal, but projects can be even more complicated

How Can City Council Help?

Additional services may be added in future program phases

- Qualified professionals list
- Financial assistance grants
- Potential code changes

City Council questions/feedback about these options?

Next Steps

Formally Roll Out & Promote Program

Track Results

Prepare Future Budget Requests based upon City Council Feedback



Thank you





Work Session Agenda Summary

Title

Scheduling of Meetings, Other Events

Summary

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Work Session Schedule regarding any upcoming meetings or events.

Attachments

Council Meetings and Other Events Calendar

Council Meeting and Work Session Schedule

Status Report of Council Initiatives and Related Information

May 27, 2024 - June 2, 2024

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

Monday, May 27

- Memorial Day Holiday- All Administrative Buildings Closed**
- 9:00am - 10:00am Memorial Day Proclamation** (Linn Grove Cemetery (1700 Cedar Ave, Greeley, CO 80631)) - Council Master Calendar
- 11:30am - 12:30pm Greeley Chamber of Commerce (Hall)**

Tuesday, May 28

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

Wednesday, May 29

- 7:00am - 8:00am Upstate Colorado Economic Development (Hall)** (Upstate Colorado Conference Room) - Council Master Calendar
- 5:00pm - 7:30pm Colorado Municipal League Spring District Meetings** (Urban Egg a daytime eatery (4861 Thompson Pkwy, Johnstown, CO 80534)) - Council Master Calendar

Thursday, May 30

- 12:00pm - 2:00pm Hope Springs Ribbon Cutting Event- Please register below, if you accept the invitation** (27th Ave and 29th Street Rd) - Council Master Calendar
- 5:30pm - 7:00pm Habitat International Senior VP Meet and Greet** (Kenny's Steak House (3502 W 10th St, Greeley, CO 80634)) - Council Master Calendar

Friday, May 31

Saturday, June 1

- 10:00am - 11:00am Linn Grove's 150th Anniversary Program (Gates)** (Linn Grove Cemetery (1700 Cedar Ave, Greeley, CO 80631)) - Council Master Calendar

Sunday, June 2

June 3, 2024 - June 9, 2024

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

Tuesday, June 4

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

Wednesday, June 5

Thursday, June 6

 **7:30am - 9:00am Regional Leadership Initiative 2024 Planning (Gates, Hall) Mayor and Mayor Pro Tem only** (Windsor Public Services Facility (922 15th St, Windsor, CO 80550)) - Council Master Calendar

 **7:30am - Poudre River Trail (Hall)** 

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

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

Friday, June 7

 **8:00am - 3:30pm W&S Annual bus tour for Council and W&S Board members** (City Center South 1001 11th Ave., 2nd Floor) - Council Master Calendar

Saturday, June 8

Sunday, June 9

June 10, 2024 - June 16, 2024

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

Tuesday, June 11

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

Wednesday, June 12

Thursday, June 13

 **5:30pm - 6:30pm SAVE THE DATE: Boards & Commissions Orientation** (zoom) - Council Master Calendar

Friday, June 14

Saturday, June 15

Sunday, June 16

June 17, 2024 - June 23, 2024

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

Tuesday, June 18

- 8:00am - 8:30am 2024 CML Annual Conference** (Embassy Suites (4705 Clydesdale Pkwy, Loveland, CO 80538)) - Council Master Calendar
- City Council Meeting** (R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers Overflow Room 103) - Council Master Calendar

Wednesday, June 19

- 7:30am - Visit Greeley (Butler)** (902 7th Ave Greeley)
- Juneteenth Holiday - Administrative Buildings Closed**
- 8:00am - 8:30am 2024 CML Annual Conference** (Embassy Suites (4705 Clydesdale Pkwy, Loveland, CO 80538)) - Council Master Calendar
- 2:00pm - 5:00pm Water & Sewer Board (Gates)**

Thursday, June 20

- 7:30am - 8:30am Downtown Development Authority (DeBoutez/Butler)** (802 9th St #100, Greeley, CO 80631)
- 8:00am - 8:30am 2024 CML Annual Conference** (Embassy Suites (4705 Clydesdale Pkwy, Loveland, CO 80538)) - Council Master Calendar
- 3:30pm - 4:30pm Airport Authority (Gates/Payton)** (Greeley-Weld Airport, 600 Airport Road)

Friday, June 21

Saturday, June 22

- 6:00pm - 7:00pm Big Buckle Ball (Gates, Olson, McDonald, Butler)** (TBD) - Council Master Calendar

Sunday, June 23

City Council Meeting Scheduling 2024			
	5/21/2024		
	This schedule is subject to change		
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
May 28, 2024 Council Work Session	Downtown Overlay Zoning	Brian McBroom	Work Session
	Small Business Land Use Center	Brian McBroom	Work Session
June 04, 2024 Council Meeting	Proclamation - Pride Month	Mayor	Intro
	Minutes - May 7 CC; May 14 WS	Heidi Leatherwood	Consent
	Resolution - At Home in Greeley 10th Steet Area Plan	Brian McBroom	Consent
	Resolution - CDOT IGA Funding for New Culvert #3 Ditch at 23rd Avenue and 5th Street	Paul Trombino	Consent
	Resolution - IGA with CDOT 37th Street Bridge Improvements	Bhooshan Karnik/ Paul Trombino	Consent
	Intro & 1st Rdg Ord - Request for Eminent Domain Authority for 83rd avenue 4th Street Project	Bhooshan Karnik/ Paul Trombino	Consent
	Intro & 1st Rdg Ord - Request for Eminent Domain Authority for Poudre River Ranch Stormwater Improvements	Bhooshan Karnik/ Paul Trombino	Consent
	Intro & 1st Rdg Ord - Request for Eminent Domain Authority for 23rd Avenue and 4th/5th Street Project	Bhooshan Karnik/ Paul Trombino	Consent
	Intro & 1st Rdg Ord - City Attorney Appointment	Kimberly Southern-Weber	Consent
	Sign Code Amendments Overview	Don Threewitt	Regular Informational
	PH & 2nd Rdg Ord - Affordable Housing Parking Reduction	Caleb Jackson	Regular
June 11, 2024 Council Work Session	Water & Sewer Board Interviews	Heidi Leatherwood/Ashton Reinhardt	Work Session
	Facilities Update	Paul Trombino	Work Session
	Greeley Fire Department Organizational Assesment Overview	Brian Kuznik	Work Session
June 18, 2024 Council Meeting	Proclamations - Greeley Stampede (Tentative)	Mayor	Intro
	Proclamations - Juneteenth (Tentative)	Mayor	Intro
	Proclamation - World Refugee Day	Mayor	Intro
	Proclamation - Parks and Recreation	Mayor	Intro
	Minutes - May 21 CC; May 28 WS	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Westgate Non - Pot Local Improvement District	Ryan Duve/ Adam Prior/ Sean Chambers	Consent
	Open Space Update (Tentative)	Diana Frick	Regular Informational
	PH & 2nd Rdg Ord - Request for Eminent Domain Authority for 83rd avenue and 4th Street Project	Bhooshan Karnik/ Paul Trombino	Regular
	PH & 2nd Rdg Ord - Request for Eminent Domain Authority for Poudre River Ranch Stormwater Improvements	Bhooshan Karnik/ Paul Trombino	Regular
	PH & 2nd Rdg Ord - Request for Eminent Domain Authority for 23rd Avenue and 4th/5th Street Project	Bhooshan Karnik/ Paul Trombino	Regular
	PH & 2nd Rdg Ord - City Attorney Appointment	Kimberly Southern-Weber	Regular
	Boards & Commissions Appointments	Heidi Leatherwood	Regular
June 25, 2024 Council Work Session	Metropolitan District Standards – Options and Recommendations	Don Threewitt	Worksession

City Council Meeting Scheduling 2024			
	5/21/2024		
	This schedule is subject to change		
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
	Public Finance Tools and Incentives for Economic Development	John Hall	Work Session
	Executive Session - West Greeley	John Hall	Executive Session
July 09, 2024 Council Work Session	Budget Preview	Caleb Weitz	WS
	Council Policies and Protocol	Heidi Leatherwood	WS
July 16, 2024 Council Meeting	Proclamations -	Mayor	Intro
	Introduction - Mandy Shreve, Director of Homeless Solutions	Mayor	Intro
	Minutes - June 4 & June 18 CC; June 11 & June 25 WS	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Campaign Contributions Limits and Election Amendments	Heidi Leatherwood/Stacey Aurzada	Consent
	Intro & 1st Rdg Ord - Private Activity Bonds Retention	Ashley Weesner	Consent
	PH & 2nd Rdg Ord - Westgate Non-Pot Local Improvement District	Ryan Duve/ Adam Prior/ Sean Chambers	Regular
	Boards & Commissions Appointments	Heidi Leatherwood	Regular
	Executive Session - West Greeley	John Hall	Executive Session

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	•The RAISE grant was submitted on February 28, 2024. Discussions continue with CDOT for next steps in the process	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 July 16, 2024. Council Meeting; 2nd Rdg Ordinance scheduled for August 6, 2024.	Stacey Aurzada/ 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	•Survey complete, will reach 60% design by end of May. Still on track for construction by end of year.	PW
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 •Council work session late 3rd quarter or early 4th 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.	•Received a \$45,000 planning grant from the State Trails program in Colorado Parks and Wildlife, and PRTC is contributing \$25,000 toward the design process at this integral section of the trail. Natural Areas and Trails division of CPRD has contracted Otak to conduct geotechnical analysis for the Narrows section of the Poudre River Trail in west Greeley. After completing several test bores in the area in late March, the consultant is completing analysis of the testing and will be hosting a workshop with CPRD and Public Works staff, along with representatives from the Poudre River Trail Corridor, Inc. (PRTC) a non-profit board in May.	Diana Frick
13-2023	Hall	City Grants	12/20/2023	Provide report identifying the grants that were received so Councilmember Hall can provide to CML	• This report will be incorporated in the 1st Quarter Grants Report at the May 14 Work Session	Tyra Litzau
14-2023	Butler	Charter Review	12/19/2023	Asked Staff to start process of Charter review	Will schedule a follow up report/work session to provide council with cost analysis and CAO will provide information on immediate need changes	CAO/CCO
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	Pending CAO Scheduling of a Council Meeting	CAO

3-2024	Butler	Requested a Budget Retreat for 2025 Budget	April 2, 2024 City Council Meeting	Requested a Budget Retreat for 2025 Budget	Budget Retreat is scheduled for July 17, 2024	Caleb Weitz
4-2024	Butler	Requested Work Session for information on the Lincoln Park Redesign- to include status of project, timeline of project and overview of the coming outreach Work Session	April 2, 2024 City Council Meeting	Requested Work Session for information on the Lincoln Park Redesign- to include status of project, timeline of project and overview of the coming outreach Work Session	A team of staff in CPRD is working to reimage uses for Lincoln Park which includes activation of the space bringing the community to downtown. RFP submitted, proposals were due April 15th. Once the consultant is selected, we will begin internal and external stakeholder and community outreach work.	CPRD
5-2024	Hall	Impact Fee Study Structure	May 7, 2024 Council Meeting	Requested staff bring a report to a future work session explaining more in depth the Impact Fee Study Structure - how the ratio is calculated, review process, timeline of review, and development fees	Meeting with staff	Brian McBroom/Paul Trombino/Sean Chambers/Tyra Litzau
6-2024	Butler	Sidewalk Funding Projects	May 21, 2024 Council Meeting	Requested staff to come to a work session to report on sidewalk work and plans being done		Paul Trombino