

Greeley City Council Agenda

Work Session

Tuesday, February 25, 2025 at 6:00 PM

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

NOTICE:

City Council Meetings 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 are intended for discussion and an overview of key topics to inform future decision-making. While no formal action will be taken, we appreciate public interest; however, participation (virtually or in-person) is not part of the work session format. Public comments are made during City Council meetings.**

Watch Meetings:

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

Meetings are livestreamed on the City's Meeting Portal <https://greeleyco.portal.civicclerk.com/>.

For more information about this meeting, to request reasonable accommodations for accessibility purposes in an alternative format, or for meeting agendas, minutes, and archived videos, please contact the City Clerk's Office at cityclerks@greeleygov.com or 970-350-9740.



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**

Tuesday, February 25, 2025 at 6:00 PM

City Council Chambers at City Center South

1001 11th Avenue, Greeley, CO 80631

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Reports from Mayor and Councilmembers
5. Initiative 1 - 2025 - Build to Rent Housing Trend
6. General Improvement District Overview
7. Mobility Expansion for Regional Growth and Equity (MERGE) Project Update
8. Motion to go into Executive Session for the purpose of reviewing market data regarding the Council appointee compensation, to include City Manager Raymond Lee, City Attorney Stacey Aurzada and Municipal Judge Gonzales
9. Motion to go into an executive session for the purposes of obtaining legal advice and to determine positions relative to matters that may be subject to litigation or negotiations related to an intergovernmental agreement dispute with the Town of Windsor
10. Scheduling of Meetings, Other Events
11. Adjournment



Work Session Agenda Summary

Item: 4.

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



Council Agenda Summary

February 25, 2025

Key Staff Contact: Deb Callies, Housing Director , Brian McBroom, Community Development Director

Title:

Initiative 1 - 2025 - Build to Rent Housing Trend

Summary:

Initiative 1- 2025 was requested by council during a recent PUD approval for a Build-to-Rent (BTR) community. Council requested this informational session since several more BTR PUD's are expected to come forward to City Council review in the coming months.

BTR communities are residential developments that are specifically constructed with the intention of being rental units rather than sold. These developments typically consist of a range of housing types such as single-family homes, townhouses, or multi-family units. While BTR projects can look similar to traditional rental communities, the key difference is that the homes in BTR developments are purpose-built for long-term rental and are not intended for individual ownership.

The model typically targets a variety of tenants, including families, young professionals, and retirees, offering an alternative to homeownership and traditional apartment rentals. BTR communities often come with high-end amenities and provide long-term rental security, making them an attractive option for renters seeking stability, quality living, and community-focused designs.

Development Review Considerations

BTR projects often require zoning changes or special approvals because they may not always fit within traditional residential zoning categories. The design and density of these developments might require adjustments to existing land use policies, as they combine elements of single-family homes and multi-family units. Some jurisdictions may not have clear zoning definitions for BTR projects, requiring careful consideration and adaptation.

Cities and municipalities may need to ensure that BTR developments align with the surrounding neighborhood's character and community goals. Developers are often required to create community spaces, parks, and other amenities that foster a sense of neighborhood identity.

Given that BTR developments may involve a mix of housing types, they may face challenges in meeting design standards and building codes that were originally intended for either single-family or multi-family homes. Additionally, they might have different requirements for parking, setbacks, or exterior designs compared to conventional rental units.

Attainable "Middle Income" Housing

Unlike affordable housing, BTR projects tend to cater to market-rate tenants. However, municipalities may require developers to meet certain affordability or inclusionary housing goals, which can affect the project's financial feasibility. Regulations may include the inclusion of a percentage of affordable units

within the BTR community or offering other incentives to make the development more inclusive.

The rising costs of homeownership, particularly in areas with high housing prices, have driven many people to seek rental options. BTR communities offer a desirable alternative by providing new, high-quality rental homes that are often more attractive than older rental stock. They cater to tenants who want the benefits of homeownership, such as space, privacy, and amenities, without the financial commitment of buying a house.

BTR developments are adaptable to shifting market conditions. For example, if homeownership markets experience a downturn, demand for rental housing typically rises. BTR developments provide a way to meet housing demand without the instability that can come with homeownership trends.

BTR communities help diversify housing options for people who may not be able to afford or prefer to rent traditional single-family homes. They allow families, singles, and even retirees to live in well-maintained, professionally managed properties while benefiting from the community-focused amenities often offered in these developments, such as parks, gyms, and common areas.

Fiscal Impact:

Fiscal Impact:

None at this time.

Legal Issues:

None at this time.

Other issues and Considerations:

Informational presentation.

Strategic Focus Area:

Community Vitality
Housing For All
Quality of Life

Decision Options:

Informational presentation only.

Council's Recommended Action:

No recommended action at this time.

Attachments:

1. Item 5 - Presentation

Build-To-Rent Housing Trend

Deb Callies, Director of Housing Solutions
Brian McBroom, Director of Community Development
City Council Work Session - February 25, 2025



Agenda



- Build-to-Rent Housing Development Trend
- For-Sale vs. For-Rent Housing Demand
- Regulatory Challenges
- Purpose: Informational

Build-to-Rent (BTR) Market Trends

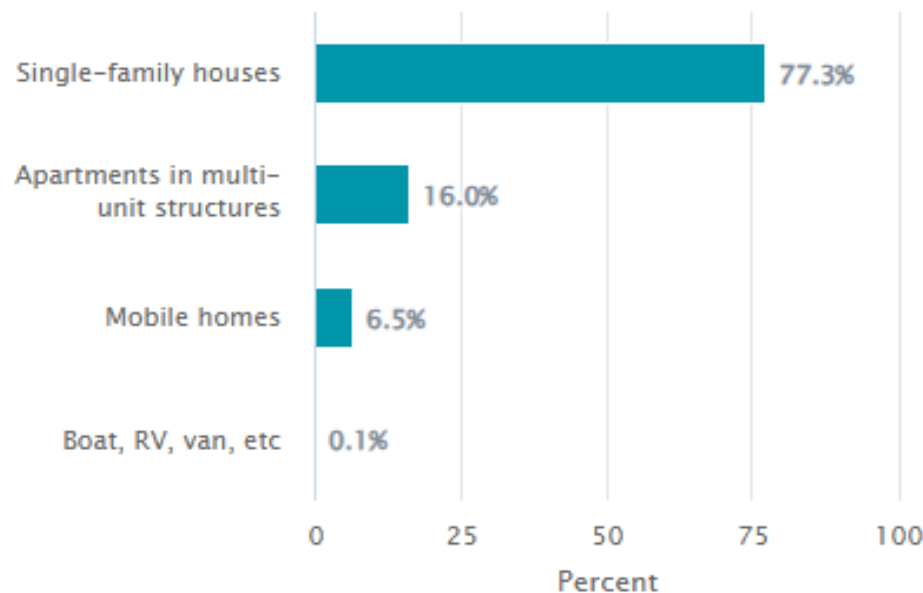
Boomerang PUD – PA-A Cottages



Images conceptual and subject to change per PUD

- Single-family style rental development
- Increased nationally 250% since 2019 (CoStar Analytics)
- Increased 91% in Denver alone (RentCafe)
- Current demand and future growth
 - Homeownership affordability issues
 - Housing shortage overall
 - Construction financing challenges

Types of Housing Units in Greeley, CO Metro Area in 2019-2023



[View Data in Table](#)

2019–2023 ACS 5-Year Narrative Profile
Greeley, CO Metro Area

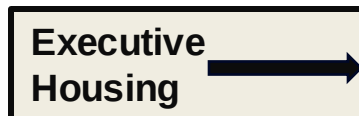
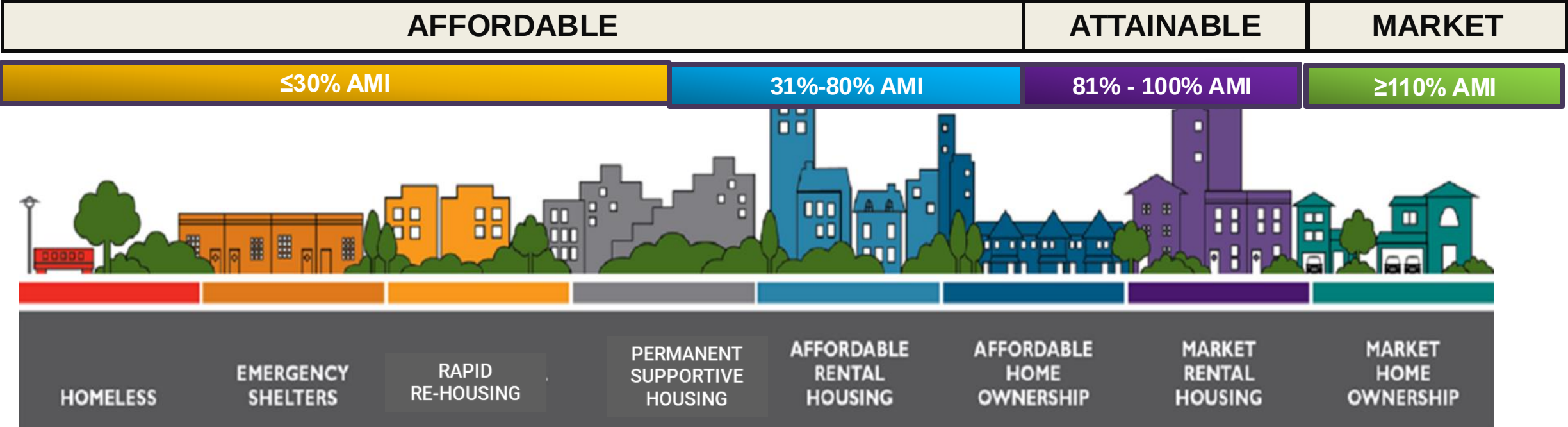
Financial Characteristics and Housing Costs

In 2019-2023, the median property value for owner-occupied houses in Greeley, CO Metro Area was \$444,500.

Of the owner-occupied households, 73.9 percent had a mortgage. 26.1 percent owned their houses "free and clear," that is without a primary mortgage or loan on the house. The median monthly housing costs for owners with a mortgage was \$2,168 and for owners without a mortgage it was \$601.

For renter-occupied households, the median gross rent for Greeley, CO Metro Area was \$1,469. Gross rent includes the monthly contract rent and any monthly payments made for electricity, gas, water and sewer, and any other fuels to heat the house.

Housing For All: Full Spectrum



Housing for All: For-Affordability Index

- Housing is “affordable” when it is no more than 30% of your household income
- 2024 HUD Area Median Income- Weld County:

HUD Effective Date: April 1, 2024

	2024 Income Limits							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
120%	96,240	109,920	123,720	137,400	148,440	159,480	170,400	181,440
100%	80,200	91,600	103,100	114,500	123,700	132,900	142,000	151,200
80%	64,160	73,280	82,480	91,600	98,960	106,320	113,600	120,960
70%	56,140	64,120	72,170	80,150	86,590	93,030	99,400	105,840
60%	48,120	54,960	61,860	68,700	74,220	79,740	85,200	90,720
55%	44,110	50,380	56,705	62,975	68,035	73,095	78,100	83,160
50%	40,100	45,800	51,550	57,250	61,850	66,450	71,000	75,600
45%	36,090	41,220	46,395	51,525	55,665	59,805	63,900	68,040
40%	32,080	36,640	41,240	45,800	49,480	53,160	56,800	60,480
30%	24,060	27,480	30,930	34,350	37,110	39,870	42,600	45,360
20%	16,040	18,320	20,620	22,900	24,740	26,580	28,400	30,240

Housing for All: For-Sale

≥ 60% AMI

Max Price: \$235,259

Finance Gap: **\$190,663**

Max Annual Income: \$68,700

Case Manager
Wastewater Plant Operator A
Registered Nurse (starting salary)
Elementary Teacher (MA Level)
Journeyman Electrician/HVAC

= 81% - 100% AMI

Max Price: \$399,831

Finance Gap: **\$26,091**

Max Annual Income: \$114,500

Police Officer- POST Certified
Water Resource Operations Mgr.
Physician Assistant
Nurse Practitioner
K-8 School Principal

Greeley
Median Home Price
\$425,922



= 61% - 80% AMI

Max Price: \$317,545

Finance Gap: **\$108,377**

Max Annual Income: \$91,600

Fire Fighter IV
Police Officer
City Budget Analyst
Occupational Therapist
High School Assistant Principal

=101% - 110% AMI

Max Price: \$440,974

Finance Gap: **\$0**

Max Annual Income: \$125,950

Fire Fighter I (Master)
Deputy Chief Engineer
Deputy Director Risk & Safety
Middle School Principal
Registered Nurse (max salary range)

Housing For All: For-Rent

Build to Rent Monthly Rent Scenario:

One Bedroom: \$1,200 per/mo 506 sq ft
 Two Bedroom: \$2,100 per/mo 1,116 sq ft
 Three Bedroom: \$2,575 per/mo 1,513 sq ft
 Four Bedroom: \$2,855 per/mo 1,710 sq ft



HUD Effective Date: April 1, 2024

County	AMI	2024 Maximum Rents				
		0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
Weld	120%	2,406	2,577	3,093	3,573	3,987
Weld	110%	2,205	2,362	2,835	3,275	3,654
Weld	100%	2,005	2,147	2,577	2,977	3,322
Weld	90%	1,804	1,932	2,319	2,679	2,990
Weld	80%	1,604	1,718	2,062	2,382	2,658
Weld	70%	1,403	1,503	1,804	2,084	2,325
Weld	60%	1,203	1,288	1,546	1,786	1,993
Weld	55%	1,102	1,181	1,417	1,637	1,827
Weld	50%	1,002	1,073	1,288	1,488	1,661
Weld	45%	902	966	1,159	1,339	1,495
Weld	40%	802	859	1,031	1,191	1,329
Weld	30%	601	644	773	893	996
Weld	20%	401	429	515	595	664

Housing for All: Build-To-Rent

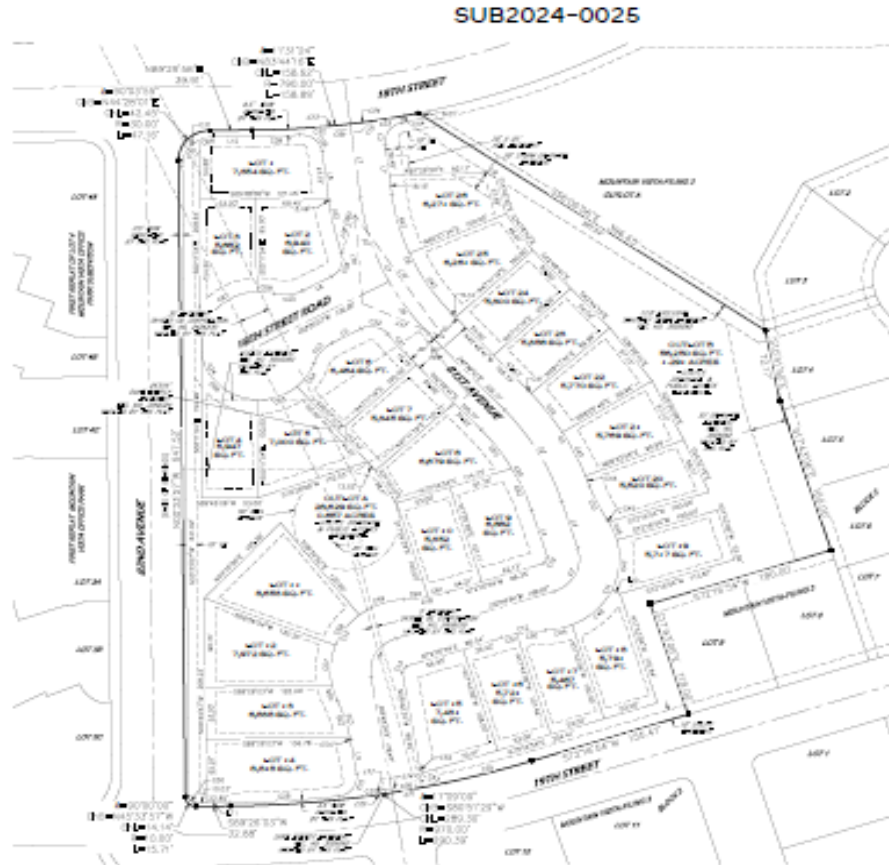
- Tenant Turnover Rates: designed with long term renters in mind (medical students)
- Community Design/Amenities
- Diverse Family Size Options
- No Interest Rate Concerns
- No Down Payment needed
- No Maintenance Costs
- Rent Fluctuation- Supply & Demand
- No Equity



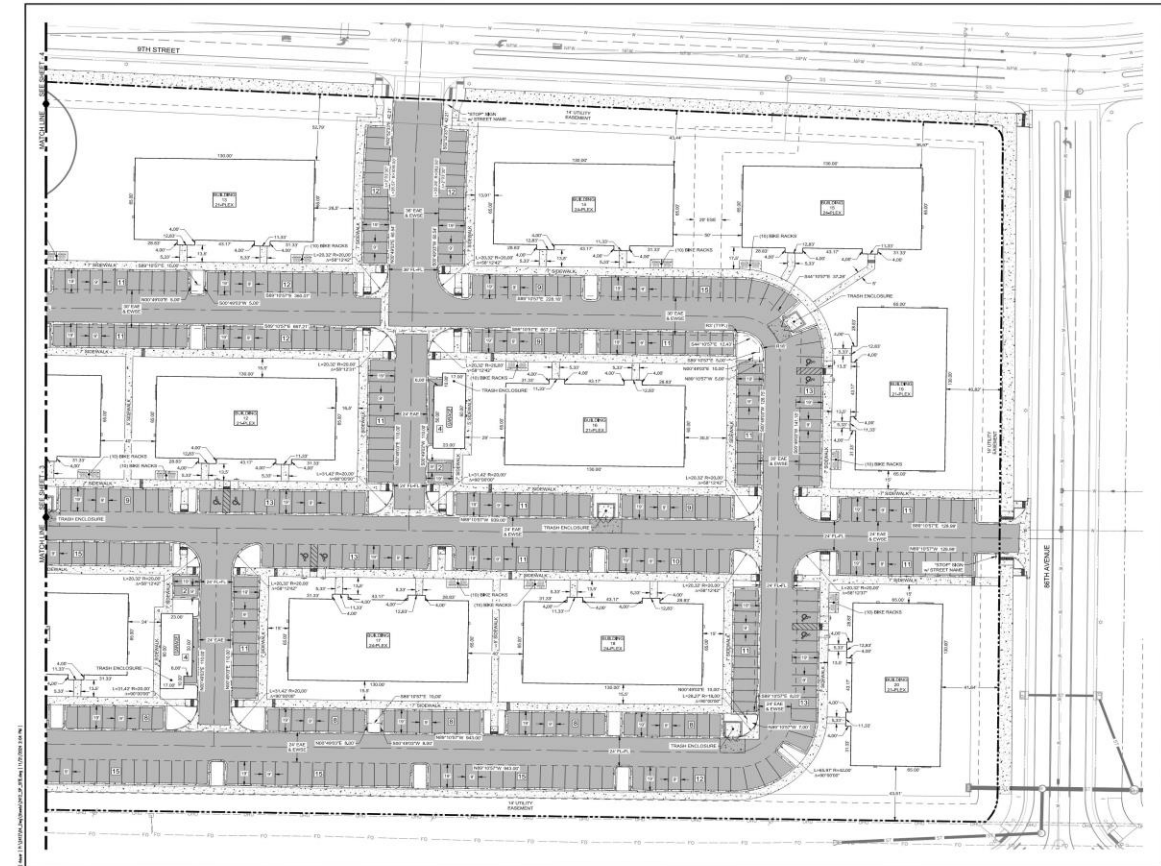
Build-to-Rent Housing

- New type with various housing styles
- Hybrid between traditional single-family and multi-family
- Single family detached but higher densities like multi-family
- Lower overall density than traditional multi-family (typically 6-12 d.u. per acre)
- Greater lot coverage due to greater number of lower and smaller buildings instead of fewer, taller, larger buildings
- Less useable open space due to greater lot coverage
- Constructed to be rentals permanently

Typical Single Family and Multi-family Plans



Typical Single Family – many owners, 5-10 homes/acre

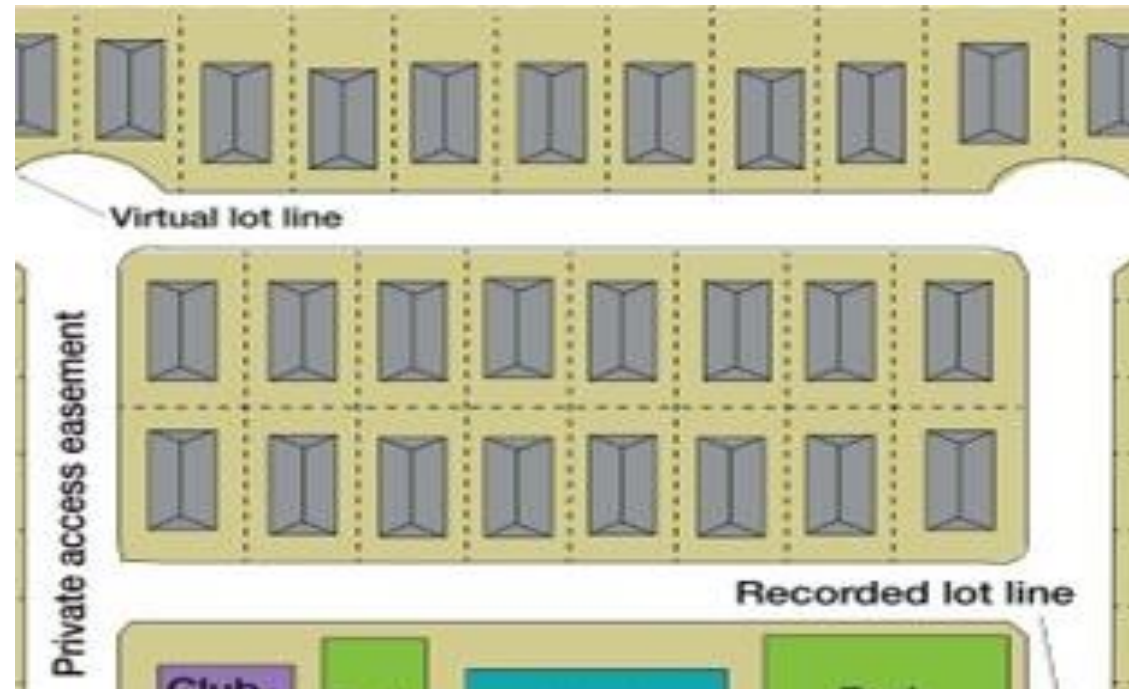


Typical Multi-family – one parcel, 20-25 homes/acre

Typical Build to Rent Plans

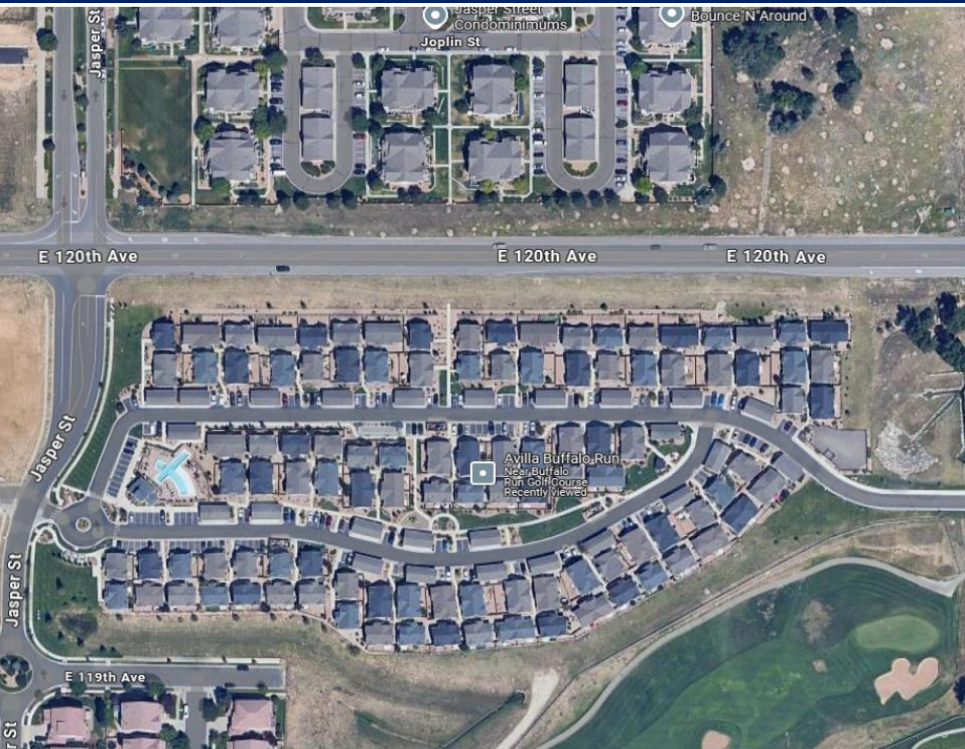


Boomerang PUD – 15 homes/acre

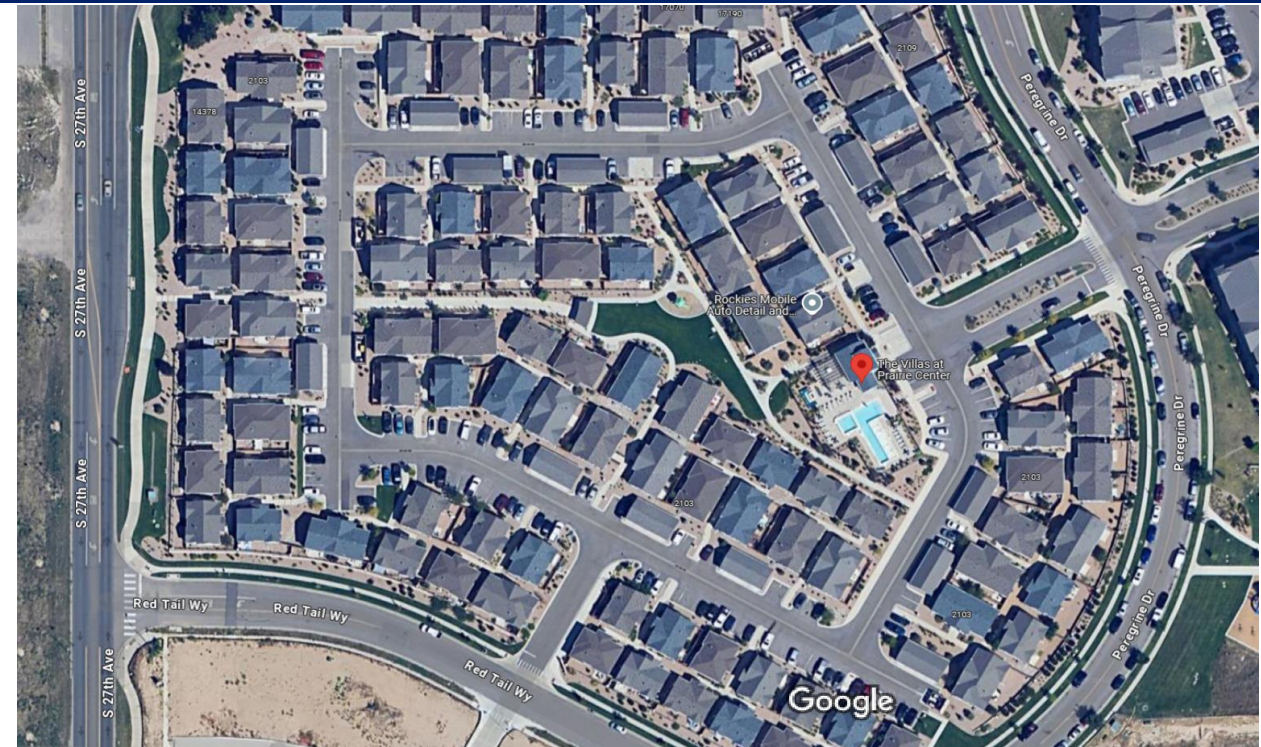


Sample BTR – one owner – 10 homes/acre

Sample BTR Developments



Avilla at Buffalo Run – Commerce City



Avilla at Prairie Center - Brighton

Regulatory Considerations

- First two projects regulated via PUD – future code amendments likely to permit the use “by right” in multi-family zoning districts
- Development Code doesn’t regulate home ownership
- PUD zoning has also been the approach taken by other communities along the front range
- One project coming next month (Village at Greeley PUD – 10 homes/acre) & inquiries for two other projects on the west side of the city



Thank you



Appendix A:

Housing Affordability Per AMI- For Sale

Affordable & Attainable Home Prices by Area Median Income

Area Median Income (AMI)	Housing Type	1 bedroom		2 bedroom		3 bedroom		4 bedroom	
		1-2 person household		2-3 person household		3-4 person household		4-5 person household	
		Min	Max	Min	Max	Min	Max	Min	Max
60%	Attached	\$130,977	\$150,934	\$150,934	\$171,065	\$171,065	\$191,021	\$191,021	\$207,127
60%	Detached	\$161,310	\$185,888	\$185,888	\$210,681	\$210,681	\$235,259	\$235,259	\$255,094
80%	Attached	\$150,935	\$204,384	\$171,066	\$231,226	\$191,022	\$257,834	\$207,128	\$279,308
80%	Detached	\$185,889	\$251,716	\$210,682	\$284,774	\$235,260	\$317,545	\$255,095	\$343,991
100%	Attached	\$204,385	\$257,834	\$231,227	\$291,387	\$257,835	\$324,647	\$279,309	\$351,489
100%	Detached	\$251,717	\$317,545	\$284,775	\$358,867	\$317,546	\$399,831	\$343,992	\$432,889
110%	Attached	\$257,835	\$284,559	\$291,388	\$321,467	\$324,648	\$358,054	\$351,490	\$387,580
110%	Detached	\$317,546	\$350,459	\$358,868	\$395,914	\$399,832	\$440,974	\$432,890	\$477,337
120%	Attached	\$284,560	\$311,285	\$321,468	\$351,547	\$358,055	\$391,460	\$387,581	\$423,670
120%	Detached	\$350,460	\$383,374	\$395,915	\$432,961	\$440,975	\$482,116	\$477,338	\$521,786

Median Attached Sales Price \$ 345,770

Median Detached Sales Price \$ 425,922

Affordable Attainable Median Price Over Median

19% discount of attached compared to detached



Work Session Agenda Summary

Item: 6.

February 25, 2025

Key Staff Contact: Brian McBroom, Community Development Director

Title:

General Improvement District Overview

Background:

Significant work is being done to develop a sound financial model for the West Greeley Project. For the purpose of funding significant public infrastructure needed to support the West Greeley Project and growth in general in west Greeley, a General Improvement District (GID) has emerged as a key tool. This attached overview presentation will review the preliminary financial model, what a GID is, why it's such an effective financing tool, how it is created and how it functions, and high level advantages and disadvantages of creating a GID. Following the presentation, the City Council is encouraged to ask questions and discuss the merits of using a GID to fund public infrastructure.

Strategic Focus Area:

Business Growth
Community Vitality
High-Performance Government
Housing For All
Infrastructure and Mobility
Quality of Life
Safe and Secure Communities

Attachments:

1. Item 6 - Presentation



General Improvement District Overview

Brian McBroom
Director of Community Development
City Council Work Session - February 25, 2025



Agenda



- Economic Development & Financial Model Overview
- What is a General Improvement District?
- Why Do We Need A GID for the West Greeley Project?
- How is a GID Created?
- Pros and Cons of a West Greeley GID
- Questions/Discussion
- Purpose: Informational

Defining Our Economic Development Goals



**Economic Growth &
Opportunity**



Improved Connectivity



Enhanced Quality of Life



**Strategic Growth &
Revenue Capture**



**Reduced Spending
Leakage**



**Business Retention &
Recruitment**



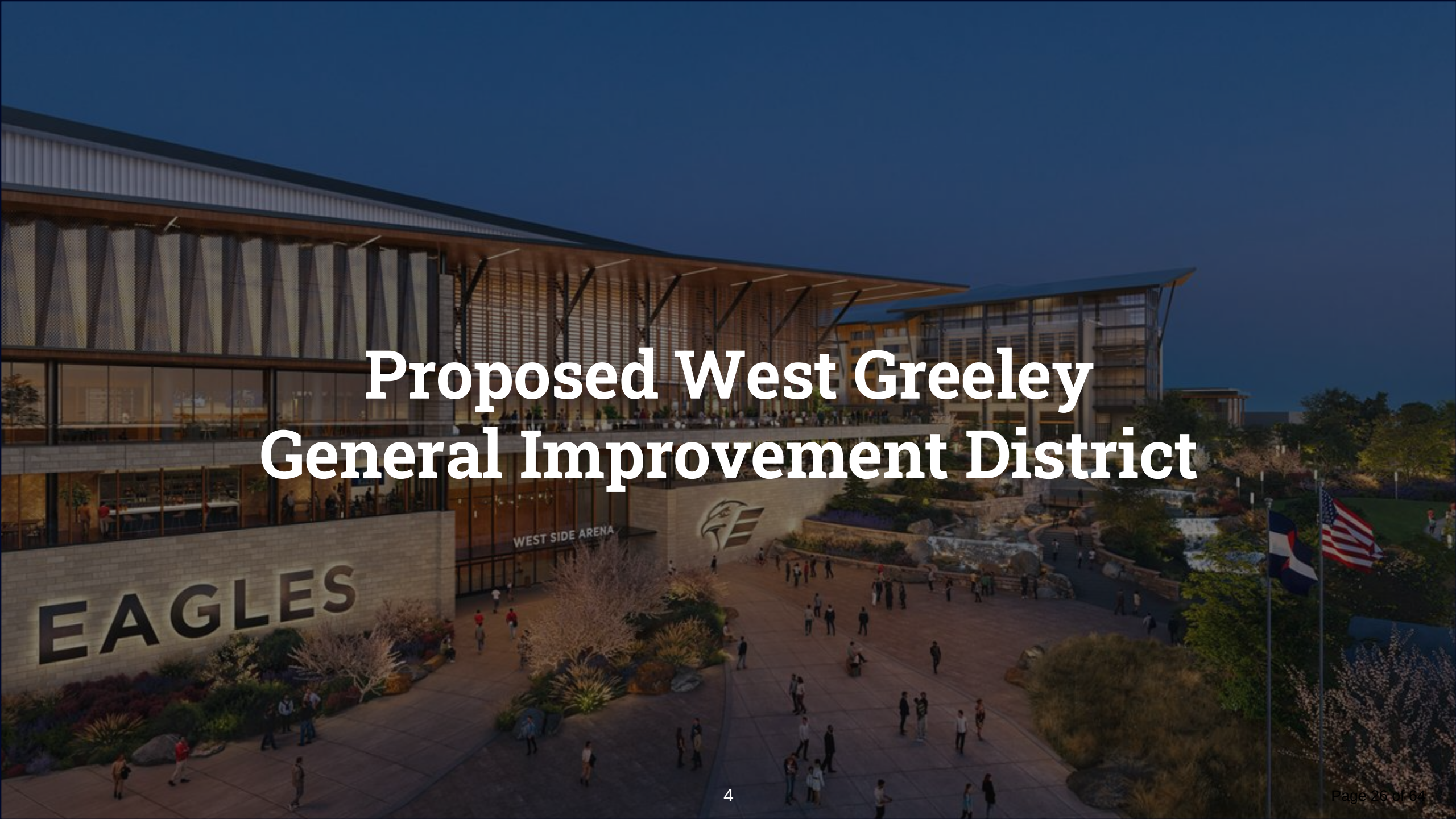
**Increased Property
Values & Opportunities**



**Long-Term Community
Benefits**



**Reinvestment into the
Community**



Proposed West Greeley General Improvement District

Vision

- The West Side Project aspires to serve as a blueprint for the future community-centered development and delivers an activated and appealing destination for the Greeley community
- The West Side Project will be a catalyst for economic growth while providing cultural, social, financial, and environmental benefits to the community
- The West Side Project will serve as a regional and state attraction for entertainment, retail, and social activity
- The West Side Project elevates Greeley's status in the region and invites new investors and developers to Greeley

Concept

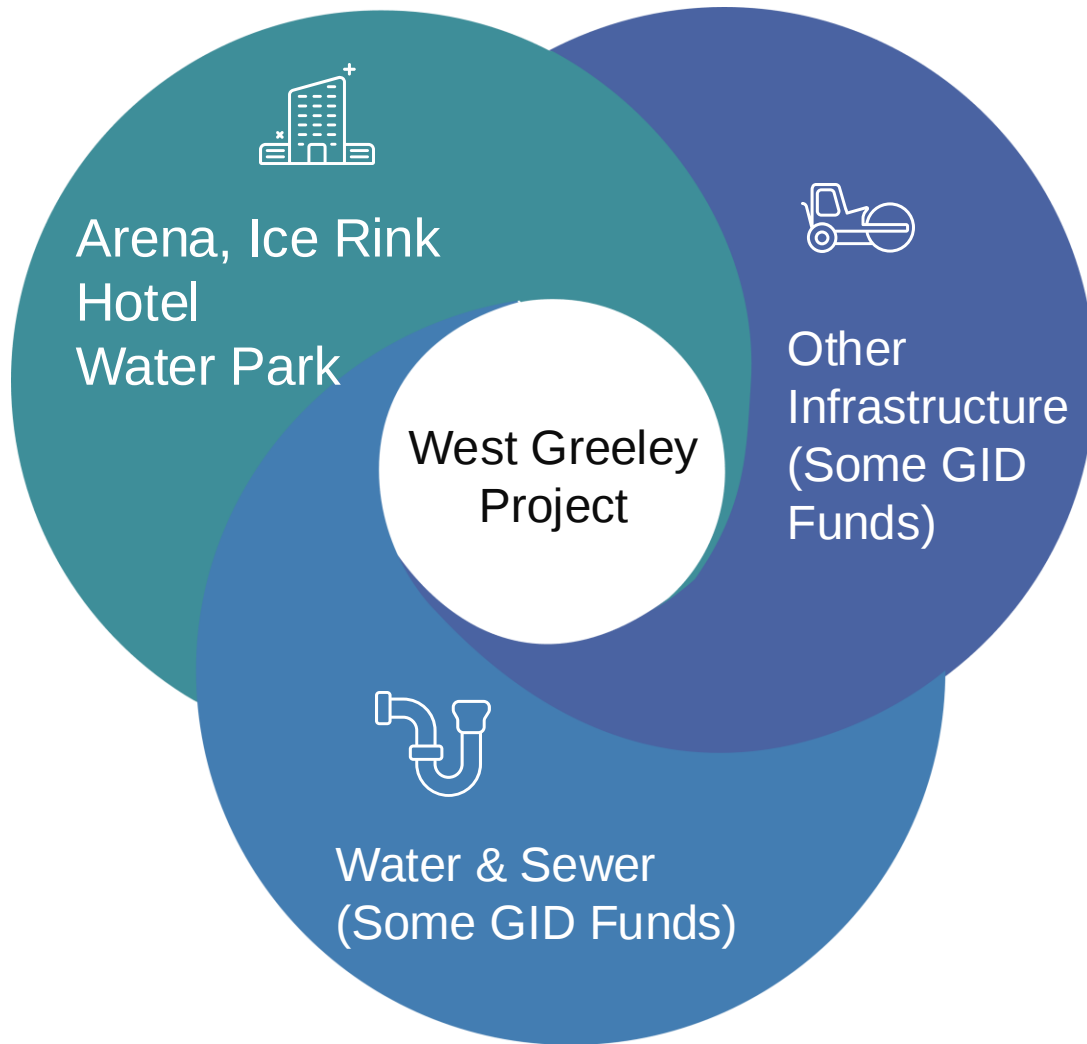
- Greeley West Side Project is envisioned to be a vibrant mixed-use, transit-oriented entertainment district - focused on four major venues:
 1. Eagles Arena
 2. Youth Hockey Center
 3. Water Park
 4. Hotel and Convention Center
- It will create retail opportunities, exciting new neighborhoods, many employment opportunities, and generate significant tax revenue to make a lasting impact on Greeley



City's Contributions

- Moral Obligation
- Annual Economic Development Payment
- **General Improvement District**
- Pre-Development Funding
- Expedited Review

Financing Overview



Financing Stages

Initial Predevelopment

- Early 2025 through Early 2026

First Stage of Issuance

- Early 2026

What Is A GID?

- General Improvement Districts (GIDs) are local taxing entities created for the purpose of constructing, operating or maintaining specific public improvements and/or certain services within a district
- City Council acts as the governing board for the GID
- A GID can finance improvements through general obligation bonds, revenue bonds or Certificates of Participation (COPs)
- A GID can generate revenue through property taxes, special assessments, and other fees
- A GID can construct and operate any improvement and/or provide any service that the municipality is authorized to provide
- City of Greeley created GID #1 in 1968 to fund downtown improvements (parking, landscaping, mid-block walkways, etc.)

What Is A GID?

- It's like a large Metropolitan District except the City Council serves as the board
- Simple way for growth to pay its own way
- A GID is a fair distribution of costs for large infrastructure projects to the properties that benefit
- A GID reduces the need for city general fund (GF) dollars to pay for growth
- The city also anticipates using GIDs to manage the costs of growth in East Greeley and in the city's growth area north of the river

Why Do We Need A GID In West Greeley?

Regional Infrastructure Needs

- Significant water, sewer, storm drainage, and transportation improvements needed
- Regional improvements with regional benefits
- Fair distribution of costs based upon benefits
- Insulates existing taxpayers from costs of growth in West Greeley

Cascadia Funding Strategy

- A key piece of the funding “puzzle”
- Allows the construction of key, long range infrastructure pieces ahead of development
- Reduces funding commitments on city GF and 501(c)3 entity

How is a GID created?

- An initial property owner submits a petition (WVC)
- City Council creates GID by ordinance
- City Council submits ballot question(s) to GID elector(s)
- Elector(s) votes to approve taxes and uses of revenues
- Additional properties are added later by petition to the City Council
- Joining will likely be required to gain access to GID funded infrastructure (such as water, sewer, storm sewer and roads)
- No future ballot questions needed unless GID ballot language is amended

Pros and Cons of GIDs

Pros

- Isolates debt from city's budget
- Distributes regional costs to regional benefactors
- Enables construction of infrastructure ahead of development
- City Council as board of directors = high transparency and accountability
- Can pay for operations and maintenance

Cons

- Low assessed value = low borrowing power early on
- Increases total tax burden in the district which could impact competitiveness and long-term economic development

What's next?

- Creation of GID being negotiated with The Water Valley Company
- GID funding mechanism is being built into the overall financial model
- GID petition and ordinance will come after approval of Pre-Development Services Agreement (PDSA)

Questions and Discussion



Thank you





Work Session Agenda Summary

Item: 7.

February 25, 2025

Key Staff Contact: Raymond Lee, City Manager, Paul Trombino, Managing Director

Title:

Mobility Expansion for Regional Growth and Equity (MERGE) Project Update

Background:

Since 2015, the MERGE Project has been a top priority project for the City of Greeley to address safety and traffic issues at the currently at-grade intersections of 35th Avenue and 47th Avenue and US 34 Bypass. This project will make the two of the top three dangerous intersections along US 34 in the North Front Range safe for City of Greeley residents. The project has received significant support from City residents in two ballot initiatives in 2018 and 2024, respectively. The project comprises of two interchanges with US 34 Bypass over 35th Avenue and 47th Avenue, respectively. The project also includes a center loading mobility hub on US 34 Bypass between the two interchanges.

In 2018, City residents approved a \$30 million set aside from Quality of Life funds for this project. Since 2022, the City has been successful in obtaining \$51.7 million in grants and in 2024, Greeley residents voted in favor of availing of federal credit programs to make the project fully funded. The next step in the process is to start environmental clearances, design and re-activate the public and business outreach on this project. This informational project update will provide the council with a status update on the project funding, the research performed by staff on the proposed project delivery and next steps in the process.

Strategic Focus Area:

Business Growth
High-Performance Government
Infrastructure and Mobility
Quality of Life

Attachments:

1. Item 7 - Presentation

Mobility Expansion for Regional Growth and Equity (MERGE) Project Update

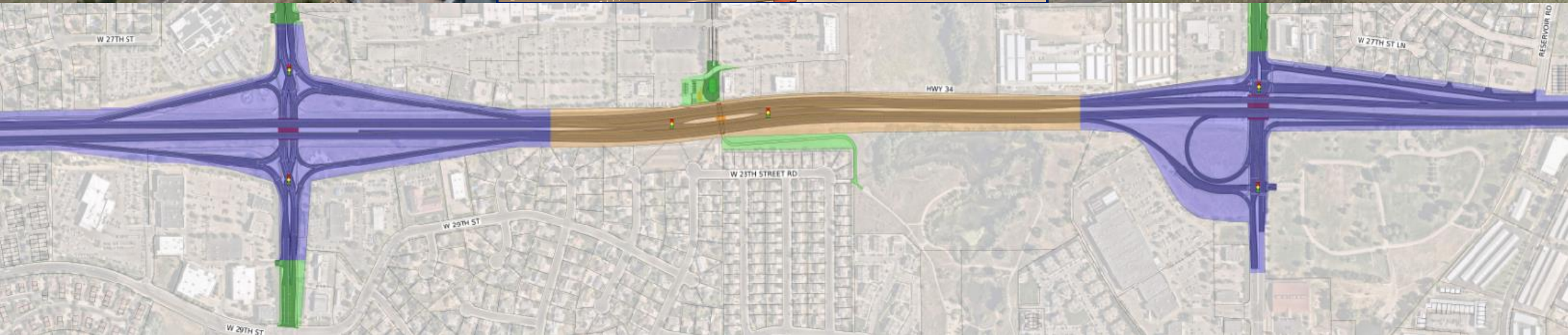
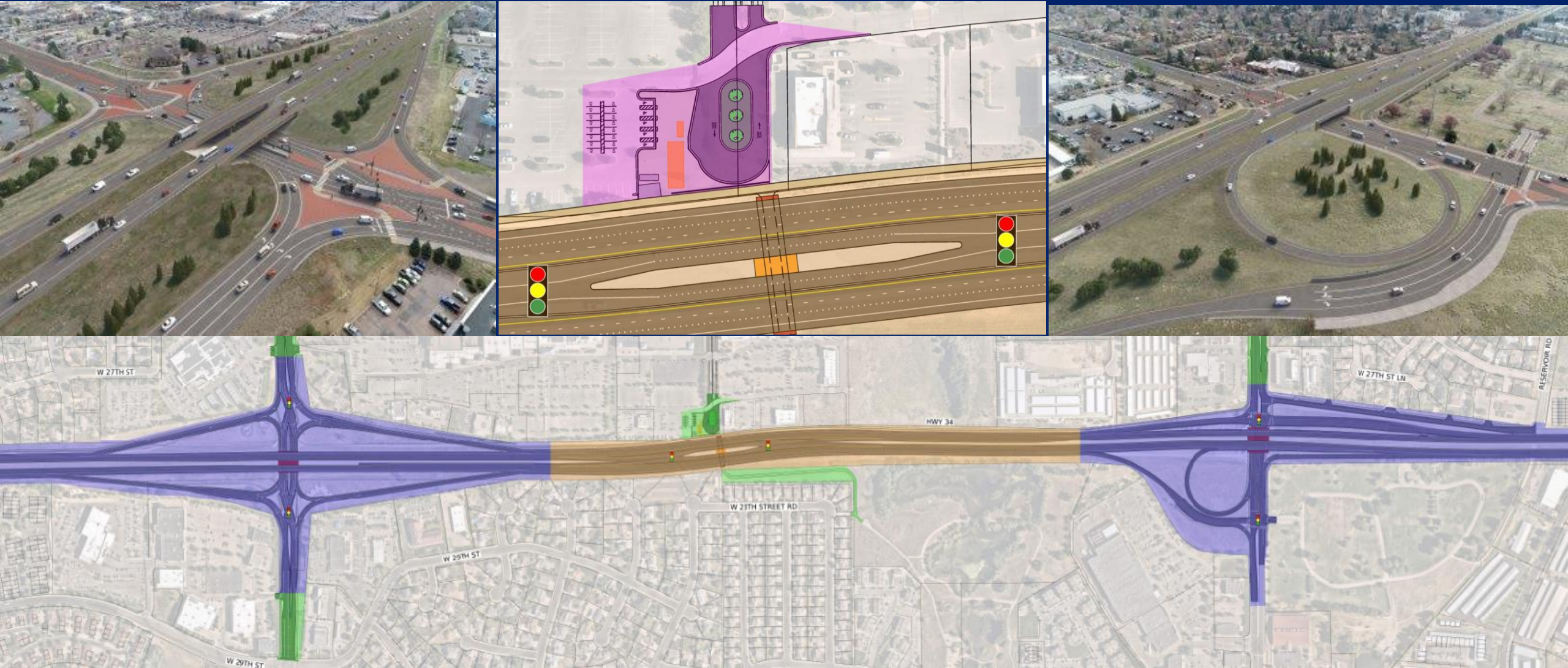
Raymond C. Lee III, City Manager
City Council Work Session - February 25, 2025



Agenda

- Project Limits
- Project History
- Project Schedule
- Project Financials
- Cost Estimate Considerations
- Project Delivery Options
- Performance Metrics and Grant Responsibilities
- Purpose: Informational

Project Limits



Project History 2015-2025

2015 City determines need for a solution at 35th Ave and 47th Ave intersections with US 34 Bypass to address congestion and safety on the two City streets.

November 2018 Ballot Measure No. 20 included transportation as part of Quality of Life (QOL) and enabled City to use QOL for 35th Ave and 47th Ave interchanges passes - \$30M in Funding

September 2020 IGAs executed for preconstruction activities for 35th Ave and 47th Ave committing \$750K City of Greeley funds for a 30% design. ***City paid combined \$1.5M to CDOT between 02/2020 to 03/2021.***

January 2022 Public Works takes the lead on the project to develop a financial strategy for the complete project with CDOT concurrence.

May 2022 –September 2024 Public Works submits a series of grant request for project to MPO and USDOT.

March 2023 Public Works submits draft Letters of Intent to USDOT for TIFIA.

June 2024 City receives notification of USDOT RAISE grant award of \$20.5M

September 2024 Public Works, FHWA and CDOT conduct USDOT RAISE Grant kickoff meeting.

Project History 2015-2025 cont.

October 2024 Public Works prepares processes for delivery of the project, CDOT concurs. ***Public Works prepares Request for Qualifications (RFQ) for design services.***

October – November 2024 Public Works conducts joint meetings with FHWA and CDOT to discuss project environmental needs.

November 2024 TIFIA ballot initiatives approval of \$65M debt passes. Public Works shared draft RFQ with FHWA and CDOT. ***Public works receives approval from USDOT that City Dollars spent during design/environmental processes will count as Federal match since we are a direct recipient delivering the project.***

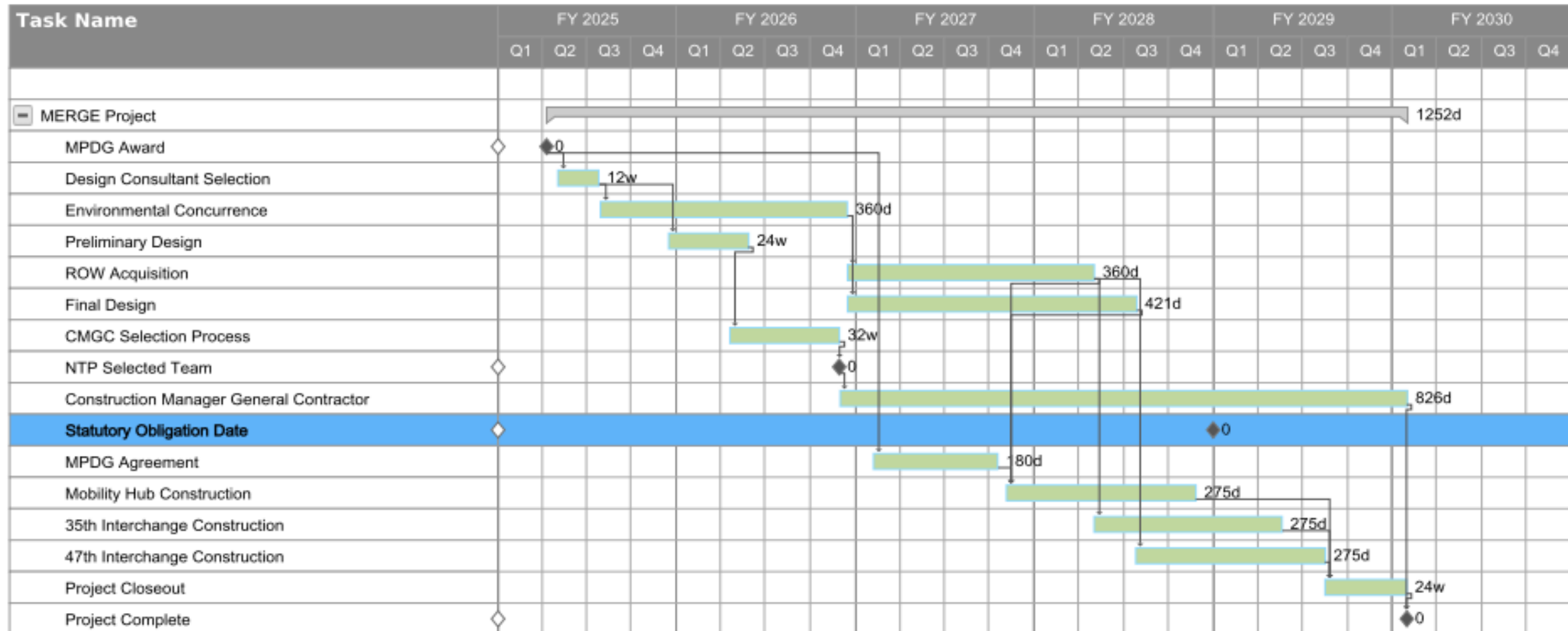
December 2024 Project receives approval from CDOT Transportation Commission for the 1601 process.

January 2025 City of Greeley is notified of USDOT MPDG RURAL award as part of the MPDG submittal for \$29.5M. This makes total Federal Grants on the project \$51.7M and ***entire project is now under FHWA purview*** with City of Greeley the direct applicant

As part of Grant Approval, USDOT FHWA confirmed City Staff were well qualified to deliver the MERGE Project as a direct recipient grantee.

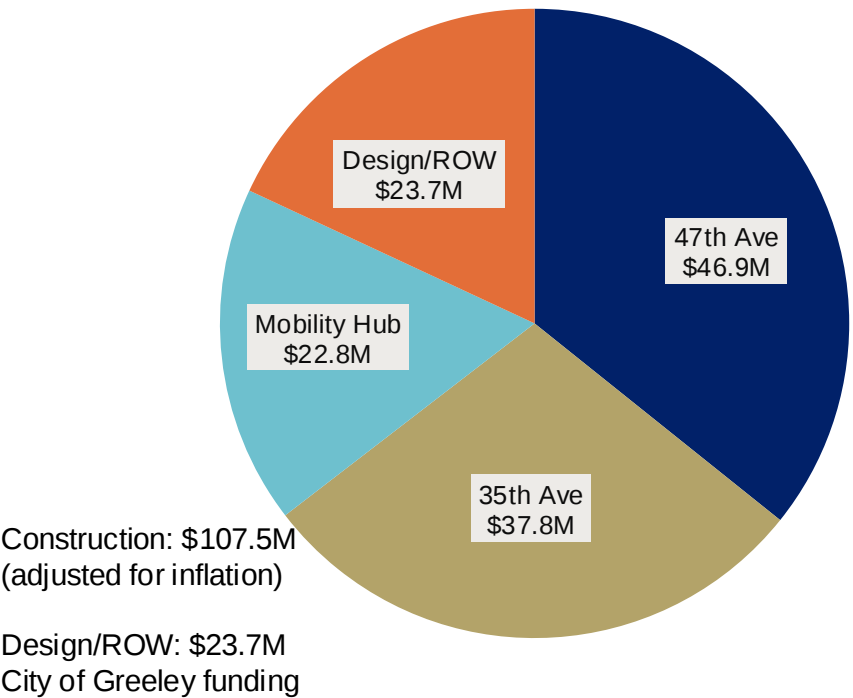
Both grants have a Congressionally Mandated Statutory Obligation date of September 30, 2028.

Proposed Project Schedule

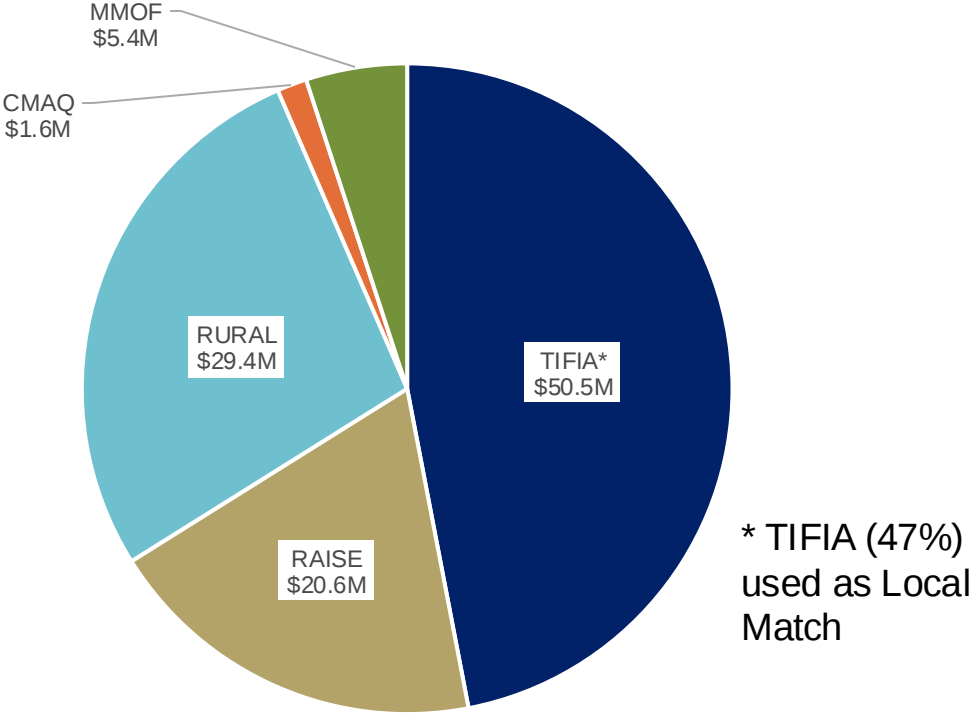


Project Financials

Project Elements
Total Estimated Project Cost : \$131.2M



Construction Budget
\$107.5M



- \$8M CDOT funding restricted to Transit Capital related improvements not part of this funding
- Construction using 95% Federal Dollars

Cost Estimate Considerations

Basis of Estimate

- 35th Ave: 30% Design
- 47th Ave: 20% Design
- Mobility Hub: 10% Design
- Costs Estimate – 4% Inflation and 15% Contingency

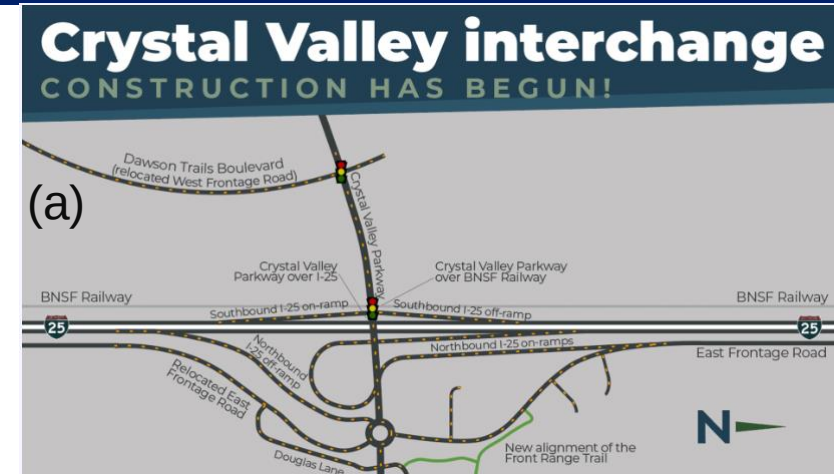
Independent Cost Estimate Analysis

- Conducted by Independent Consulting Engineering Firm
- Result showed a potential for cost increase of up to 20%
- Construction Manager/General Contractor (CMGC) Process – Design/Build Planned Process
 - Mitigate Risk, Reduce Cost, Reduce Time

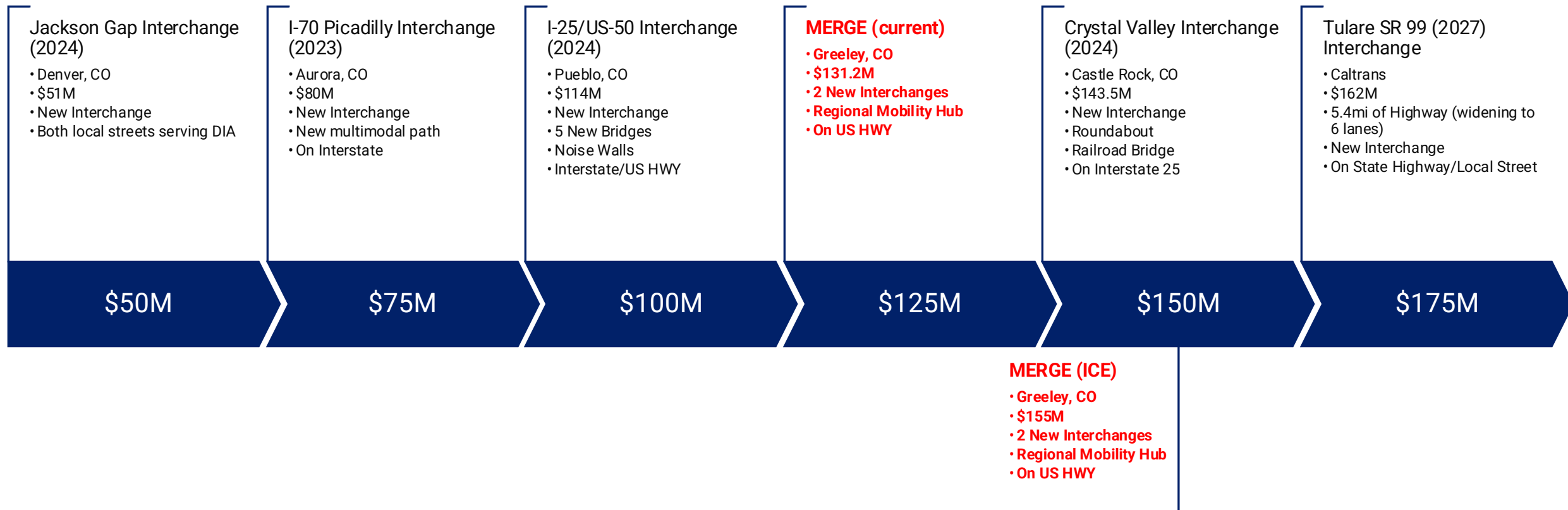
Similar Projects Costs

- a. **Crystal Valley Interchange, I25/Crystal Valley, (Castle Rock), \$143.5M project budget**
- b. **Piccadilly Interchange (I-70/Piccadilly) (City of Aurora), approx. \$80M project budget**

Projects delivered by local agencies.



Cost Comparison Summary



Cost Comparison Summary

\$155M Project Cost

	City Delivery	CDOT Delivery	
Indirect Agency Costs (CDOT est.6%-12%)	\$0	\$4.1M	\$9.3M
Staffing and Additional Costs (FTE)	\$0	\$3.9M	\$3.9M
Additional Cost to City	\$0	\$8.0M	\$13.2M

Funding Option*	Current Estimate	Contingency
QOL (\$30M budget)	\$23.7M	\$6.3M
TIFIA (\$65M budget)	\$50.5M	\$14.5M
CDOT (\$8M match)	\$0	\$ 8M
City CIP Funds	\$0	\$ 8M
Grants	\$57M	\$0
Total	\$131.2M	\$28.8M = \$160M

MERGE Project Delivery Options

Option 1: CDOT Delivers entire project

- Request to Change Direct Recipient from COG to CDOT
- Requires USDOT Approval, timeframe unknown
- Non-Standard IGA (>8-month process)
- All Grant Funds, COG Funds, and TIFIA go direct to CDOT

Option 2: City of Greeley (COG) Delivers the Project under a Local Agency (LA) Agreement

- CDOT Standard IGA (~3 months)
- CDOT Provides Environmental Review, QA/QC, Invoicing Support (~\$1.9M payable to CDOT)
- All Grant Funds and TIFIA go direct to CDOT
- COG pays Contractors, COG Invoices CDOT, CDOT invoices FHWA, FHWA pays CDOT, CDOT pays COG

Option 3: City of Greeley Delivers the Project under a Permit Process with CDOT

- CDOT Standard IGA and Design process proceeds in parallel (begins immediately)
- CDOT Provides Environmental Review, QA/QC (~\$1.5M payable to CDOT)
- All Funds stay with COG
- COG pays Contractors, COG Invoices FHWA, FHWA pays COG

Performance Measures Reporting – Grant Responsibilities

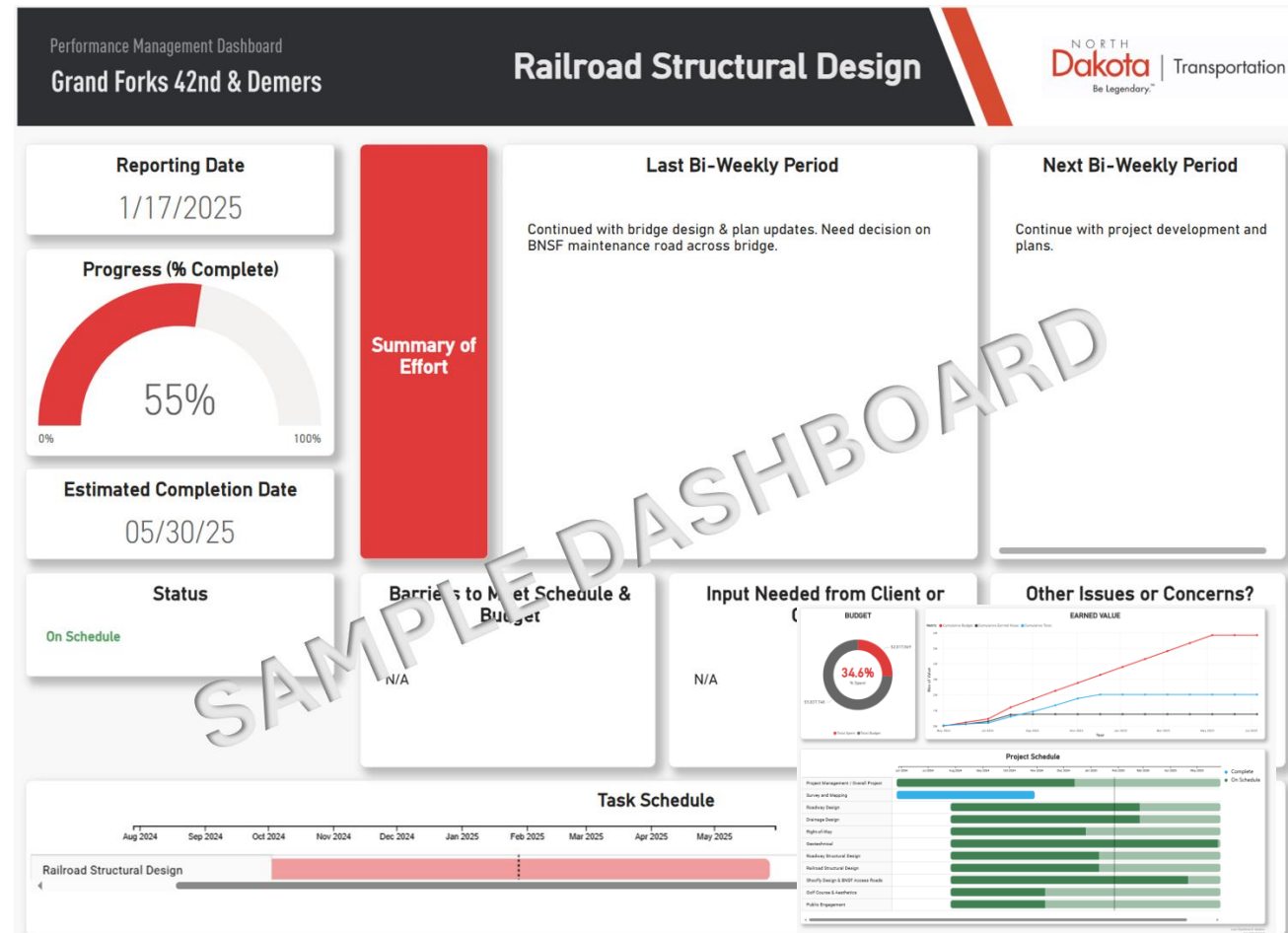
- Key project outcome criteria were identified within both RAISE and RURAL Grant applications.
- USDOT will monitor performance of Federally funded projects and particularly grants that were awarded on a merit basis.
- Recipient MUST report technical (merit) and financial performances through the lifetime and 12 quarters after substantial project completion. (~ 2033)

PERFORMANCE MEASURES

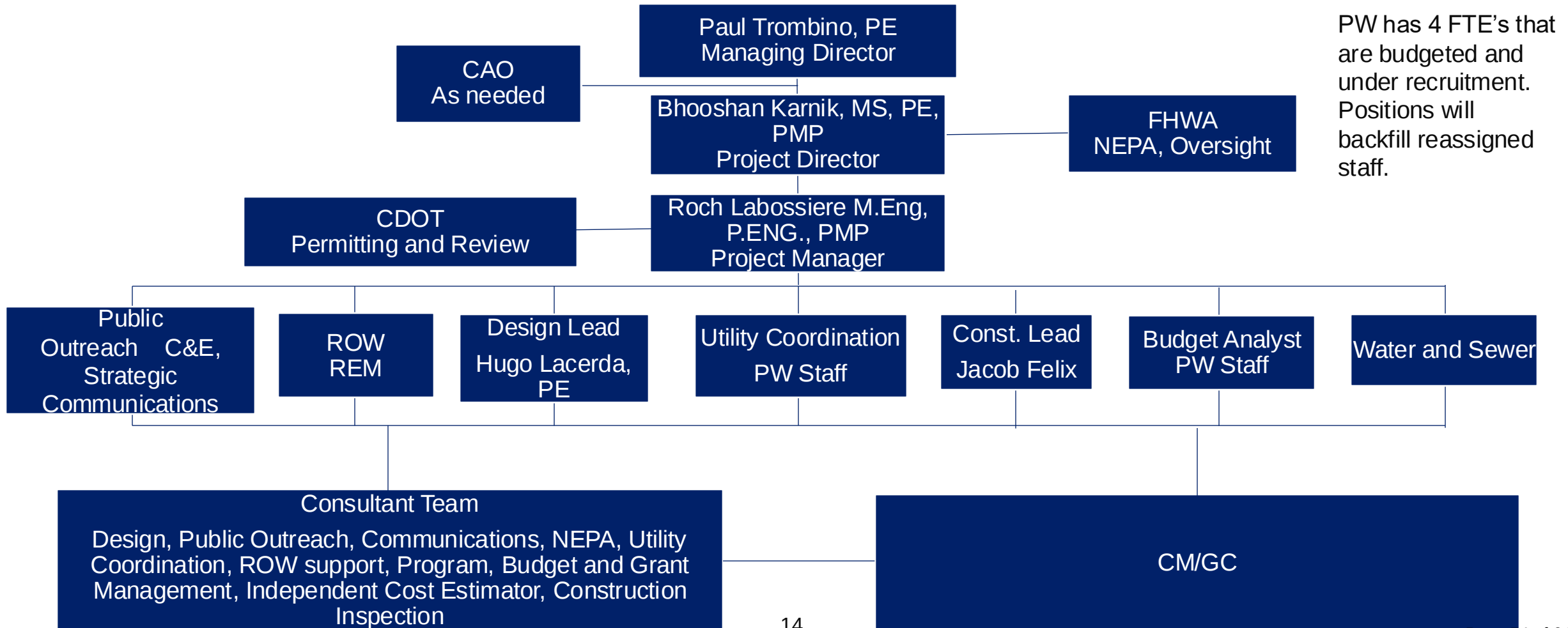
- **Safety** - Reduction in fatal/serious crashes
- **State of Good Repair** - Addresses aging infrastructure
- **Economic Impacts** - Decreases transportation costs
- **Air Quality** - Reduces greenhouse gases (GHG)/Improved air quality
- **Multimodal options** - Increases accessible transportation choices
- **Innovation** - New technology, delivery, and financing options
- **Benefit Cost Analysis** - Reduction of travel time, air pollutants, increased mobility, schedule and budget monitoring

Performance Measures Dashboard

- Performance measure dashboard organizes the data visualizations under different performance topics
- Visual tool that displays key metrics and data points to monitor the progress and effectiveness of a transportation project
- Used to select specific performance measures

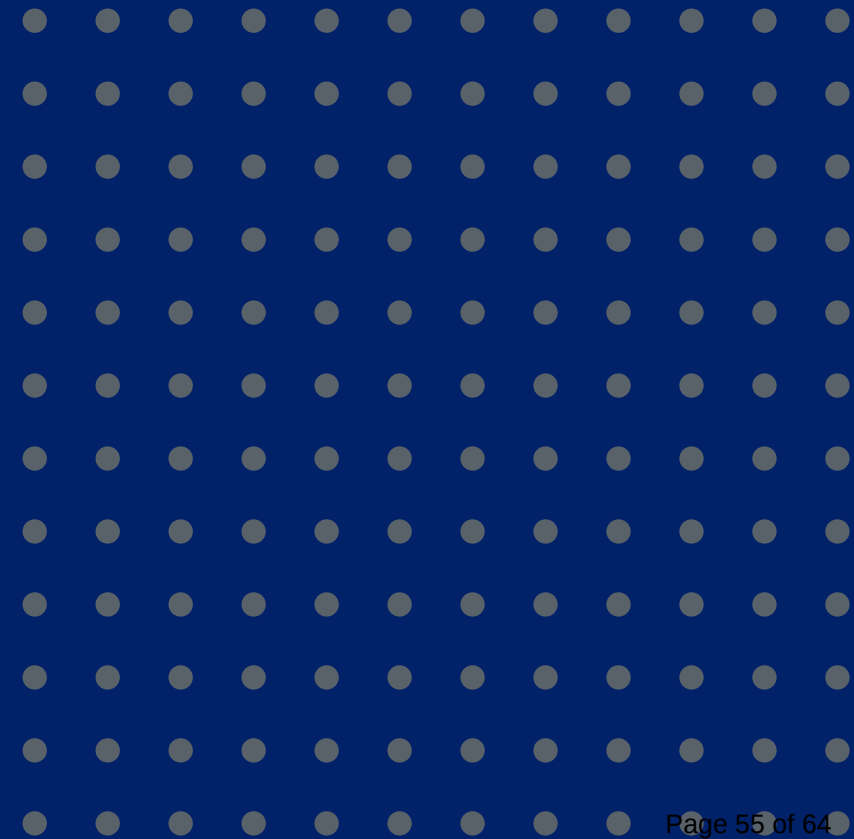


MERGE Delivery Org Chart



PW has 4 FTE's that are budgeted and under recruitment. Positions will backfill reassigned staff.

Thank you





Work Session Agenda Summary

Item: 8.

February 25, 2025

Key Staff Contact: Martha Lanaghen, Human Resources Director

Title:

Motion to go into Executive Session for the purpose of reviewing market data regarding the Council appointee compensation, to include City Manager Raymond Lee, City Attorney Stacey Aurzada and Municipal Judge Gonzales

Background:

An executive session is needed to provide market data to the City Council that will enable them to make informed decisions about compensation for City Manager Raymond Lee, City Attorney Stacey Aurzada and Municipal Judge Gonzales; to receive a recommendation; and, to provide an opportunity for City Council to ask clarifying questions, discuss the recommendation and request additional information, if needed.

Council's Recommended Action:

A motion to go into an Executive Session to discuss the following matter as provided under C.R.S. Section 24-6-402(4)(f) and Greeley Municipal Code Section 2.151(a)(6): To discuss the compensation market data, recommendations by the Department of Human Resources, and related personnel matters.

Strategic Focus Area:

High-Performance Government

Attachments:

None



Work Session Agenda Summary

Item: 9.

February 25, 2025

Key Staff Contact: Stacey Aurzada, City Attorney, Sean Chambers, Water & Sewer Director

Title:

Motion to go into an executive session for the purposes of obtaining legal advice and to determine positions relative to matters that may be subject to litigation or negotiations related to an intergovernmental agreement dispute with the Town of Windsor

Background:

City staff and legal counsel recommend that City Council conduct this executive session for the purposes described below related to an intergovernmental agreement dispute with the Town of Windsor.

Council's Recommended Action:

A motion to go into an executive session for the purposes of receiving legal advice pursuant to C.R.S. § 24-6-402(4)(b) and Greeley Municipal Code § 2-151(a)(2), and to determine positions relative to matters that may be subject to litigation or negotiations, develop strategy for litigation or negotiations, and instruct negotiators pursuant to C.R.S. § 24-6-402(4)(e)(1) and Greeley Municipal Code § 2-151(a)(5).

Strategic Focus Area:

Business Growth
Infrastructure and Mobility

Attachments:

None



Work Session Agenda Summary

Item:10.

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

Council Meetings and Other Events Calendars

February 23 – March 22, 2025

Monday, February 24, 2025

- Greeley Chamber of Commerce 11:30 a.m.
- Richmark Presentation - Weld County Commission Work Session – Downtown 1:30 p.m. Pawnee Conference Room (1150 O Street Greeley, CO 80631)
- 2025 Dream Team Honors Scholars - D6 Board of Education Night 5:30 p.m. Greeley - Evans School District 6 Administration Building (1025 9th Ave Greeley, CO 80631)

Tuesday, February 25, 2025

- City Council Work Session Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Wednesday, February 26, 2025

- Upstate Colorado Economic Development 7 a.m. Upstate Colorado Conference Room (822 7th Street Greeley CO 80631)

Thursday, February 27, 2025

- Poudre River Trail Meeting 7:30 a.m. Poudre Learning Center (8813 W. F Street Greeley CO 80631)
 - Retirement Ceremony for Detective John Kinne 3 p.m. Greeley Police Department Donahue Room (2875 W 10th St, Greeley, CO 80634)
 - STATE of the CITY 2025 6 p.m. AIMS Welcome Center (4901 W. 20th Street, Greeley, CO 80634)
-

Tuesday, March 4, 2025

- City Council Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Thursday, March 6, 2025

- Island Grove Advisory Board 3:30 p.m. (600 N. 14th Ave Greeley CO 80631)

- Quarterly Weld BOCC & Municipality Call 5:30 p.m. Microsoft Teams
- North Front Range MPO Meeting 6 p.m. Fort Collins Colorado River Community Room (222 LaPorte Avenue Fort Collins, CO 80521)

Friday, March 7, 2025

- 10th Anniversary Poudre River Forum 8 a.m. Aims Community College Welcome Center (4901 W. 20th Street, Greeley CO 80634)

Saturday, March 8, 2025

- National League of Cities Executive Education and Pre-Conference Activities 8 a.m. Washington D.C.

Monday March 10 - March 12, 2025

National League of Cities Executive Education and Pre-Conference Activities 8 a.m. Washington D.C.

Tuesday, March 11, 2025

- City Council Work Session Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Thursday, March 13, 2025

- Aims Workforce Innovation Center Groundbreaking Event 2 p.m. Aims Community College Near 16th Street/47th Avenue Aims entrance (5007 West 20th Street, Greeley, CO 80634)

Tuesday, March 18, 2025

- City Council Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Wednesday, March 19, 2025

- Water & Sewer Board Meeting 2 p.m. (1001 11th Ave Greeley CO 80631) City of Greeley Council Chambers

Thursday, March 20, 2025

- Downtown Development Authority 7:30 a.m. (802 9th Street, Greeley CO 80631)
- Airport Authority 3:30 p.m. Greeley-Weld Airport (600 Airport Road, Greeley CO 80631)

2025 Council Meeting/Work Session Agenda Items Schedule			
	2/18/2025		
	This schedule is subject to change		
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
March 04, 2025 Council Meeting	Minutes- Feb 4 RM, Feb 11 WS	Heidi Leatherwood	Consent
	Resolution - Golf Mini Course Naming	Diana Frick	Consent
	Resolution - Adopt the Trails Master Plan	Diana Frick	Consent
	Intro & 1st Rdg Ord - Village at Greeley PUD	Brian McBroom	Consent
	Intro & 1st Rdg Ord - Downtown Overlay Code Update	Doug May/Brian McBroom	Consent
	Intro & 1st Rdg Ord - Eagles Lease (Hold)	John Herge	Consent
	Intro & 1st Rdg Ord - Business Incentive Agreement (Hold)	John Herge	Consent
	Intro & 1st Rdg Ord - Water Valley Pre-Development Agreement (Hold)	John Herge	Consent
	West Greeley Project Update (Hold)	John Herge	Regular
	West Greeley Financial Model Review (Hold)	John Herge	Regular
March 11, 2025 City Council Work Session	Five Year Housing for All Strategic Plan Update	Deb Callies	WS
	Camping Restrictions Update	Mandy Shreve, Will Jones, Chief Turk, Bobbier Cranston	WS
	Sammy's Law - Puppy Mill	Adam Turk	WS
	Executive Session - Council Appointee Performance Evaluation- (CM, CA, MJ) (Hold)	Heidi Brinkman/Kimberly Southern-Weber	WS
March 18, 2025 Council Meeting	Proclamation - Brain Injury Awareness Month	Mayor	Intro
	Proclamation - Red Cross Month	Mayor	Intro
	UNC Spring Update	UNC President Feinstein	Intro
	Minutes - Feb 18 RM; Feb 25 WS	Heidi Leatherwood	Consent
	Resolution - Revenue Stabilization Reserve Fund Policy	Caleb Weitz	Consent
	Intro & 1st Rdg Ord- First Supplemental Appropriation for 2025	Caleb Weitz	Consent
	Intro & 1st Rdg Ord - Acquire Real Property at Greeley Mall	Sean Chambers	Consent
	Intro & 1st Rdg Ord - Acquire Real Property for Terry Ranch Pipeline	Sean Chambers	Consent
	Intro & 1st Rdg Ord - Amendments to Landscape Code - Artificial Turf	Don Threewitt/Brian McBroom	Consent
	PH & 2nd Rdg Ord - Village at Greeley PUD	Brian McBroom	Regular
	PH & 2nd Rdg Ord - Downtown Overlay Code Update	Doug May/Brian McBroom	Regular
	PH & 2nd Rdg Ord - Eagles Lease (Hold)	John Herge	Regular
	PH & 2nd Rdg Ord - Business Incentive Agreement (Hold)	John Herge	Regular
	PH & 2nd Rdg Ord - Water Valley Pre-Development Agreement (Hold)	John Herge	Regular
	Informational - Mobility Development Plan	Will Jones/Paul Trombino	Informational (Regular)
	B&C Appointments	Jennifer Middleton	Regular
	Executive Session - City Manager Performance Review (Hold)	MJ/Kimberly Southern-Weber	ES
March 25, 2025 City Council Work Session	2024 End of Year Financial Review	Robert Miller/Tyra Litzau	WS
	Development Review Process Update	Brian McBroom	WS
	Monetary Sponsorship Policy	Caleb Weitz	WS
	Executive Session - Municipal Judge Review	Kimberly Southern-Weber	ES
	Executive Session - City Attorney Review	Kimberly Southern-Weber	ES
April 01, 2025 Council Meeting	Minutes- Mar 4 RM; Mar 11 WS	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - City Manager Salary Increase (Hold)	Kimberly Southern-Weber	Consent
	Intro & 1st Rdg Ord - City Attorney Salary Increase (Hold)	Kimberly Southern-Weber	Consent
	Intro & 1st Rdg Ord - Municipal Judge Salary Increase (Hold)	Kimberly Southern-Weber	Consent
	PH & 2nd Rdg Ord - First Supplemental Appropriation for 2025	Caleb Weitz	Regular
	PH & 2nd Rdg Ord - Acquire Real Property at Greeley Mall	Sean Chambers	Regular
	PH & 2nd Rdg Ord - Acquire Real Property for Terry Rach Pipeline	Sean Chambers	Regular
	PH & 2nd Rdg Ord - Amendments to Landscape Code - Artificial Turf	Don Threewitt/Brian McBroom	Consent
April 08, 2025 City Council Work Session	Economic Development Strategic Plan Update	John Hall	WS
	Ballot Measure Planning & Food Tax Rebate Update	Kalen Myers/Caleb Weitz	WS
	Housing Authority Update	Deb Callies	
April 15, 2025 Council Meeting	Proclamation - National Youth Service Day Award	Mayor	Intro
	Minutes - March 18 RM; March 25 WS	Heidi Leatherwood	Consent
	Resolution - amending Council Policies and Protocol	Heidi Leatherwood	Consent
	Intro and first reading Ord - Water Revenue Improvement Bonds, Series 2025	Robert Miller/Tyra Litzau	Consent
	Intro and first reading Ord - First-Lien Sewer Improvement Revenue Bonds, Series 2025	Robert Miller/Tyra Litzau	Consent
	Intro & 1st Rdg Ord - Two Rivers Garden Rezoning	Brian McBroom	Consent
	PH & 2nd Rdg Ord - City Manager Salary Increase (Hold)	Kimberly Southern-Weber	Regular
	PH & 2nd Rdg Ord City Attorney Salary Increase (Hold)	Kimberly Southern-Weber	Regular
	PH & 2nd Rdg Ord - Municipal Judge Salary Increase (Hold)	Kimberly Southern-Weber	Regular
	B&C Appointments	Jennifer Middleton	Regular

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:
1-2020	Hall	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.	The Natural Areas Team has finalized protocols and the scope of work for a monitoring program. Key Timelines:Short-Term (2025): Late January: Begin monitoring program. Throughout 2025: Execute design phase, with updates shared at key milestones. •Long-Term (2026): Early 2026: Begin construction. Late 2026: Anticipated completion of construction and opening of the new trail section. The Natural Areas Team continues to make progress in finalizing the scope of work for the final design phase. We received Otak's revised scope yesterday and will be reviewing it internally before coordinating with Purchasing to finalize the Purchase Order (PO). Additionally, we are securing a separate PO for site monitoring, with both expected to be completed in the next couple of weeks.	Diana Frick
11-2023	Clark/Butler	Artificial turf and landscape standards	August 1, 2023 Council Meeting	•Come back to Council with a draft ordinance	Scheduled for the February 18, 2025 Council Meeting as an informational item - March 4 Council Meeting first reading and March 18 Council Meeting PH and second reading	Brian McBroom
4-2024	Butler	Lincoln Park Redesign	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	Site concepts shared with stakeholders in October: including Project costs, Phasing options and integration with Downtown. Early 2025: Construction design drawings scheduled to begin, incorporating stakeholder input, alignment with redevelopment goals, and lessons from other urban parks. Late 2025 - 2026: Construction slated to begin at the end of 2025 and continue into 2026.	Diana Frick
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	The RFP was published on 2/3/25.	Allena Portis/Robert Miller
7-2024	Butler	Building Permit Fees	September 17, 2024 Council Meeting	Would like staff to provide information to a work session relating to building permit fees for the last few years and what they are currently	Staff sent a memo to council on January 10, 2025 Pending follow up from Brian before closing	Brian McBroom

8-2024	Olson	Code Compliance	Oct 1, 2024 Council Meeting	Requested staff to present at a future work session on code compliance- what is compliant and what is not and to develop a plan to assist with low-income residents specifically relating to yards and vegetation	Scheduled work session February 11, 2025	Juliana/ Buxton Demers
10 - 2024	Hall	Legal Research	Oct 15, 2024 Council Meeting	Asked staff to produce a report on Legal research for Home Rule Cities in response to the State Law regarding Occupancy, ADU's and Parking Minimums. Also would like included what the cost of challenging state law is.	City Attorney's Office provided a Legal Memorandum to City Council on February 21, 2025	Legal
11 - 2024	Butler	HP Rezone Parking	Oct 15, 2024 Council Meeting	There was a request for staff to provide a report to council on the HP Rezone area parking, traffic problems, and what has been done in the area. It was also requested that the design standards be included.	The traffic safety report completed and shared with CMO. CMO is planning to schedule a meeting to review the report with Councilmember Butler.	Public Works
13- 2024	Butler	Audit of Development Code	Dec 10, 2024 Council WS	Discrepancies in the code and would like an administrative fix of the R-M zoning issue if possible, and then a full audit of the Development Code.	Recieved proposals on 2/13 and now in the evaluation and selection process	Brian McBroom
1- 2025	Butler	Home Ownership	January 21, 2025 Council Meeting	Requested a work session on build to rent Subdivisions, condo defects, what can be done as a Home Rule municipality, and incentivizing home ownership.	Tentative WS scheduled for Feb. 25	Brian McBroom
2- 2025	Butler	Voter Polling	February 18, 2025 Council Meeting	Mayor Gates requested that staff come back with a cost analysis prior to Councilor Butler's request. Request: a voter poll to investigate the desire to support Public Safety and Open Space tax measures. In addition he asked for potential Poudre River Restoration projects that could be part of the Open Space tax.		Kalen Myers



Work Session Agenda Summary

Item: 11.

Title

Adjournment