

Greeley City Council Agenda

Regular Meeting
Tuesday, April 1, 2025 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/89729427419>

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 Meeting Portal <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 cityclerks@greeleygov.com.

Written comments can be mailed or dropped off at the City Clerk's office at City Hall, at 1100 10th Street Greeley, CO 80631

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
Regular Meeting Agenda**

Tuesday, April 1, 2025 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/89729427419>

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Recognitions and Proclamations

Days of Remembrance Proclamation

National Mayor's Challenge for Water Conservation Proclamation

Fair Housing Month Proclamation

What's Great About Greeley Presentation?

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.

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

9. Motion to approve the City Council Proceedings of March 4, 2025, and City Council Work Session Proceedings of March 11, 2025

10. Resolution authorizing the City Attorney's Office to institute legal action against the Town of Windsor for material breaches of an Intergovernmental Agreement
11. Resolution appointing Allena Portis to the position of Finance Officer and Ex-Officio City Treasurer
12. Introduction and first reading of an ordinance authorizing a salary and certain benefits for the City Attorney
13. Introduction and first reading of an ordinance authorizing a salary and certain benefits for the City Manager
14. Introduction and first reading of an ordinance authorizing a salary and certain benefits for the Municipal Judge

End of Consent Agenda

15. Pulled Consent Agenda Items
16. Public hearing and second reading of an ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2025 and for funds held in reserve for encumbrances through December 31, 2024
17. Public hearing and second reading of an ordinance for Sales of Dogs and Cats in Public Places and Retail Stores
18. Public hearing and second reading of an ordinance authorizing the acquisition of interests in real property located in the City of Greeley, Weld County, Colorado, by purchase or exercise of the power of eminent domain, for the construction of potable water infrastructure pursuant to Section 7 of Article XVI, Section 15 of Article II, and Sections 1 and 6 of Article XX of the Colorado Constitution and Colorado Revised Statutes §§ 31-15-101 and 38-1-101, et seq. (Greeley Mall Potable Water Infrastructure)
19. Public hearing and second reading of an ordinance authorizing the acquisition of interests in real property located in Weld County, Colorado, by purchase or exercise of the power of eminent domain, for the development of the Terry Ranch Potable Water Treatment Plant and Additional Water Transmission Lines and Associated Facilities, pursuant to Section 7 of Article XVI, Section 15 of Article II, and Sections 1 and 6 of Article XX of the Colorado Constitution and Colorado Revised Statutes §§ 31-15-101 and 38-1-101, et seq. (Terry Ranch Water Supply Project)
20. West Greeley Project Summary (Informational)
21. 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
22. Motion to go into Executive Session to receive legal advice and to instruct negotiators regarding development terms outlined in the Pre-Development Services Agreement for the West Greeley Project
23. Scheduling of Meetings, Other Events

24. Adjournment



Council Agenda Summary

Item: 5.

Title:

Recognitions and Proclamations

Summary:

Mayor Gates will present a proclamation:

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

Attachments:

Days of Remembrance Proclamation

National Mayor's Challenge for Water Conservation Proclamation

Fair Housing Month Proclamation

What's Great About Greeley Presentation?



Days of Remembrance

WHEREAS, the Holocaust was the state-sponsored, systematic persecution and annihilation of European Jewry by Nazi Germany and its collaborators, 1933 - 1945. Jews were the primary victims, with 6 million Jews murdered. In addition, Roma, disabled people, Poles, gay men, Jehovah's Witnesses, Catholics and Protestants, Soviet POWs, and political dissidents also suffered terrible oppression and death under Nazi tyranny; and

WHEREAS, well-educated communities can promote the ability to respond effectively to hateful speech and to prevent actions based upon hate; and

WHEREAS, hate crimes are up since the October, 2023, Hamas attack on Israel: Over 10,000 antisemitic incidents, a 69% rise of anti-Muslim & anti-Palestinian incidents, & a likely rise of hate related murders in 2025; and

WHEREAS, recognizing that hatred, racism, bigotry, and intolerance challenge our society today, the State of Colorado requires that each school district Board of Education and charter school include a course in Holocaust and Genocide studies as a requirement for high school graduation; and

WHEREAS, the history of the Holocaust offers an opportunity to reflect on the moral responsibilities of individuals, societies, organizations, and governments; and

WHEREAS, we the people of Greeley, Colorado, should always remember the terrible events of the Holocaust and remain vigilant against hatred, persecution, and tyranny; and

WHEREAS, we the people of Greeley, Colorado, should actively rededicate ourselves to the principles of democracy in a just society; and

Whereas, the Days of Remembrance have been set aside for the people of Greeley, Colorado, to remember victims of the Holocaust and to reflect on the importance of respect regarding other people.

NOW, THEREFORE, I, Dale Hall, by virtue of the authority vested in me as Mayor Pro-Tem of the City of Greeley, do hereby proclaim the week of Sunday, April 6, 2025, through Sunday, April 13, 2025, ***Days of Remembrance*** in memory of the victims of the Holocaust and in honor of the survivors, as well as the rescuers and liberators, and further proclaim that we, as citizens of the City of Greeley, should work to promote human dignity and confront hate whenever and wherever it occurs.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Greeley to be affixed, this 1st day of April 2025.

Dale Hall, Mayor Pro-Tem



National Mayor's Challenge for Water Conservation

WHEREAS, the City of Greeley, the State of Colorado continues to explore ways to manage residential consumption of water and to inspire its residents to care for our natural resources and become better environmental stewards; and

WHEREAS, Greeley's diverse water portfolio of water sources creates reliability and resiliency. Part of Greeley's core values are water planning, water efficiency and stewardship for navigating droughts, wildfires and uncertainty of the Colorado River, and

WHEREAS, the National Mayor's Challenge for Water Conservation is a non-profit challenge to residents to encourage pollution reduction and smart water use. It is presented by the Wyland Foundation, with support from the U.S EPA, The Toro Company, and Zenni Optical, and

WHEREAS, with the encouragement of their mayor, residents may register and participate in their city's Water Conservation Challenge, by making simple online pledges to decrease their water use and to reduce pollution for the period of one year, thereby assisting their cities pursue local, State, and Federal water conservation strategies; and

WHEREAS, from April 1-30, 2025, the City of Greeley wishes to inspire its residents and its neighboring communities to take the "2025 Wyland National Mayor's Challenge" by making a series of online pledges at mywaterpledge.com to reduce their impact on the environment and to see immediate savings in their water utility bills;

NOW, THEREFORE, I, Dale Hall, by virtue of the authority vested in me as Mayor Pro-Tem of the City of Greeley, do hereby proclaim:

That the City of Greeley agrees and supports the "2025 Wyland National Mayor's Challenge for Water Conservation."

That the program is to be implemented from April 1-30, 2025, through a series of communication and outreach strategies, whether new or existing, to encourage Greeley residents to take the Mayor's Challenge for Water Conservation."

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, Colorado, this 1st day of April 2025.

Dale Hall, Mayor Pro-Tem



Fair Housing Month

WHEREAS, April 2025 marks the 57th anniversary of the passage of Title VIII of the Civil Rights Act of 1968, commonly known as the Federal Fair Housing Act; and

WHEREAS, the Act outlines national policy of fair housing for all individuals who live in the United States and protects individuals from discrimination based on race, color, sex, disability, religion, family status, and national origin; and

WHEREAS, in Colorado, housing laws also protect against discrimination due to marital status, ancestry, sexual orientation, gender identity and expression, veterans/military, source of income, and creed; and

WHEREAS, Fair Housing is essential to the ethical commitment of the City and plays a central role in our community. Where we grow up and live impacts our educational attainment, health disparities, career opportunities, and creation of generational wealth; and

WHEREAS, the impact of historical discrimination persists to this day and such inequities limit the availability and stability of housing; and

WHEREAS, the laws of this nation, our state, and the City of Greeley seek to ensure such equality of choice for all transactions involving renting or buying a home, receiving a mortgage, seeking housing assistance, and engaging in other housing related activities; and

WHEREAS, the ongoing struggle for dignity and housing opportunity for all is not the exclusive province of the Federal government, and local efforts to combat discrimination can be as effective, if not more so, than Federal efforts; and

WHEREAS, illegal barriers to equal opportunity in housing, no matter how subtle, diminish the rights of all;

NOW, THEREFORE, I, Dale Hall, by virtue of the authority, vested in me as Mayor Pro- Tem of the City of Greeley, do hereby proclaim April 2025 as ***Fair Housing Month***.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, Colorado, this 1st day of April 2025.

Dale Hall Mayor Pro -Tem



City Council Meeting
April 1, 2025

An aerial photograph of a city, likely Denver, with a large white banner overlaid in the center. The banner contains the text of the Athenian Oath. The background shows a vast cityscape, green spaces, and a range of mountains under a clear sky.

***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

High Plains Library District Friends and Foundation Receives Nearly \$831,000 for Mobile Workforce Unit

- Mobile unit will deliver workforce resources, training and expertise in Weld County.



Aims Community College Named a 2025 Top Workplaces USA Award Winner

- Award is based on employee feedback from survey conducted by Energage.



City of Greeley 2023 Annual Comprehensive Financial Report (ACFR) Receives GFOA Certificate of Achievement for Excellence in Financial Reporting

- GFOA – Government Finance Officers Association



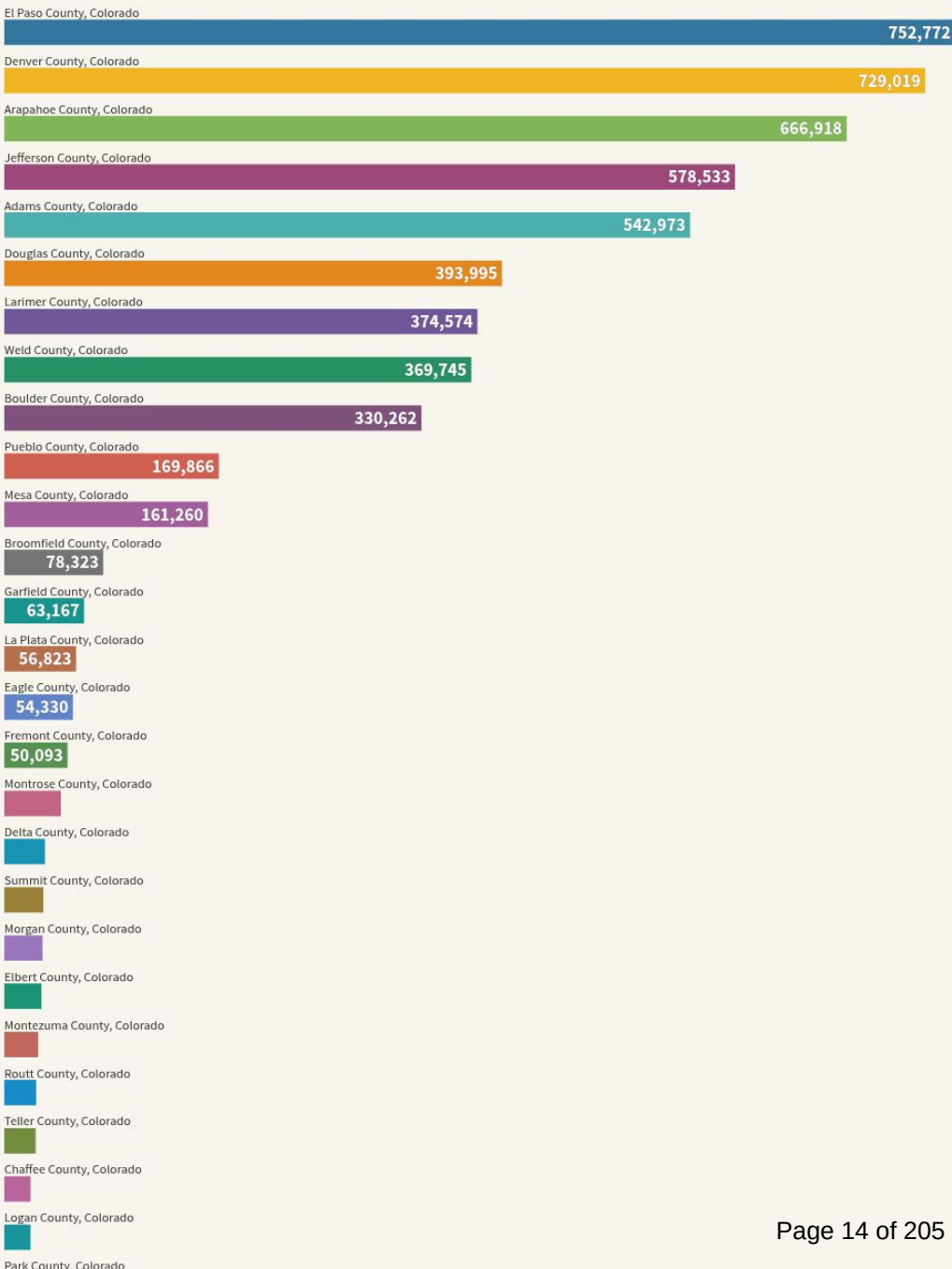
Weld County Tops State in Population Growth from July 2023 to July 2024

- Weld County added 9,529 new residents during this time.
- Weld County ranked 8th most populous county in the state.



Counties ranked by population

El Paso County tops the state in population.



BizWest Most Influential Business Leaders Awards Given to Four in Greeley

- Raymond Lee – Most Influential Business Leader
- Brett Payton – Professional Services
- Mitzi Moran – Health Care
- Cheri Witt-Brown – Real Estate and Development







Council Agenda Summary

Title

Citizen Input

Summary

During this portion of the meeting, anyone may address the city council on any item of city business that is not already listed on tonight's agenda as a public hearing.

Comments should be statements, not questions. Public comment is not a question-and-answer session, unless the presiding officer thinks some clarification is warranted.

Please be considerate of fellow speakers. There should be no applause, booing, or other audible disruption to the proceedings. Your city council desires respect, dignity and a welcoming environment.

Please limit your comments to three minutes and provide your name and city of residence for the record. When you see the yellow light coming on the display, please begin to wrap up your comments. When the red light comes on, your three minutes is up.

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.



Item: 7.

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.



Item: 8.

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:
11-2023	Clark/Butler	Artificial turf and landscape standards	August 1, 2023 Council Meeting	*Come back to Council with a draft ordinance	Staff will follow up on scheduling of this item	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	DTA was awarded the contract and that process has now started	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 reagrding communication to Councilmember Butler Raymond to follow-up with Mayor to see if work session is needed	Brian McBroom
8-2024	Olson	Code Compliance	Oct 1, 2024 Council Meeting	Part 1 - 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 Part 2 - More information needed on specific options on landscaping; enhancing voluntary compliance ticketing system	Part 1 was presented Feb. 11 and staff has begin working on the next report to council which will be scheduled at a later date	Juliana/ Kelli Johnson/Buxton Demers
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 Anticipate making a selection by April 1, 2025	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.	This will be presented at the April 8 Work Session	Kalen Myers
3-2025	DeBoutez	Public Art Program	March 18, 2025 Council Meeting	Research the Public Art Program with 3 components: expanding the program to include local performing art groups, clarify the funding source for the 1% for all of the capital improvement projects, and reporting of when the money is appropriated to the program.		Diana Frick



Council Agenda Summary

April 1, 2025

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Motion to approve the City Council Proceedings of March 4, 2025, and City Council Work Session Proceedings of March 11, 2025

Summary:

The regular meetings of the City Council were held in City Council Chambers on March 4, 2025. The work session of the City Council was held in City Council Chambers on March 11, 2025.

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

Fiscal Impact:

Fiscal Impact:

If approved, will this item result in a Positive, Negative, or No impact on the budget?

No Impact:

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

Strategic Focus Area:

High-Performance Government

Decision Options:

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

Council's Recommended Action:

Approve the motion.

Attachments:

1. March 4, 2025 Regular Meeting Draft
2. March 11, 2025 Work Session Draft

City of Greeley, Colorado
CITY COUNCIL MEETING
March 4, 2025

1. Call to Order

Mayor Pro Tem Hall 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 Pro Tem Hall led the Pledge of Allegiance.

3. Roll Call

Heid Leatherwood, City Clerk called the roll.

The following were present:

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Mayor Pro Tem Dale Hall

Councilmember Brett Payton

Councilmember Johnny Olson

Councilmember Melissa McDonald

Mayor John Gates – Excused

4. Approval of the Agenda

No changes were made.

5. Recognitions and Proclamation

Mayor Pro Tem Hall read the Women's History Month Proclamation at 6:01 p.m.

Councilmembers DeBoutez and McDonald, as well as members from the Daughter's of the American Revolution, Want to Know Club, Hispanic of Weld County, Herstory, and League of Women Voters of Greeley and Weld County were present to accept.

Councilmember McDonald presented the What's Great about Greeley? report at 6:13 p.m.

6. Citizen Input

1. Jeremy Henry spoke about his experience with homelessness.
2. Bill Gillard complimented the City Clerk's Office for their responsiveness. He also spoke about prioritizing downtown projects.
3. Allie spoke virtually and thanked Council for recognizing Black History Month and Women's History Month.

4. Kimber Watson spoke virtually and thanked all the women who accepted the Women's History Month proclamation.

7. Reports from Mayor and Councilmembers

Councilmember DeBoutez read a letter from Margaret, Ron, and Lindy Thompson regarding a newspaper article the Greeley Tribune wrote featuring Margie's Java Joint. They stated they were never contacted by the Tribune and were supportive of the project replacing the water and sewer lines on 16th Street.

Councilmember Butler thanked Communication and Engagement (C&E) staff for their hard work on the State of the City event. He congratulated the Culture, Parks, and Recreation department on their 40th Anniversary.

Councilmember McDonald thanked C&E for the State of the City event and the City Attorney's Office for diligent work. She congratulated the UNC Men's basketball team on their Big Sky Championship.

Mayor Pro Tem Hall attended the Colorado Municipal League (CML) executive board meeting where state bills were presented. He noted that CML does not plan to support HB 1114.

8. Initiatives from Mayor and Councilmembers

None.

Consent Agenda

9. **Motion to approve the City Council Meeting Proceedings of February 4, 2025, and the City Council Work Session Proceedings of February 11, 2025**

10. **Introduction and first reading ordinance changing the official Zoning Map of the City of Greeley, Colorado, to establish a Planned Unit Development (PUD) for approximately 49.056 acres located at the Northwest corner of 71st Avenue and 25th Street**

11. **Resolution adopting the 2024 Greeley Trails Master Plan Update**

12. **Resolution of the Greeley City Council officially naming the Short Course at Boomerang Links as "Mike Lee 9 at Boomerang Links"**

End of Consent Agenda

Councilmember Payton moved to approve the Consent Agenda Items 9-12.
Councilmember Butler seconded the motion. The motion passed 6-0 at 6:29 p.m.,
with Mayor Gates absent.

13. Pulled Consent Agenda Items

None.

14. Sales of Dogs and Cats in Public Places and Retail Stores (Informational)

Police Chief Adam Turk introduced Commander Matthew Patella as the presenter of the item at 6:30 p.m. Supervising Senior Attorney Bobbier Cranston was available for questions.

Commander Patella explained that a citizen urged staff to enact Sammy's Law in June of 2024. Sammy's Law bans the retail sales of dogs and cats in public spaces to combat inhumane breeding practices and promote animal welfare by discouraging large-scale breeding facilities, known as "puppy" or "kitten" mills. It does not include animal rescue organizations, shelters, or private "hobby" breeders.

Commander Patella explained that Council could choose to:

- Add violation for sale of dogs and cats in public spaces; and/or
- Add violation for retail sales of dogs and cats in retail stores; or
- Maintain current regulations

Next steps would include:

- Approval of an ordinance;
- Signs installed at shopping centers to inform the public of the new law;
- Letters to businesses.
- Implementation of a public awareness campaign.
- Brief warning period before enforcement.

Councilmember Butler asked for a definition of "hobby" breeders. Commander Patella said breeders would be required to get a license and could only have two litters per year. Commander Patella said this law would direct people to the Humane Society.

Councilmember McDonald learned a lot about PACFA recently and understood many of the animals being sold locally come from Kansas. She thought the animals were often sick and came from very poor conditions. She supported the ordinance.

Mayor Pro Tem Hall asked what would happen if breeders came from other areas. Commander Patella responded that this law would reduce the incentive for people to come from outside areas. Mayor Pro Tem Hall was concerned about affecting legitimate breeders. Commander Patella explained that legitimate breeders would be able to sell the animals from their home businesses.

Councilmember Olson asked if he bought a dog in Nebraska, and asked to have it delivered, could it be dropped off legally. City Attorney Stacey Aurzada noted that would be allowed.

- 15. 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 Olson moved to approve the motion. Councilmember Payton seconded the motion. The motion passed 6-0 at 6:50 p.m. with Mayor Gates absent.

16. Scheduling of Meetings, Other Events

None.

17. Adjournment

With no further business to come before the Council, Mayor Pro Tem Hall adjourned the meeting at 6:50 p.m.

Approved

X

John Gates
Mayor

Attest

X

Heidi Leatherwood
City Clerk

City of Greeley, Colorado
CITY COUNCIL WORK SESSION
March 11, 2025

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

Heid Leatherwood, City Clerk called the roll.

The following were present:

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Mayor Pro Tem Dale Hall

Councilmember Brett Payton

Councilmember Johnny Olson

Councilmember Melissa McDonald

Mayor John Gates

4. Reports from Mayor and Councilmembers

Councilmember DeBoutez attended the Biz West Most Influential Business Leaders event. Out of 10 categories, 4 Greeley people won awards, including Mitsy Moran from Sunrise Community Center, Cheri Witt-Brown, Executive Director of Habitat for Humanity, Councilmember Payton in the Professional Services category, as well as City Manager Raymond Lee in the Government and Education category.

Councilmember McDonald returned from Washington D.C. and attended many productive meetings with state representatives. She recognized Water and Sewer Director Sean Chambers for representing Greeley.

Mayor Gates congratulated Mr. Lee and Councilmember Payton for their awards.

5. Five -Year Housing for All Strategic Plan Update

Housing Solutions Director Deb Callies introduced Steven Hanmer with Breakthrough Leadership Consulting, as well as Urban Policy and Innovations, Peter Chapman, who presented the item at 6:03 p.m.

Mr. Hanmer shared an overview highlighting Greeley's progress and strengths, particularly in development. He emphasized the need for a range of housing options,

from starter homes to executive housing. Successful implementation of the housing plan would require collaboration between city departments, developers, financial institutions, and other stakeholders.

Mr. Hanmer explained how key stakeholders were engaged to set the direction for the project and identify additional people to consult. They toured master-developed communities in the North Metro Denver to gather real-world examples of successful concepts that could be applied in Greeley.

The team emphasized the importance of leveraging investments and momentum in areas like West Greeley, the airport, and downtown as focal points for transformation.

Mr. Chapman reiterated the strong interdependency between residential and economic development. The strategy identified three key sites for large-scale development: downtown, West Greeley, and the airport.

To support this, several financing tools were highlighted:

- State-Level Financing;
- Tax Increment Financing (TIF);
- Community Development Block Grants (CDBG);
- Affordable Housing Trust Fund.

The team also focused on ensuring Greeley has the right mechanisms for driving development, particularly for affordable, workforce, and market-rate housing. Based on best practices observed around the country and in Colorado, several types of developers play key roles in driving different housing product types:

- Local Community Development Corporations (CDCs);
- National For-Profit Affordable Housing Developers;
- Public and Quasi-Public Development Authorities;
- For-Profit Real Estate Developers.

The team highlighted best practices from successful projects, one of which is Central Park in Denver—formerly the largest infill project in the U.S. and Lowry Redevelopment and Green Valley Ranch. These case studies demonstrate how successful, large-scale mixed-income and mixed-use developments can be achieved by leveraging a variety of financing tools and strategies.

Mayor Pro Tem Hall asked what feedback they had received from the development community. Ms. Callies said the feedback received was positive, with many showing interest in taking an active role in development. Participants also offered suggestions for how the city can better support their success, and this feedback has been well received by city departments.

Councilmember Olson asked Ms. Callies how the construction defect law was affecting the affordability of housing. She said it was affecting affordable housing state-wide. Councilmember Olson suggested that loosening construction defect laws could lead to more affordable housing options like row houses and condominiums, making it easier for people at lower price points to purchase homes.

Councilmember DeBoutez asked if they would be helping the City come up with strategies to assist home builders in qualifying for low-income credits. Ms. Callies spoke about private activity bond retention and how it factored into these programs and future programs being developed.

Councilmember Butler noted there was currently no land or water banking system in place. He suggested using an affordable housing trust fund. Mr. Chapman discussed the concept of an Affordable Housing Trust Fund and shared that, while having such a fund is a good idea, successful examples around the country (and parts of Colorado) show that the fund should be supported by dedicated revenue sources. In this model, if a developer opted out of building affordable units as required by the zoning ordinance, they would contribute the cost of those units to the trust fund instead.

Ms. Callies stated the importance of further discussing and refining the approach with the next round of engagement, involving stakeholders, developers, and community partners. She highlighted that the structure of the Affordable Housing Trust Fund can vary based on the community's needs—whether it reflects the full cost of affordable housing development or the gap between affordable and market-rate housing costs.

Councilmember McDonald noted a neighborhood featuring a mix of lower-income and executive housing, with amenities like walkable commercial areas, parks for different age groups, and a variety of housing styles. She then asked how the city could shape the design process in a similar way. Mr. Chapman said there isn't a single approach to achieving this. One option is to have a separate entity responsible for creating a design book that would guide development and clarify responsibilities for both the design and execution phases of the project. This approach was seen in developments like Bealer Park.

Mr. Hanmer further elaborated on how Council could establish design policies through the Master Developer plan.

Mayor Gates thanked staff and consultants for the information.

6. Camping Restrictions Overview

Director of Homeless Solutions, Mandy Shreve, Deputy Public Works Director, Will Jones, Police Chief, Adam Turk, and Senior Attorney, Bobbier Cranston, introduced this item at 6:48 p.m.

Chief Turk introduced the group and said they had first presented information to Council in October of 2023, but since then there have been Supreme Court decisions and new

data. Ms. Shreve said when discussing camping restrictions, it's important to first understand the root causes of homelessness. She presented national data showing there has been an 18% increase in individuals experiencing homelessness in the past year. One of the key factors contributing to homelessness was the affordability crisis, particularly in housing. Ms. Shreve said the goal set by the city and community partners was to reduce the number of chronically homeless individuals by April of this year. As of last week, they had reached 88.5% of that goal, successfully housing 62 individuals. When factoring in the children tied to these individuals, the total number of people housed was 67.

One significant challenge she mentioned is the seasonal nature of shelters. While there are year-round shelters like Catholic Charities, which helps a small number of women and families, the largest shelter in the area is operated by United Way of Weld County. This is a cold-weather shelter, and when it closes for the season, the community feels the impact.

Mr. Jones explained that addressing encampments in Greeley involves coordination among various groups to ensure that people experiencing homelessness are provided with resources before any cleanup actions take place. Over the past two years, nearly 1,400 cubic yards of material have been removed, which equates to about 115 dump trucks of waste. This cleanup has cost the city approximately \$155,000 but does not account for waste or pollutants that have likely entered the waterways, impacting neighboring communities.

Mr. Jones said there were three key considerations, one being safety, as encampments pose significant fire hazards, human waste contamination to waterways, and encampments along roadways pose safety risks. The second consideration was environmental as encampments near waterways and parks contribute to pollution and environmental degradation, harming both the local ecosystem and public health. Lastly, he spoke about infrastructure damage, explaining that unauthorized camping also takes a toll on public infrastructure.

Chief Turk explained the tools currently available to the police department to address camping-related issues in Greeley focus primarily on deterrence rather than direct enforcement. The steps include verbal warnings, education, and citations. The second tool was the trespass ordinance, applied after several postings, outreach efforts, and one-on-one meetings. The goal was to prevent camping before enforcement becomes necessary. Arrests are considered a last resort. The department seeks to resolve the issue with education and outreach, focusing on behavior rather than criminalizing homelessness.

Chief Turk explained what a camping ban would look like if the City Council were to enact one. He said the enforcement approach would largely follow the current model, but it would become more structured and focused on specific rules related to camping. There would continue to be a heavy emphasis on outreach and education to inform the community about the ban and provide resources for those affected.

Chief Turk researched other regions that have enacted camping bans, such as San Diego and surrounding communities. Greeley would implement a scaled approach taking into consideration the availability of resources in the city, including what teams they could send out before ultimately moving to enforcement.

Ms. Cranston offered a legal overview on camping regulations and common legal challenges. Greeley's current regulations on the use of public spaces are shaped by various municipal code sections, which may be relevant when dealing with camping and encampments. These include obstructing highways or pedestrian passageways, loitering, trespassing, and park and natural area hours. She also explained that obstruction of public right of way and median safety can be considerations.

Ms. Cranston explained that camping was the use of a public area for living, which included occupying shelters such as tents or sleeping bags, with the presence of a stove or campfire and keeping or storing personal property. She also provided a definition for public property, that is property that has public access, including streets, highways, medians, alley's, transportation facilities, schools, parks, parking lots, and bridges.

Ms. Cranston researched what other local municipalities have implemented. They found that there were entire city bans or bans for special locations based on identified hazards, and that the jurisdictions had more shelter capacity than currently available in Greeley. Additionally, some cities have a Community Court System and multi-departmental approaches to enforcement and cleanups and focus on connecting individuals to resources before enforcement.

Council was provided with the options of making no changes, implementing camping regulations in public spaces, or implementing camping regulations and identifying areas in the community with higher risk to health and safety. Ms. Cranston concluded by saying that the city does have the ability to regulate public spaces.

Mayor Pro Tem Hall asked if doorways to buildings were considered public or private. Chief Turk said in most cases they would be a public space that could not be obstructed. Mayor Pro Tem Hall wanted to know how it would be addressed if a business was having issues with someone camping in their doorway. Chief Turk said that would be obstructing, trespassing if the owners chose to prosecute.

Councilmember McDonald asked what environmental damage has been done to the river. Mr. Jones said they have seen elevated levels of E. coli as well as people digging caves, which are susceptible to flooding. Councilmember McDonald asked about portable

bathrooms and dumpsters. Mr. Jones said that was an option, but it would still take managing and there were no guarantees people would use them.

Councilmember Butler expressed concern that a camping ban would make the situation worse and asked when the cold-weather shelter would close for the season. Ms. Shreve said April 3, 2025. Councilmember Butler asked if they could implement a ban without having a shelter available. Ms. Cranston said they could.

Councilmember DeBoutez asked Chief Turk how this would improve things operationally. She wanted to know how many cycles of warnings and citations it would take before someone was arrested. Chief Turk said he hoped it wouldn't get to that point and stated this would be a tool to use outside of trespass.

Councilmember DeBoutez said, based on a recent community meeting, she thought it was 50/50 for those opposed and in support of a ban. Ms. Kitten said 47% were opposed when there was not a shelter option available.

Mayor Gates said this would be a tool when there were people who do not want to use available resources and were defiant about moving.
Mayor Gates thanked staff for the information.

7. Property Acquisition and Eminent Domain

Director of Economic Development John Hall, and Real Estate Manager, Kirsten Muncy, presented this item at 8:00 p.m.

Mr. Hall explained the presentation was a follow up on previous discussions related to requests by staff and council regarding eminent domain, which occurred last fall or early winter. The goal was to provide an overview of the property acquisition and eminent domain processes.

Mr. Hall highlighted the two key concepts in the property acquisition process: eminent domain and condemnation. He explained that eminent domain was necessary to raise awareness about projects and their public purpose, comply with state and federal laws, and ensure consistent treatment for all affected property owners. Some prerequisites for eminent domain, such as the city's legal authority, the project having a public purpose, and the acquisition being necessary were also covered.

Mr. Hall presented an overview of the acquisition process, starting with the city staff seeking council approval to consider eminent domain. This then leads to steps like providing notice of intent to acquire, issuing letters, appraisals, and a final offer, with condemnation being the last step if necessary.

Councilmember Olson emphasized when Council authorizes eminent domain, they were authorizing condemnation, but that doesn't mean that is what is going to happen. He also said it was about getting a fair appraisal and price for both parties. He wanted to make sure before anything came before Council, the need has been determined.

Councilmember Payton agreed, but said it was a complicated process, some projects require temporary access and some permanent access. He spoke about the small percentage that went to the condemnation process, but said he would like a documented process for property owners to be able to reference in the code.

Councilmember Olson spoke about flexibility and authorization for negotiations, including limits and incentives that could prevent condemnation.

Councilmember DeBoutez said she has heard it can be difficult to know who to go to and liked the idea of having an established office to direct citizens. Mr. Hall noted that Ms. Muncy will be one of those staff members working on a process.

Mayor Gates thanked staff for the information.

8. Motion to go into an executive session for the purpose of discussing City Appointee Performance Appraisals

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 personnel matters for appointees reporting to the City Council.

Councilmember Payton moved to approve the motion. Councilmember McDonald seconded the motion. The motion passed 7-0 at 8:22 p.m.

9. Scheduling of Meetings, Other Events

None.

10. Adjournment

With no further business to come before the Council, Mayor Gates adjourned the meeting at 8:22 p.m.

8. Executive Session for Council Appointee Evaluations

At 8:32 p.m. Mayor John Gates, started the executive session, The Session was recorded as required by the Colorado Open Meetings Law.

All members of City Council were present in this executive session in the Executive Session room of Council Chambers with Heidi Brinkman joining via zoom.

This executive session was for the following purposes:
to discuss personnel matters regarding the three appointees who report to Council as provided for under C.R.S. Section 24-6-402(4)(f) and Greeley Municipal Code Section 2-151 (a)(6) including performance appraisals conducted by consultant Heidi Brinkman.

Neither the City Manager, City Attorney nor the Municipal Judge requested that this discussion be held in open session.

Mayor Gates cautioned participants to confine discussion to these stated purposes, and reminded all present that no formal action may occur in an executive session and if at any point in the executive session any participant believed that the discussion is going outside the proper scope of the executive session, to please interrupt the discussion and raise an objection.

At 9:35 p.m. the executive session concluded.

The recording of this executive session will be retained as provided in the City's records retention policy and in conformity with Colorado Open Meetings Law for a period of 90 days.

Approved

X

John Gates
Mayor

Attest

X

Heidi Leatherwood
City Clerk



Council Agenda Summary

April 1, 2025

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

Title:

Resolution authorizing the City Attorney's Office to institute legal action against the Town of Windsor for material breaches of an Intergovernmental Agreement

Summary:

On May 6, 2008, the City of Greeley ("Greeley") and the Town of Windsor ("Windsor") executed the First Amendment to the Intergovernmental Agreement by and between the City of Greeley and the Town of Windsor, which set forth the terms and conditions by which Greeley and Windsor agreed to coordinate on planning, land use, utilities, and other general development matters for land adjacent to the municipalities within the U.S. Highway 34 corridor ("Highway 34 IGA").

Windsor has unfortunately breached several provisions of the Highway 34 IGA, which breaches have seriously jeopardized proposed commercial and residential development of properties located within the City of Greeley. In an effort to resolve this ongoing dispute with a crucial and valued regional partner, City management, elected officials, and legal counsel have engaged in good-faith discussions with Windsor representatives on numerous occasions since Windsor breached the Highway 34 IGA. Despite the best good faith efforts of City management, elected officials, and legal counsel in such discussions, Windsor has been unwilling to negotiate a reasonable resolution to this dispute that acknowledges and upholds the promises made by Windsor under the Highway 34 IGA.

The enclosed resolution will authorize the City Attorney to institute appropriate legal action on behalf of the City of Greeley, including, without limitation, legal action seeking injunctive relief, recovery of monetary damages, and all other remedies necessary and appropriate for breaches of the Highway 34 IGA committed by Windsor.

Fiscal Impact:

Fiscal Impact:

If approved, will this item result in a Positive, Negative, or No impact on the budget?

No Impact.

Legal Issues:

Section 6-3 of the Greeley City Charter authorizes and requires the City Attorney to institute any suit, action, or proceeding on behalf of the municipal government, or agency thereof, when so directed by the City Council.

Other issues and Considerations:

None.

Strategic Focus Area:

Business Growth

Infrastructure and Mobility

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. Resolution No. 13, 2025
2. Exhibit A to Item 10 - Proposed Amendments to Resolution 13, 2025

THE CITY OF GREELEY, COLORADO

RESOLUTION NO. 13, 2025

**A RESOLUTION AUTHORIZING THE CITY ATTORNEY'S OFFICE
TO INSTITUTE LEGAL ACTION AGAINST THE TOWN OF WINDSOR
FOR MATERIAL BREACHES OF AN INTERGOVERNMENTAL AGREEMENT**

WHEREAS, the City of Greeley ("Greeley") and the Town of Windsor ("Windsor") on May 6, 2008 executed that certain First Amendment to the Intergovernmental Agreement by and between the City of Greeley and the Town of Windsor, which set forth the terms and conditions by which Greeley and Windsor agreed to coordinate on planning, land use, utilities, and other general development matters for land adjacent to the municipalities within the U.S. Highway 34 corridor ("Highway 34 IGA"); and

WHEREAS, among other promises made under the Highway 34 IGA, Windsor agreed to treat the wastewater originating within an identified Cooperative Land Use, Annexation, and Utility Area ("CLUA"), including wastewater originating from properties annexed to and located within the City of Greeley; and

WHEREAS, more specifically and without limitation, Windsor agreed (i) to sell Greeley capacity in the Windsor Wastewater Treatment Plant ("WWTP") in 100,000 gallons-per-day blocks to facilitate its treatment of the wastewater originating from CLUA properties annexed to and located within the City of Greeley, (ii) to reserve wastewater treatment capacity for Greeley once the WWTP reached eighty percent (80%) of its operating capacity, and (iii) to begin construction on an expansion of the WWTP once the WWTP reached ninety percent (90%) of its operating capacity; and

WHEREAS, Windsor has unfortunately breached several provisions of the Highway 34 IGA related to its promise to treat the wastewater originating within the CLUA, including those provisions described above, which breaches have seriously jeopardized proposed commercial and residential development of CLUA properties located within the City of Greeley; and

WHEREAS, among other promises made under the Highway 34 IGA, Greeley and Windsor also agreed to share equally the costs of any and all general improvements and maintenance to Weld County Road 17 between U.S. Highway 34 and Weld County Road 60, and to negotiate in good faith concerning an improved road interchange at the intersection of Weld County Road 17 and U.S. Highway 34; and

WHEREAS, Windsor has unfortunately committed an anticipatory breach of additional provisions of the Highway 34 IGA by communicating to Greeley representatives that it has no intention whatsoever of contributing funds to general improvements and maintenance to Weld County Road 17 between U.S. Highway 34 and Weld County Road 60, or to an improved road interchange at the intersection of Weld County Road 17 and U.S. Highway 34; and

WHEREAS, Greeley City management, elected officials, and legal counsel have engaged in good faith discussions with Windsor representatives on numerous occasions since Windsor breached the Highway 34 IGA, in an effort to resolve this ongoing dispute with a crucial and valued regional partner; and

WHEREAS, despite the best good faith efforts of Greeley City management, elected officials, and legal counsel in such discussions, Windsor has been unwilling to negotiate a reasonable resolution to this dispute that acknowledges and upholds the promises made by Windsor under the Highway 34 IGA; and

WHEREAS, Windsor has accordingly left Greeley with no option other than to institute appropriate legal action to protect its rights under the Highway 34 IGA; and

WHEREAS, Section 6-3 of the Greeley City Charter authorizes and requires the City Attorney to institute any suit, action, or proceeding on behalf of the municipal government, or agency thereof, when so directed by City Council; and

WHEREAS, it is in the best interests of the citizens of the City of Greeley for City Council to authorize and direct the City Attorney to initiate appropriate legal action for the purposes described in this Resolution.

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

Section 1. The City Council hereby authorizes the City Attorney to institute appropriate legal action on behalf of the City of Greeley for the purposes described in this Resolution, including, without limitation, legal action seeking injunctive relief, recovery of monetary damages, and all other remedies necessary and appropriate for breaches of the Highway 34 IGA committed by the Town of Windsor, and to undertake any other action reasonably necessary to protect the interests of the City of Greeley and its citizens associated with the subject matter described herein.

Section 2. The City Council hereby ratifies any actions associated with the subject matter described herein taken by City staff and legal counsel prior to the passage of this Resolution.

Section 3. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ day of _____ 2025.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor Pro-Tem

EXHIBIT A TO ITEM 10
PROPOSED AMENDMENTS TO RESOLUTION 13, 2025

THE CITY OF GREELEY, COLORADO

RESOLUTION NO. ___, 2025

**A RESOLUTION AUTHORIZING THE CITY ATTORNEY’S OFFICE
TO INSTITUTE LEGAL ACTION AGAINST THE TOWN OF WINDSOR
FOR MATERIAL BREACHES OF AN INTERGOVERNMENTAL AGREEMENT**

WHEREAS, the City of Greeley (“Greeley”) and the Town of Windsor (“Windsor”) on May 6, 2008 executed that certain First Amendment to the Intergovernmental Agreement by and between the City of Greeley and the Town of Windsor, which set forth the terms and conditions by which Greeley and Windsor agreed to coordinate on planning, land use, utilities, and other general development matters for land adjacent to the municipalities within the U.S. Highway 34 corridor (“Highway 34 IGA”); and

WHEREAS, among other promises made under the Highway 34 IGA, Windsor agreed to treat the wastewater originating within an identified Cooperative Land Use, Annexation, and Utility Area (“CLUA”), including wastewater originating from properties annexed to and located within the City of Greeley; and

WHEREAS, more specifically and without limitation, Windsor agreed (i) to sell Greeley capacity in the Windsor Wastewater Treatment Plant (“WWTP”) in 100,000 gallons-per-day blocks to facilitate its treatment of the wastewater originating from CLUA properties annexed to and located within the City of Greeley, (ii) to reserve wastewater treatment capacity for Greeley once the WWTP reached eighty percent (80%) of its operating capacity, and (iii) to begin construction on an expansion of the WWTP once the WWTP reached ninety percent (90%) of its operating capacity; and

WHEREAS, Greeley believes that Windsor has ~~unfortunately~~ breached several provisions of the Highway 34 IGA related to its promise to treat the wastewater originating within the CLUA, including those provisions described above, which breaches have seriously jeopardized proposed commercial and residential development of CLUA properties located within the City of Greeley; and

WHEREAS, among other promises made under the Highway 34 IGA, Greeley and Windsor also agreed to share equally the costs of any and all general improvements and maintenance to Weld County Road 17 between U.S. Highway 34 and Weld County Road 60, and to negotiate in good faith concerning an improved road interchange at the intersection of Weld County Road 17 and U.S. Highway 34; and ~~WHEREAS, Windsor has unfortunately committed an anticipatory breach of additional provisions of the Highway 34 IGA by communicating to Greeley representatives that it has no intention whatsoever of contributing funds to general improvements and maintenance to Weld County Road 17 between U.S. Highway 34 and Weld County Road 60, or to an improved road interchange at the intersection of Weld County Road 17 and U.S. Highway 34; and~~

WHEREAS, Greeley is concerned about the potential for a breach related to provisions of the Highway 34 IGA related to the contribution of funds by Windsor to general improvements and maintenance to Weld County Road 17 between U.S. Highway 34 and Weld County Road 60, or to an improved road interchange at the intersection of Weld County Road 17 and U.S. Highway 34, and therefore Greeley will seek further assurances from Windsor related to those funding obligations; and

EXHIBIT A TO ITEM 10
PROPOSED AMENDMENTS TO RESOLUTION 13, 2025

WHEREAS, Greeley City management, elected officials, and legal counsel have engaged in good faith discussions with Windsor representatives on numerous occasions ~~since Windsor breached the Highway 34 IGA~~, in an effort to resolve this ongoing dispute ~~with as~~ Greeley believes Windsor is a crucial and valued regional partner; and

WHEREAS, Greeley and Windsor have been unable to find a mutually agreeable resolution; and

WHEREAS, despite the best good faith efforts of Greeley City management, elected officials, and legal counsel in such discussions, ~~Windsor has been unwilling the parties have been unable~~ to negotiate a reasonable resolution to this dispute that acknowledges and upholds the promises made by Windsor under the Highway 34 IGA; and

WHEREAS, ~~Windsor has accordingly left Greeley with no option other than~~ believes it is in the best interests of the citizens of the City of Greeley to provide the City Attorney with the authority to institute appropriate legal action to protect ~~its~~ Greeley's rights under the Highway 34 IGA; and

WHEREAS, Section 6-3 of the Greeley City Charter authorizes and requires the City Attorney to institute any suit, action, or proceeding on behalf of the municipal government, or agency thereof, when so directed by City Council; and

WHEREAS, it is in the best interests of the citizens of the City of Greeley for City Council to authorize and direct the City Attorney to initiate appropriate legal action for the purposes described in this Resolution.

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

Section 1. The City Council hereby authorizes the City Attorney to institute appropriate legal action on behalf of the City of Greeley for the purposes described in this Resolution, including, without limitation, legal action seeking injunctive relief, recovery of monetary damages, and all other remedies necessary and appropriate for breaches of the Highway 34 IGA committed by the Town of Windsor, and to undertake any other action reasonably necessary to protect the interests of the City of Greeley and its citizens associated with the subject matter described herein.

Section 2. The City Council hereby ratifies any actions associated with the subject matter described herein taken by City staff and legal counsel prior to the passage of this Resolution.

Section 3. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS ____ day of April, 2025.

ATTEST:

THE CITY OF GREELEY, COLORADO

EXHIBIT A TO ITEM 10
PROPOSED AMENDMENTS TO RESOLUTION 13, 2025

By: _____
Clerk

By: _____ **City**
Mayor



Council Agenda Summary

April 1, 2025

Key Staff Contact: Raymond Lee, City Manager

Title:

Resolution appointing Allena Portis to the position of Finance Officer and Ex-Officio City Treasurer

Summary:

In November, 2024, the citizens of the City of Greeley affirmatively voted to change the City's Charter regarding the administration of the City's financial operations. This change enables the financial operations of the City to be organized by the City Manager in a manner he determines to be most beneficial to the City. The City Manager has determined that financial operations of the City should be led by a Chief Financial Officer. The City Manager has placed Allena Portis in this role.

Pursuant to Section 5-1 of the City's Municipal Charter as revised, the City Council must consent to the appointment of the Finance Officer and Ex-Officio City Treasurer. Since Allena Portis was in the Chief Financial Officer role prior to the change in the City's Charter, the City Manager seeks Council confirmation of this appointment via resolution. The resolution will also confirm Ms. Portis as Ex-Officio City Treasurer. Tyra Litzau previously served in this role.

Fiscal Impact:

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

No Impact

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

None

Strategic Focus Area:

High-Performance Government

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:

Adopt the resolution.

Attachments:

1. Resolution No. 14, 2025

**THE CITY OF GREELEY, COLORADO
RESOLUTION NO. 14, 2025**

**A RESOLUTION APPOINTING ALLENA PORTIS TO THE POSITION OF
FINANCIAL OFFICER AND EX-OFFICIO CITY TREASURER**

WHEREAS, Article V of the Greeley Municipal Charter was amended by a vote of the citizens in November, 2024;

WHEREAS, Article V of the Charter, as revised, addresses “Financial Operations”; and

WHEREAS, As revised, Section 5-1 of the Charter states that a Financial Officer shall be designated and shall be the Ex-officio City Treasurer; and

WHEREAS, Section 5-1 of the Charter further provides that the Financial Officer shall be appointed by the City Manager with the advice and consent of the City Council and subject to removal by the City Manager, upon recommendation to and approval thereof by the City Council; and

WHEREAS, in accordance with the former requirements of the Charter, the City Council appointed Tyra Litzau to the position of Director of Finance and Ex-officio City Treasurer by Resolution 7-2024; and

WHEREAS, the City Manager has appointed Allena Portis as the Financial Officer and Ex-officio City Treasurer for the City; and

WHEREAS, the City Council hereby finds that Allena Portis has training and knowledge in municipal accounting, budgeting, taxation and financial control as required by Section 5-1 of the Charter; and

WHEREAS, the City Council finds that the City Manager's appointment of Allena Portis to act as the Financial Officer and Ex-officio City Treasurer is appropriate; and

WHEREAS, Tyra Litzau will continue as the Director of Finance but will no longer be the appointed Ex-officio City Treasurer;

WHEREAS, pursuant to Resolution 7-2024, Tyra Litzau shall not be removed from her appointment by the City Manager without the advice and consent of City Council.

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

1. The City Council consents to the appointment of Allena Portis as Financial Officer and Ex-officio City Treasurer and approves the removal of Tyra Litzau as the Ex-officio City Treasurer. In all other respects Resolution 7-2024 remains in effect.

2. The Financial Officer and Ex-officio City Treasurer shall have the authority to exercise all duties, responsibilities and appointments as may be assigned to her by the Greeley Municipal Charter, the Greeley Municipal Code, and the City Manager or his designees.

3. This appointment shall continue until such time as a new Resolution is passed, as required by Section 5-1 of the Greeley Municipal Charter.

4. This Resolution shall be effective immediately upon passage as authorized by the Greeley Municipal Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF _____, 2025.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor Pro-Tem



Council Agenda Summary

April 1, 2025

Key Staff Contact: Martha Lanaghen, Human Resources Director

Title:

Introduction and first reading of an ordinance authorizing a salary and certain benefits for the City Attorney

Summary:

City Council conducted the annual performance review of the City Attorney on March 18, 2025. Based on this annual review, the City Council found that City Attorney Stacey Aurzaa's 2024 performance met expectations and in accordance with merit increases for all non-union employees with a similar performance review directed that the following adjustment be presented for adoption by the City Council with an effective date of February 13, 2025:

A merit increase of 6.8%.

City Attorney's Current Salary 246,279.61

Value of 6.8% General Wage Increase 16,747.01

Fiscal Year 2025 salary effective February 13, 2025 \$263,026.62

Fiscal Impact:

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget? Negative Impact:

What is the onetime and/or ongoing amount? The in-year (2025), General Fund impact is \$14,814.67. The ongoing annual impact is \$16,747.01.

Is it budgeted? Yes

If yes, what source and fund will be used? General Fund

Are there any long-term financial impacts? Ongoing salary and benefits

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

Strategic Focus Area:

High-Performance Government

Decision Options:

1. Introduce the ordinance as presented; or
2. Amend the ordinance and introduce 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 introduce the ordinance and schedule the public hearing and second reading for April 15, 2025.

Attachments:

1. Ordinance No. 9, 2025

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 9, 2025**

**AN ORDINANCE AUTHORIZING A SALARY AND CERTAIN BENEFITS FOR THE CITY
ATTORNEY**

WHEREAS, Pursuant to Greeley City Charter (“Charter”) Section 6-1 and Ordinance No. 15, 2024, Stacey Aurzada (“Aurzada”) was appointed to the position of City Attorney for the City of Greeley effective June 26, 2024, with an indefinite term; and

WHEREAS, Section 3-15 of the Charter requires the fixing of compensation to be by ordinance, and Section 6-1 of the Charter requires that Council fix the compensation of the City Attorney; and

WHEREAS, the City Council has negotiated an amount of compensation with Aurzada set forth in Ordinance No. 15, 2024 and the employment agreement dated June 26, 2024, as amended by Ordinances Nos 15-2024 (“Current Compensation”).

WHEREAS, following the annual evaluation of Aurzada on March 18, 2025, the City Council wishes to set the City Attorney’s compensation.

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

Section 1. The Current Compensation of Aurzada shall be amended as follows:

- a. City Attorney’s salary shall be increased by six and eight tenths percent (6.8%) to \$263,026.62 annually; and

Section 2. All of terms of the Current Compensation, except those modified by Section 1, above, shall remain unchanged.

Section 3. The Current Compensation as amended by this Ordinance shall be effective for the pay period beginning February 13, 2025.

Section 4. This ordinance shall become effective in accordance with Greeley City Charter Section 3-16.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS _____ DAY OF _____ 2025.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



Council Agenda Summary

April 1, 2025

Key Staff Contact: Martha Lanaghen, Human Resources Director

Title:

Introduction and first reading of an ordinance authorizing a salary and certain benefits for the City Manager

Summary:

City Council conducted the annual performance review of the City Manager on March 24, 2025. Based on this annual review, the City Council found that City Manager Lee's 2024 performance met expectations and in accordance with merit increases for all non-union employees with a similar performance review directed that the following adjustment be presented for adoption by the City Council with an effective date of February 13, 2025:

A merit increase of 5.5%.

An increase to the City Contribution for City Manager Lee's 401k from 11% to 12% of the city Manager's annual salary.

Fiscal Impact:

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

If approved, will this item result in a positive, negative, or no impact on the budget? Negative

Impact: Does this item create a fiscal impact on the City of Greeley? Yes If yes, what is the annual impact? 19,787.89

What is the impact in 2025 budget year? \$17,504.67

Is it budgeted? Yes

If yes, what source and fund will be used? General Fund

Are there any long-term financial impacts? Ongoing salary and benefits

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

Strategic Focus Area:

High-Performance Government

Decision Options:

1. Introduce the ordinance as presented; or
2. Amend the ordinance and introduce 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 introduce the ordinance and schedule the public hearing and second reading for April 15, 2025.

Attachments:

1. Ordinance No. 10, 2025

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 10, 2025**

**AN ORDINANCE AUTHORIZING A SALARY
AND CERTAIN BENEFITS FOR THE CITY MANAGER**

WHEREAS Section 3-15 of the Greeley City Charter (“Charter”) requires the fixing of compensation to be by ordinance; and

WHEREAS on January 4, 2022, pursuant to Charter Section 4-1 and Resolution 06, 2022 Raymond C. Lee III was appointed to the position of City Manager for the City of Greeley; and

WHEREAS the City Council conducted the City Manager’s annual review on March 24, 2025; and

WHEREAS, the City Council has determined that it is appropriate to and desires to make changes to the compensation provided to the City Manager as set forth in the employment agreement dated January 4, 2022, as amended by Ordinance No. 13, 2023 and Ordinance No. 10, 2024 (“Current Compensation”).

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

COLORADO:

Section 1. The City Manager's base salary be and hereby is increased five and five tenths percent (5.5%) to \$318,474.69 annually.

Section 2. The City’s 401k contribution to the City Manager’s 401k retirement savings plan be and hereby is increased to 12% of the City Manager’s base salary.

Section 3. To the extent the terms in this Ordinance differ from the terms of the Current Compensation, the terms in this Ordinance shall control.

Section 4. The above referenced compensation shall be effective for the pay period beginning February 13, 2025.

Section 5. This Ordinance shall become effective in accordance with Charter Section 3-16.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF _____ 2025.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



Council Agenda Summary

April 1, 2025

Key Staff Contact: Martha Lanaghen, Human Resources Director

Title:

Introduction and first reading of an ordinance authorizing a salary and certain benefits for the Municipal Judge

Summary:

City Council conducted the annual performance review of the Municipal Judge on March 25, 2025. Based on this annual review, the City Council found that Municipal Judge Gonzales' 2024 performance met expectations and in accordance with merit increases for all non-union employees with a similar performance review directed that the following adjustment be presented for adoption by the City Council with an effective date of February 13, 2025:

A merit increase of 6.8% (\$13,700.18)

The City will contribute 5% of the Judge's annual salary to a 457 retirement plan (\$10,758.67)

Municipal Judge's Current Salary 201,473.29

Value of 6.8% General Wage Increase for Municipal Judge 13,700.18

Fiscal Year 2025 Municipal Judge salary effective February 13, 2025 215,173.47

Value of 5% 457 contribution \$10,758.67

Fiscal Impact:

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

Negative Impact

Does this item create a fiscal impact on the City of Greeley? Yes / General Fund If yes, what is the annual impact? \$24,458.86

What is the impact in 2025 budget year? \$21,636.68 Is it budgeted? Yes

If yes, what source and fund will be used? General Fund

Are there any long-term financial impacts? Ongoing salary and benefits

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

Strategic Focus Area:

High-Performance Government

Decision Options:

1. Introduce the ordinance as presented; or
2. Amend the ordinance and introduce 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 introduce the ordinance and schedule the public hearing and second reading for April 15, 2025.

Attachments:

1. Ordinance No. 11, 2025

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 11, 2025**

**AN ORDINANCE REAPPOINTING AND AUTHORIZING A
SALARY INCREASE FOR THE PRESIDING MUNICIPAL JUDGE**

WHEREAS, Mark C. Gonzales was appointed by the City Council to the position of Presiding Municipal Judge effective May 21, 2018 for a term of four years pursuant to Greeley City Charter (“Charter”) Section 7-1 and Ordinance No. 24, 2018; and

WHEREAS, City Council reappointed Judge Gonzales to the position of Presiding Municipal Judge on May 18, 2022, for a term of four years pursuant to Ordinance No. 15, 2023; and

WHEREAS, Section 3-15 and Section 7-1 of the Charter requires the fixing of compensation to be by ordinance, and salary and benefits are a part of the Presiding Municipal Judge's compensation package; and

WHEREAS, the City Council conducted the Presiding Municipal Judge’s annual review on March 25, 2025; and

WHEREAS, the City Council has determined that it is appropriate to and desires to make changes to the compensation provided to the Presiding Municipal Judge as set forth in the employment agreement, as amended by Ordinance No. 15, 2023 and Ordinance No. 11, 2024 (“Current Compensation”); and

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

- Section 1. The Presiding Municipal Judge's base salary be and hereby is increased by six and eight tenths percent (6.8%) from \$201,473.29 to \$215,173.47 annually.
- Section 2. The City’s contribution to the Presiding Municipal Judge’s 457 retirement savings plan be and hereby is set at five percent (5%) of the Presiding Municipal Judge’s base salary.
- Section 3. The City’s contribution to the Presiding Municipal Judge’s 401k retirement savings plan is set at six percent (6%) of the Presiding Municipal Judge’s base salary.
- Section 4. To the extent the terms in this Ordinance differ from the terms of the Current Compensation the terms in this Ordinance shall control.
- Section 5. The above referenced compensation shall be effective for the pay period beginning February 13, 2025.

Section 6. This Ordinance shall become effective in accordance with Charter Section 3-16.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF _____, 2025.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



Item:15. 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

April 1, 2025

Key Staff Contact: Caleb Weitz, Budget and Policy Director , Kalen Myers, Deputy Budget & Policy Director

Title:

Public hearing and second reading of an ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2025 and for funds held in reserve for encumbrances through December 31, 2024

Summary:

This is the first supplemental appropriation ordinance modifying the 2025 budget. This appropriation ensures that existing commitments that were in progress at 2024 year-end can be completed in 2025, designates resources for additional priorities and commitments, and appropriates funding to support various capital improvement projects.

This appropriation includes 75 requests that are outlined in more detail on the attached Detail Supporting Schedule. Listed below are highlights of the requests included in the requested appropriation:

- \$60.7 million to appropriate previously approved requests.
- \$5.5 million to support a contract to replace three fire engines.
- \$4.6 million to move expenditure authority in the new MERGE Fund.
- \$2.8 million for street expansion at the Greeley Airport.
- \$2.8 million to support the Real Time Information Center.
- \$1.5 million for Carestream Property Due Diligence.
- \$500 thousand to support 9 months of the phase one housing department build-out.

The attached ordinance includes the proposed budget increases to ensure the City meets the requirements of the charter that expenditures do not exceed what has been appropriated by Council. Council may adjust or remove any of the budget requests prior to adoption.

The ordinance was introduced at the March 18, 2025, Council Meeting, and by majority vote of council the public hearing and second reading was set for April 1, 2025.

Fiscal Impact:

Fiscal Impact:

If approved, will this item result in a Positive, Negative, or No impact on the budget?

Negative Impact: What is the onetime and/or ongoing amount?

This appropriation, excluding transfers, adds \$98,667,683 in expenditures to the 2025 budget. The following funding sources will be used to cover the appropriations made by this ordinance.

Source	Total
Fund Balance	\$ 85,524,330
Grant Revenue	12,288,959
Damage Recoveries	203,480
Ticket Sales	200,000
Intergovernmental Agreement	171,987
Program Income	107,343
Private Contribution	70,000
Cash in Lieu	50,000
Expense Reimbursement	31,152
Cable TV Franchise Fees	11,432
Bag Fees	9,000
Grand Total	\$ 98,667,683

Are there any long-term financial impacts?

The majority of items on the appropriation are one-time impacts. The following are ongoing budget commitments being added in this appropriation:

New Ongoing Commitment	Estimated Annual Impact	Note
Housing Department Build-Out	\$ 680,000	Addition of 4 full-time employees and department operating increases
Downtown Supplies & Median Maintenance	216,000	Pending retention of the Clean, Safe, Beautiful initiative in the 2026 budget
Mosquito Management	76,000	Additional ongoing costs to adequately resource this public health service
GROW Center Lease	60,000	Annual commitment until an alternative cityowned property is identified
Annual Software Maintenance	45,000	Election Petition Verification Software and Emergency Management Software
Carestream Property	TBD	The appropriation includes one-time due diligence dollars to assess the Carestream property. Ongoing O&M related to the potential property purchase are still to-be-determined.
Grand Total	\$ 1,077,000	

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:

City Charter prohibits actual expenditures from exceeding appropriations at the fund level. This ordinance will ensure that this does not occur.

Strategic Focus Area:

Business Growth
Community Vitality
High-Performance Government

Housing For All
Infrastructure and Mobility
Quality of Life
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. Ordinance No. 5, 2025
2. 2025 Appropriation 1 - Detail Supporting Schedule
3. Item 16 - Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 5, 2025

**AN ORDINANCE APPROPRIATING ADDITIONAL SUMS TO DEFRAY THE EXPENSES
AND LIABILITIES OF THE CITY OF GREELEY FOR THE BALANCE OF THE FISCAL
YEAR OF 2025 AND FOR FUNDS HELD IN RESERVE FOR ENCUMBRANCES AT
DECEMBER 31, 2024**

WHEREAS, the City of Greeley has or will incur expenses for certain activities described below during the 2025 fiscal year; and

WHEREAS, the revenues received in the City of Greeley in 2024, exceeded the amount of revenues estimated in the 2024 Budget by more than the total amount of the expenditures in the same year.

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

Section 1. In accordance with section 5-17 of the Greeley Charter, from actual and anticipated revenues which exceed the revenue estimates in the 2025 budget and amounts held in fund balance reserves from 2024, there is hereby appropriated the following designated sums to be allocated for use during the remainder of 2025:

Fund	Amount	Transfers	Total
100 - GENERAL FUND	\$ 4,179,076	\$ 920,270	\$ 5,099,346
103 - HUD GRANTS	-	855,350	855,350
104 - STREETS AND ROADS	505,785	-	505,785
109 - HOUSING	686,487	-	686,487
116 - BAG FEE	9,000	-	9,000
121 - PUBLIC SAFETY .16%	3,215,803	-	3,215,803
120 - DESIGNATED REVENUE	183,432	50,000	233,432
170 - GRANTS	1,012,822	-	1,012,822
300 - PUBLIC IMPROVEMENT	7,839,111	-	7,839,111
304 - FOOD TAX	589,558	125,000	714,558
318 - QUALITY OF LIFE	1,250,000	-	1,250,000
321 - STREET INFRASTRUCTURE IMPROVEMENTS	2,165,000	-	2,165,000
323 - MERGE	4,600,000	-	4,600,000
330 - DEVELOPMENT FUNDS	11,570,638	900,000	12,470,638
400 - CEMETERY	86,861	-	86,861
410 - SEWER	10,034,851	-	10,034,851
420 - WATER	20,346,997	-	20,346,997
430 - STORMWATER	26,238,827	-	26,238,827
502 - LIABILITY	1,000,000	-	1,000,000
510 - EQUIPMENT & FLEET	2,728,435	-	2,728,435
520 - INFORMATION TECHNOLOGY	425,000	-	425,000
Grand Total	\$ 98,667,683	\$ 2,850,620	\$ 101,518,303

Section 2. All actions heretofore taken (not inconsistent with the provisions of this ordinance) by the officers, agents and employees of the City in connection with this appropriation are hereby ratified, approved and confirmed.

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 _____, 2025.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



City of Greeley
2025 Appropriation
City Council Meetings: Mar 18th & Apr 1st

Fund	Item	Department	Type	Funding Source	Description	Fund Balance	Revenue	Expenditures	Net Impact
R = Reappropriation, N = New									
100 - GENERAL FUND									
	1	CAO/CE/HH/FIN	R	Fund Balance	Unencumbered General Fund Carryover Items - Several items were unable to be encumbered by the 2024 procurement deadline, and the respective departments still need to have the funding available in 2025 to move forward with the intended uses. This includes Legal Matter Software for CAO, a 24-month termed CSIII position for C&E, Affordable Housing Consultants Contract General Fund portion, Cold Weather Shelter funding for Homeless Solutions as well as three Finance initiatives including a Cost Allocation Study, a Development Impact Fee Study and Polling and Public Outreach work.	1,075,535	-	1,075,535	-
	2	CCO	N	Fund Balance	Election Petition Verification Software - The City Clerk's Office (CCO) is responsible for facilitating the annual elections process which includes verifying signatures for multiple petitions each year. For each petition, a minimum of approximately 4,400 signatures must be submitted for verification. Our current software is outdated and no longer supported by the vendor. We are requesting \$20,000 left over from our 2024 elections budget to be appropriated for purchase of a new software from Tenex.	20,000	-	20,000	-
	3	CD	N	Fund Balance/Program Income	Local Planning Capacity Grant - The City of Greeley was awarded grant funds to hire two staff to implement affordable housing measures. The \$195,783 award funds 80% FTE costs for a limited-term Development Review Planner in the Community Development Department and a limited-term Housing Development Program Manager in the Housing Solutions Department. The \$48,946 match is split, 40% Community Development and 60% Housing. The Planner will coordinate and supplement a streamlined review process, act as an affordable housing liaison to facilitate the development review applications, responses, and timeline management, and document the reduction in gross review time. The Housing Development Program Manager would develop and maintain any incentive programs.	19,612	225,117	244,729	-
	4	CD	N	Grant	Spanish Colony Historic Resource Survey Grant - The History Colorado State Historical Fund awarded \$50,000 funding to the City of Greeley for a Historic Resource Survey of the Spanish Colony, with no required match. This project will include a reconnaissance level survey of up to 64 properties, completion of a survey report and up to 5 oral histories.	-	50,000	50,000	-
	5	CPRD	N	Operating Transfer: Cash in Lieu	Share the Shade - The requested funds from the Cash in Lieu of Landscaping fund are to be spent on Share the Shade and parkway tree plantings in 2025. Share the Shade is our discounted tree replacement program providing citizens with new or replacement right of way, front yard and backyard trees. The program also provides our residents the ability to volunteer within their community.	-	50,000	50,000	-
	6	CPRD	N	Grant	Rails to Trails Grant - Grant funds will be spent to hire a consultant to conduct a trail accessibility audit and to reimburse task force members for their time and related supplies. Remaining funds will be spent on a pilot accessibility improvement, such as a new bench. Rails to Trails Conservancy is contributing \$15,000 in grant funds, and the city is contributing \$2,000 cash from existing operating funds as well as \$1,500 of in-kind staff time.	-	15,000	15,000	-
	7	CPRD	N	Ticket Sales	Island Grove Special Event - This is a revenue neutral request for a self promoted event at Island Grove. Expenses will include talent fees, production fees, equipment rentals, advertising, security, staffing and other miscellaneous expenses involved with booking a large production. If the event does not get booked, these expenditures will not be spent. Revenue will include ticket sales, percentage of food and beverage sales, vendor booth sales, parking fees, sponsorships, etc.	-	200,000	200,000	-
	8	HR	N	Fund Balance	Rewards & Recognition Program - In 2024 the City had a Rewards and Recognition budget of \$275,000 to be used for recognizing individuals and teams that were doing excellent work for the City. \$232,000 was spent on this initiative last year, but due to budget constraints, we have only \$75,000 dedicated to the program in 2025. Human Resources is requesting \$125,000 additional dollars be added to the budget this year using 2024 expenditure savings from other HR programs.	125,000	-	125,000	-
	9	POLICE	N	Grant	Various PD Grants - The request appropriates funding for Police Department grants including: the 2025 Victims of Crime Act grant for \$104,871. The 2024 Law Enforcement Mental Health & Wellness Act Grant for \$50,000. The 2024 Edward Byrne Justice Assistance State and Federal Grant for \$60,434. The 2025 Victims Assistance Law Enforcement grant for \$190,000. The 2024 COPS Hiring Program grant for \$166,667. The 2024 LEWRT Grant for \$10,320.	-	628,613	628,613	-
	10	POLICE	N	Fund Balance	Police Sgt PEHP Catch Up - 2024 Police salary savings was identified as an option to fund a needed Post Employment Health Plan (PEHP) catch-up payment for Sergeant and Commander staff.	639,000	-	639,000	-
	11	OEM	N	Fund Balance	Emergency Mgmt Software and Radios - \$50,000 is requested for an emergency management software that will provide us the ability to track incidents, provide for command and control of planned events like the Greeley Stampede, and collectively organize our emergency plans and procedures in a central location for the emergency operations center staff. \$30,000 is requested to purchase public safety radios for the office of emergency management.	80,000	-	80,000	-
	12	PW	N	Fund Balance	Mosquito Management Program - This request is to bring the 2025 Mosquito Management budget in alignment with 2024 expenditures. Treatment needs have outpaced the budget in the past two consecutive years. Aligning the budget with anticipated expenses will allow the City to continue to mitigate mosquitos and reduce the risk of community members contracting the West Nile disease that mosquitos carry.	76,199	-	76,199	-
	13	CD	N	Fund Balance	East Greeley Subarea Plan - Community Development is requesting \$475,000 to develop a comprehensive vision for the East Greeley area with goals, policies, and implementation strategies. The planning effort will incorporate existing foundational plans and policies, and provide clear, actionable steps to accomplish our near and long-term vision. Major sewer infrastructure, 160MW new power, an airport plan, pressure for available industrial/commercial land, and workforce housing needs are driving this effort. Community Development's unspent 2024 funds are requested to fund this effort.	475,000	-	475,000	-
	14	CD	N	Fund Balance	West Greeley Subarea Plan - Community Development is requesting \$500,000 to develop a West Greeley Community Subarea Plan. Originally programmed for 2026 but new substantial development is creating a need to accelerate the project. The main purpose of this plan is to develop an area-specific comprehensive plan with goals, policies, and implementation strategies. It will also develop an alternative code and review process for higher-quality development (similar to Raindance and Water Valley). This project will be phased starting in 2025 through 2026	500,000	-	500,000	-
100 - GENERAL FUND						3,010,346	1,168,730	4,179,076	-

Fund	Item	Department	Type	Funding Source	Description	Fund Balance	Revenue	Expenditures	Net Impact
R = Reappropriation, N = New									
104 - STREETS AND ROADS FUND									
	15	PW	N	Grant/Expense Reimbursement	Downtown Alley Trash Service - This request uses \$150,000 of grant funds to build and install dumpster enclosures in selected downtown alleyways. The City will receive revenue from businesses and residents paying for trash collection services, and will contract with Waste Management to carry out the service. The project aims to improve cleanliness, deter illegal dumping, reduce odors, and promote urban beautification.	-	181,152	181,152	-
	16	PW	N	Operating Transfer: General Fund Balance	Downtown Supplies & Median Maintenance - This request will fund the operational and maintenance supplies necessary to continue the beautification efforts for Downtown Greeley and the City's medians. While the personnel associated with this work was funded in the 2025 budget process, funding for operational supplies such as flowers, mulch, and other maintenance materials was inadvertently excluded. This work includes purchasing flowers/grasses/shrubbery and landscaping materials, as well as carrying out maintenance activities (power washing sidewalks, removing graffiti, and maintaining irrigation systems).	216,400	-	216,400	-
	17	PW	N	Operating Transfer: General Fund Balance	GROW Center Lease - The Greeley Organic Waste (GROW) Center has been temporarily operating at Island Grove after the land it originally operated on was sold. The Center has needed to relocate to a more suitable location and found a site in Fall 2024. This request will cover the annual lease cost of the Center's new location which will work well until a new permanent home is identified on City property.	60,000	-	60,000	-
	18	PW	R	Operating Transfer: General Fund Balance	NFRMPO Rollover - This request will allow the City to pay both 2024 and 2025 invoices for the NFRMPO local match. Funds were budgeted in 2024, but the invoice was not received until 2025.	48,233	-	48,233	-
104 - STREETS AND ROADS FUND						324,633	181,152	505,785	-
109 - HOUSING									
	19	HOU	R	Fund Balance	Affordable Housing Consultants Contract Housing Fund - The Affordable Housing Consultants Inc was contracted to train staff, make programmatic and financial recommendations for compliance and quality control, and assist the Housing Solutions department in obtaining entitlement funds. Funding for this consultant work was approved in '24 from dollars in Housing Admin fund 109 and General Nondepartmental fund 100. We missed the 2024 PO deadline therefore funds were not encumbered. We are requesting these dollars be carried into '25 so that we may continue the consultant work.	39,500	-	39,500	-
	20	HOU	N	Operating Transfer: General Fund Program Income	PILOT Program Revenue Housing Fund - Housing receives PILOT funds from the Housing Authority for two properties that were granted payment in lieu of taxes for historical funding agreements. These funds are available for housing activities. The City was awarded the LPC Staffing Grant which requires a local match. Housing Solutions benefits from this grant by adding the Housing Development Program Manager as a liaison between developers and our development review process. We would like to appropriate the PILOT dollars to cover the local match required by the LPC Staffing Grant.	-	78,009	78,009	-
	21	HOU	N	Fund Balance	Strategic Housing Plan - This request is to increase the strategic housing plan contract by \$51,350. This will allow the consultant an extra trip to Greeley, where they will plan for 2.5 days and host a series of roundtable discussions and a summit on the near-final plan for the council. The goal is to engage key partners and the larger community to understand, support, and champion the housing strategic plan.	51,350	-	51,350	-
	22	HOU	N	Operating Transfer: General Fund Balance	Housing Department Build Out - This appropriation request is for \$517,000 in 2025 general funding to begin building-out the Housing Department. The request includes supplies and services funding for the team and will support the hiring of four new positions - an Affordable Housing Manager, an Executive Housing Manager, a Housing Development Specialist and a Business Analyst/Grant Specialist. These positions will oversee the Housing for All initiatives/programs developed from the Strategic Housing Plan including developing a dedicated local funding source, and development incentives for affordable, middle income, and executive housing development. Additional positions will be requested during the 2026 budget process to continue building out the team.	517,628	-	517,628	-
109 - HOUSING						608,478	78,009	686,487	-
116 - BAG FEE									
	23	CE	N	Bag Fees	Reusable Bag Program - The fee for plastic bags went into effect in Colorado to reduce waste. Greeley receives about \$300,000 in revenue annually from these fees which is restricted for specific uses including education and outreach related to the reduction of single-use plastics such as grocery bags. C&E would like to produce reusable bags made from 100% recycled materials and feature art from a local Greeley artist. This initiative meets the city's desire to actively engage the community and supports our local economy and talent. These reusable bags would be distributed at select community events.	-	9,000	9,000	-
116 - BAG FEE						-	9,000	9,000	-
121 - PUBLIC SAFETY .16%									
	24	FIRE	N	Fund Balance	Fire Station 6 Non-Personnel Expenses - This is a clean-up item to move operating expenses for Fire Station 6 from the General Fund to the Public Safety Fund where the personnel expenses are funded.	361,717	-	361,717	-
	25	POLICE	N/R	Private Contribution, Public Safety Fund Balance, & Operating Transfer: Police Development Fund Balance	RTIC 2024 Rollover and Remodel Funds - In 2024 City Council appropriated \$2.4 million for the creation of a Real Time Information Center (RTIC). During the course of 2024, four RTIC technicians were hired, a temporary building renovation was completed, and technology software and hardware were purchased. One of two RFP's was executed, but the second RFP was not executed or encumbered by the end of 2024. Approximately \$1.95 million was remaining at year-end and we are respectfully requesting 2024 funds roll into the 2025 RTIC budget. In addition, we would like to request an additional \$900,000 from the police development fund to cover the remaining cost needed to complete the new RTIC building renovation. This request also appropriates a \$70,000 contribution from the DDA.	2,784,086	70,000	2,854,086	-
121 - PUBLIC SAFETY .16%						3,145,803	70,000	3,215,803	-

Fund	Item	Department	Type	Funding Source	Description	Fund Balance	Revenue	Expenditures	Net Impact
R = Reappropriation, N = New									
122 - CABLE FRANCHISE PEG FUNDS									
	26	CE	R	Cable TV Franchise Fees	PEG Castus Playout Server - This request is to roll funds from 2024 for the purchase of a new playout server used to broadcast meetings and programs on GTV8. Contract redlines were not completed by the procurement end of year deadline. Communications and Engagement are requesting the funds be carried into '25 so this critical upgrade can move forward.	-	11,432	11,432	-
	27	CE	N	Cable TV Franchise Fees	PEG Grant Award to D6 - School District 6, as a Designated Access provider, is eligible to submit a PEG Grant application to the City requesting Public, Educational, and Government (PEG) funds. Per the application guidelines, the annual grant cannot exceed \$15,000. Applications are due to the city in the spring, and awarded 50% at approval and 50% at project completion. Documentation is required for final payment. The Comcast Franchise Agreement stipulates that we support Designated Access providers. This appropriation request will fund the D6 grant award.	-	15,000	15,000	-
122 - CABLE FRANCHISE PEG FUNDS						-	26,432	26,432	-
140 - MUSEUMS									
	28	CPRD	N	Fund Balance	Union Colony Company Grant Funds - Museums would like to appropriate \$17,000 in received grant revenue to support a new part-time museum volunteer coordinator position.	17,000	-	17,000	-
	29	CPRD	R	Fund Balance	Centennial Village Upgrades - This appropriation will reallocate \$55,000 from a 2022 Leprino grant to support Centennial Village. The money will be used to create a new native High Plains prairie habitat and Native American interpretation experience at Centennial Village.	55,000	-	55,000	-
	30	CPRD	N	Fund Balance	Design Consultant for Museum Masterplan - This request is to hire an established museum design consultancy for the purpose of delivering an Interpretive Masterplan. City Museum's 4 sites are in need of renewal, both thematically and physically, in order to meet the experience needs of modern museum goers. This Masterplan will provide a roadmap to allow us to use our existing assets to better educate and converse with the public about the rich cultural heritage of Greeley and Weld County.	85,000	-	85,000	-
140 - MUSEUMS						157,000	-	157,000	-
176 - HOMELESSNESS OTHER GRANTS									
	31	HOM	R	Grant	PSH Grant Carryover - Permanent Supportive Housing Grant (PSH Grant). This grant term expires 9/30/2025. We are asking to appropriate the estimated carry over in 2025 of \$72,000. The department has developed a spend down plan that will ensure funds will be expended by the grant expiration date.	-	72,000	72,000	-
	32	HOM	R	Grant	ESG Grant Carryover - This grant term expires 4/1/2025. We are asking to appropriate the estimated carry over in 2025 of \$85,472. The department has developed a spend down plan that will ensure funds will be expended by the grant expiration date.	-	85,472	85,472	-
176 - HOMELESSNESS OTHER GRANTS						-	157,472	157,472	-
177 - THR GRANT									
	33	HOM	N	Operating Transfer: HUD Grants	THR Grant Match - This funding was approved by the Housing Department in 2023 when the Transformational Homelessness Response (THR) grant was awarded but the transfer did not take place. We are asking to appropriate the THR grant match of \$855,350 from Housing's HOME ARP dollars.	-	855,350	855,350	-
177 - THR GRANT						-	855,350	855,350	-
301 - PUBLIC IMPROVEMENT									
	34	CPRD	N	Operating Transfer: Food Tax Fund Balance	Golf Short Course Additional Funds - Additional funding, beyond the funds attributed from the City's allocation of American Rescue Plan Act funding, is required for the completion of the short course at Boomerang Links Golf Course. Additional funding is required to source fill dirt material, course supplies, and provide contingency for the project completion. Funding is available from savings on the Boomerang Golf Clubhouse Deck Extension Project that is in final stages of completion.	125,000	-	125,000	-
	35	PW	N	Grant	SMART Street Lighting Pilot - The City plans to use the SIPA grant It was awarded to fund the Smart City Pilot project. This involves installing smart streetlights at the intersections of 10th St and 47th Ave as well as 10th St and 35th Ave. The lighting system detects crashes and near misses, with the goal of reducing traffic incidents, improving emergency response times and crash clearance times. The project (fully funded by the grant) also includes all components of the program - equipment, permits, installation, implementation, support, and post-delivery feedback.	-	226,700	226,700	-
	36	PW	R	Grant	Public Improvement PW Projects Timing Out - Public Works is requesting to appropriate funding for the Phase 3 Fiber (grant funded) and Citywide Signal Timing (grant funded) projects that have exceeded three years of Public Improvement funding.	-	809,299	809,299	-
	37	PW	N	Fund Balance	Carestream Site Public Works Due Diligence - This appropriation request funds a comprehensive analysis of the Carestream site to determine its viability for potential purchase. This analysis includes, but is not limited to, an appraisal to assess the property's market value, a Phase II Environmental Site Assessment (ESA) to identify any potential contamination or environmental liabilities, and other due diligence studies.	875,000	-	875,000	-
	38	PW	N	Intergovernmental Agreement	Downtown Lighting - This request will allow for the use of additional funds received from the DDA to proceed with removing the existing tree lighting from downtown Greeley, and re-installing new canopy lighting, trunk wrapping, and tree uplighting. The work includes securing power cords and installing locking outlets to ensure our utility lines will be safe and tamper free to the general public.	-	75,000	75,000	-
301 - PUBLIC IMPROVEMENT						1,000,000	1,110,999	2,110,999	-

Fund	Item	Department	Type	Funding Source	Description	Fund Balance	Revenue	Expenditures	Net Impact
R = Reappropriation, N = New									
304 - FOOD TAX									
	39	PW	N	Fund Balance	UCCC Baseboard Heat - This appropriation request will fund a cost increase to an existing project which is removing the current baseboard heating systems at UCCC which are all original and past their assumed end-of-service life. The project will supply and install a new baseboard heating system with new controls. Bids to complete the work far exceeded the estimated budget. Scheduling the construction in the summer of 2025 (rather than including this request in the 2026 budgeting process) will minimize the construction impact on currently scheduled UCCC events.	300,000	-	300,000	-
	40	PW	N	Fund Balance	Bestway Electric Project - This request will fund the electrical upgrade at the Bestway site for the brine tank. The work includes purchasing materials, installing electrical upgrades and panel boxes as well as block heaters, pole lights, outlets, and installing an electrical connection to the brine tank.	92,000	-	92,000	-
	41	PW	R	Fund Balance	11th Ave Traffic Signal Upgrade Timing Out - This project has exceeded the three-year limit. This request rolls the remaining balance to 2025 to finish up the project. These traffic signal projects at the four intersections along 11th Avenue serve 50,000 vehicles per day collectively. The project has consisted of installing new underground conduit/cable, video detection, signal cabinets, and ADA push button assemblies that will accommodate fully actuated signal operations. These traffic signal projects are among the top ranked projects identified as part of the Traffic Service Division's Traffic Signal Master Plan.	197,558	-	197,558	-
304 - FOOD TAX						589,558	-	589,558	-
306 - FIRE EQUIPMENT ACQUISITION/REPLACEMENT									
	42	FIRE	N	Fund Balance	Fund 306 Fire Apparatus - This appropriation request will advance \$3.7M in budgeted dollars in Fund 306 to support a 2025 contract to replace 3 fire engines. While the contract is being entered into in 2025, the dollars will be expended over four years based on a documented payment schedule. Delivery of the engines is expected by 2029. The request also includes a \$1.8 million rollover for the purchase of Quint 1 (scheduled for delivery November 2025) which has reached it's 3-Year appropriation limit.	5,528,112	-	5,528,112	-
306 - FIRE EQUIPMENT ACQUIS						5,528,112	-	5,528,112	-
318 - QUALITY OF LIFE									
	43	CPRD	R	Fund Balance	Arroyos Del Sol - The City was awarded \$1.25M for the acquisition of the Shurview/Arroyos del Sol Natural Area property in 2022 by Colorado Parks and Wildlife using federal Land and Water Conservation Fund dollars. The original appropriation has expired and a new appropriation must be approved for the funds to be received by the City in March 2025 after the property closing to fund the final property acquisition.	1,250,000	-	1,250,000	-
318 - QUALITY OF LIFE						1,250,000	-	1,250,000	-
320 - FASTER									
	44	PW	N	Fund Balance	Fence 8th Avenue & US 34 - This request will fund the installation of a fence along 8th Ave and the US 34 Bypass near 8th Ave to enhance pedestrian safety. This project supports the Safe Streets for All (SS4A) program and will partner with the City of Evans to construct a fence that will direct pedestrians to cross the street only at signalized intersections where crosswalks exist, reducing the risk of accidents.	200,000	-	200,000	-
320 - FASTER						200,000	-	200,000	-
321 - STREET INFRASTRUCTURE IMPROVEMENTS									
	45	PW	R	Fund Balance	Keep Greeley Moving 2024 Balance - This request will allow the City to utilize unused KGM dollars from 2024 in the 2025 KGM efforts. The KGM projects in 2025 will cover an increased area and work.	2,000,000	-	2,000,000	-
	46	PW	R	Fund Balance	Pavement Software - This request is to use the 2024 pavement software budget (which was unused in 2024 due to contracting hurdles) in 2025 to purchase the software and pay for implementation and a consultant to collect /update accompanying road condition data.	165,000	-	165,000	-
321 - STREET INFRASTRUCTURE IMPROVEMENTS						2,165,000	-	2,165,000	-
323 - MERGE									
	47	PW	N	Fund Balance	This request will appropriate \$4.6M into the new MERGE Fund. Existing transfers from Quality of Life (\$1.9M) and Transportation Development (\$2.7M) will be adjusted and transferred into the new fund.	4,600,000	-	4,600,000	-
323 - MERGE						4,600,000	-	4,600,000	-

Fund	Item	Department	Type	Funding Source	Description	Fund Balance	Revenue	Expenditures	Net Impact
R = Reappropriation, N = New									
334 - TRANSPORTATION DEVELOPMENT									
	48	PW	N	Fund Balance	59th & O St Project Cost Increase - This project is constructing a roundabout at 59th Ave and O St. Design work began in 2019 and was essentially completed in 2022 before a redesign in 2023. Funding includes a CDOT grant, and share set by an IGA with Weld County. Initially construction was planned for 2022. After the decision was made to redesign the roundabout, this was changed to 2024. However, this has been delayed by ongoing negotiations for new utility crossings of the railroad. Currently construction is planned for 2025. The extent of widening on 59th Avenue was reduced during redesign; however, the scope reduction is not sufficient to offset rising construction costs since project inception.	400,000	-	400,000	-
	49	PW	N	Fund Balance	95th Avenue Bridge - This request is for additional funding to complete the rehabilitation of the 95th Ave bridge over the Cache la Poudre River. The project's scope has increased beyond its original budget due to designer recommendations of using different materials to replace each part of the structure which has increased the project cost. The project will mitigate weight restrictions on the bridge and includes removal and replacement of bridge deck, superstructure, pier cap, and abutment caps.	350,000	-	350,000	-
	50	PW	N	Fund Balance	Airport Transportation Development- These funds will be used to complete design work for the street extension on the east side of the GXY Airport. Additionally, the construction funds will be used to construct the new street extension, serving the planned corporate jet expansion at the airport. This work is being done in coordination with the IGA between the City of Greeley and Weld County.	2,831,320	203,480	3,034,800	-
	51	PW	R	Fund Balance/Intergovernmental Agreement	Transportation Development Projects Timing Out - all projects are currently "in progress," and appropriating the funds will allow them to continue/complete the work. Projects include: 12435 - 10th Street & 35th Avenue Intersection Improvements; 12465 - 83rd Ave.:12th St. to 10th St. - Road Widening; 12466 - 83rd Avenue - 10th Street to O Street; 12467 - 8th Ave Improvements; 12507 - C-Street - 59th to 66th Avenue - Phase 1 and 2; 12531 - Dynamic Advanced Warning Flashers; 12533 - East Greeley Trail Connections; 12634 - New Sidewalk 63rd Ave to Sheepdraw Trail; 12658 - US 34 & CR 17 Design; 12679 - Downtown Improvements.	7,688,851	96,987	7,785,838	-
334 - TRANSPORTATION DEVELOPMENT						11,270,171	300,467	11,570,638	-
400 - CEMETERY									
	52	CPRD	R	Fund Balance	Cemetery Columbarium Plaza - The Columbarium Plaza project at Linn Grove Cemetery was approved and funded in the 2024 operating budget. However, due to conflicts arising from the installation of a new irrigation system and a temporary staffing shortage at the cemetery, the planned concrete and groundwork could not be completed within the year. As a result, the allocated funds were returned to the cemetery fund balance at the end of 2024. With the irrigation installation now finalized and staffing levels fully restored, we are re-appropriating the remaining funds from the fund balance to complete the project in 2025.	86,861	-	86,861	-
400 - CEMETERY FUND						86,861	-	86,861	-
411 - SEWER OPERATIONS									
	53	W&S	N	Fund Balance	Wastewater Legal Expenses - An additional \$100k is being requested to fund unanticipated legal expense related to wastewater treatment.	100,000	-	100,000	-
411 - SEWER OPERATIONS						100,000	-	100,000	-
412 - SEWER CONSTRUCTION									
	54	W&S	N	Fund Balance	The North Greeley Sewer Phase II - A project is necessary to build a large sewer interceptor that will serve areas north of the Cache la Poudre River along O Street, from 23rd Avenue to 95th Avenue, for future growth and development. This appropriation is for additional dollars to complete the construction of the North Greeley Sewer Phase II project in 2025. This will use the remaining budget not spent as part of the Poudre Trunk Line Phase 2 project #12612, as oversizing costs left approximately \$1M in the 2024 budget.	820,000	-	820,000	-
	55	W&S	N	Fund Balance	W&S Carestream Wastewater Due Diligence - To facilitate the purchase of the Carestream site, the Water and Sewer Department will need to complete a Phase I Environmental Site Assessment (ESA) and a limited Phase II ESA.	575,000	-	575,000	-
	56	W&S	N	Fund Balance	West Greeley Wastewater Treatment Planning - Wastewater Treatment Master Plan for the Greeley West Development will be completed to determine the long-term plan for the treatment of wastewater. As the long term plan is being completed, design and construction will be completed for a short-term plan for the handling of wastewater. Construction currently needs to be completed by middle of 2027 to allow operation of the new West Greeley development.	1,120,560	-	1,120,560	-
	57	W&S	R	Fund Balance	Poudre Trunk Phase 2 Timing Out - Water & Sewer is requesting to appropriate funding for the Poudre Trunk Phase 2 project. The developer will build the trunk line that will transport the basins wastewater to our treatment plant. This project has reached the end of it's three-year funding limit.	745,000	-	745,000	-
412 - SEWER CONSTRUCTION						3,260,560	-	3,260,560	-
413 - SEWER CAPITAL REPLACEMENT									
	58	W&S	N	Fund Balance	Highland Hills 47th Ave Capacity Improvements - The Highland Hills 47th Avenue Capacity Project is a sewer line upgrade to alleviate the undersized 8-inch sewer line in 47th Avenue between 20th Street and 26th Street. Replacement of the existing main in 47th Avenue would have a large impact on traffic, so this proposed sewer main is routed through Monfort Park and 49th Avenue, to the west of 47th Avenue. Construction is planned for July 2025 through February 2026. This appropriation will use the remaining budget not spent as part of the Sewer Collection System Rehabilitation Project #12631, as there was approximately \$570,000 left unspent in the 2024 budget.	390,528	-	390,528	-
	59	W&S	R	Fund Balance	Sewer Capital Replacement Projects Timing Out - 12549 - Highland Hills Sewer 47th Ave Capacity Expansion: The sewer collection system in 47th Avenue near the Highland Hills neighborhood has been identified as undersized. Project will expand the capacity of the system here and resolve this issue. Will prevent future issues as further infill development happens in the area. Project design continuing in 2025. 12666 - WTRF Generator Replacements: Project has been impacted by exceptionally long lead times for equipment and once it was clear it would be overlapping the Primary Treatment Phase 2 project it was delayed further so the work could be done concurrently with that project saving some costs.	6,283,763	-	6,283,763	-
413 - SEWER CAPITAL REPLACEMENT						6,674,291	-	6,674,291	-

Fund	Item	Department	Type	Funding Source	Description	Fund Balance	Revenue	Expenditures	Net Impact
R = Reappropriation, N = New									
421 - WATER OPERATIONS									
	60	W&S	N	Fund Balance/Grant	2025 Cameron Peak Fire Mitigation - To continue mitigating the ongoing impacts of the Cameron Peak Fire. These include water quality concerns affecting raw water processed at the Bellvue and Boyd water treatment plants, as well as sedimentation and erosion issues impacting five reservoirs serving the City of Greeley. The city is the lead entity on three ongoing grant agreements to protect the watershed, especially life and property. The city's lobbying efforts have been successful in securing these external funds and in reducing the local cost match required for all of the agreements. The use of fund balance is for 48K used in lobbying efforts to continue to secure these funds, 100K for unfunded expenses that are part of the project, and a \$32,500 local match.	186,486	9,190,742	9,377,228	-
	61	W&S	N	Grant	SWPP CDPHE Grant - The purpose of this appropriation is for the Source Water Protecting Plan for the Upper Cache la Poudre River Watershed. The City will be collaborating and developing this plan with the City of Fort Collins, Thornton, Solder Canyon Water Treatment Authority, and Northern Colorado Water Conservancy District. The City acknowledges potential threats to the water supply and aims to develop and implement a plan to prevent source water contamination. This project is being funded by the Source Water Protection Planning Grant (no cash match required) from the Colorado Department of Public Health and Environment.	-	10,000	10,000	-
421 - WATER OPERATIONS						186,486	9,200,742	9,387,228	-
422 - WATER CONSTRUCTION									
	62	W&S	N	Fund Balance	C Street Waterline Extension - This is 1000' of new 12" waterline with crossing to Sheep Draw. Extension of water line along C St from 66th Ave to 59th Ave to connect the waterline to facilitate connectivity, to improve water quality, and fire flows. Project was originally pushed to 2026 to align with Public Works for the extension of C Street phase 1 and 2. Public Works has accelerated their schedule, and construction is now anticipated to begin in early summer 2025. This adjustment ensures coordination with Public Works' updated plans and allows for earlier project implementation.	422,500	-	422,500	-
	63	W&S	R	Fund Balance	Water Construction Projects Timing Out - This request is to reappropriate the Non-Potable Waterline & Expansion, Distribution Line Extension & Oversizing, Boomerang Non-Potable Overflow and Stormwater, O Street and 59th Roundabout Waterline, and the N Weld Water System Purchase. These funds are needed to continue work for 2025-2027.	3,825,732	-	3,825,732	-
422 - WATER CONSTRUCTION						4,248,232	-	4,248,232	-
423 - WATER CAPITAL REPLACEMENT									
	64	W&S	R	Fund Balance	Water Capital Replacement Projects Timing Out - This request is to reappropriate the Boyd Sedimentation Basin Repair, SCADA Master Plan, Distribution System Optimization, Boyd Flocculator Replacement, Advanced Metering Infrastructure, and the Transmission Line Customer Re-Route. These funds are needed to continue work for 2025-2027.	4,019,031	-	4,019,031	-
	65	W&S	N	Fund Balance	Water Treatment Master Plan - This master plan serves as a crucial tool for establishing priorities among CIP projects, ensuring that available funds are allocated in a manner that optimizes efficiency and achieves the best possible results. An internal evaluation has been conducted since the 2025 budget was finalized and it has been determined that additional scope of work needs to be added.	410,000	-	410,000	-
423 - WATER CAPITAL REPLACEMENT						4,429,031	-	4,429,031	-
424 - WATER RIGHTS ACQUISITION									
	66	W&S	R	Fund Balance	Water Rights Acquisition Project Timing Out - 12523 – Development of Parcel B, Poudre Ponds: Budget is needed for final landscaping of the pond site, and finishing the refill of pond A. A payment to the seller is needed in 2025 after the pond A slurry wall passed its inspection and test.	1,768,490	-	1,768,490	-
424 - WATER RIGHTS ACQUISITION						1,768,490	-	1,768,490	-
425 - WATER DEBT SERVICE									
	67	W&S	N	Fund Balance	Drinking Water Revolving Fund Loan Repayment - This request is for the Drinking Water Revolving Fund Loan Repayment (DWRFF). The Drinking Water Revolving Fund Loan Program will partially fund Phases 2-4 of the Lead Service Inventory and Replacement Project. These phases focus on the city's highest-risk areas and encompass the majority of planned inspection and replacement activities for 2024 and 2025.	514,016	-	514,016	-
425 - WATER DEBT FUND						514,016	-	514,016	-
432 - STORMWATER CONSTRUCTION									
	68	PW	R	Fund Balance	Stormwater Construction Projects Timing Out - all projects are currently "in progress," and appropriating the funds will allow them to continue/complete the work. Includes: 12th Street Storm Trunk Line Phases 1B, 2, 3, and 4.	25,716,827	-	25,716,827	-
432 - STORMWATER CONSTRUCTION						25,716,827	-	25,716,827	-
433 - STORMWATER CAPITAL REPLACEMENT									
	69	PW	N	Fund Balance	Apricot Ave Stormwater Improvements - The Apricot Avenue Improvements Project includes constructing a portion of Apricot Avenue north of 18th Street to 16th Street including the removal of a portion of existing street within this segment. The construction included the installation of potable water, sanitary sewer, storm sewer and roadway improvements. The completed local industrial street will have curb, gutter, sidewalks and landscape area.	200,000	-	200,000	-
	70	PW	N	Fund Balance	T-Bone Ranch Detention Pond - This request will allow for the completion of the T-Bone Ranch detention pond work. Remaining tasks include invasive vegetation cleanup and silt removal.	322,000	-	322,000	-
433 - STORMWATER CAPITAL REPLACEMENT						522,000	-	522,000	-

Fund	Item	Department	Type	Funding Source	Description	Fund Balance	Revenue	Expenditures	Net Impact
R = Reappropriation, N = New									
502 - LIABILITY									
	71	HR	N	Fund Balance	Risk Liability Appropriation - This request will appropriate \$1M into the Liability Fund. Within the first several weeks of 2025, the City has had two high dollar claims impact the Claims Reserve Fund. This funding will ensure the City has the ability to handle any further claims in 2025.	1,000,000	-	1,000,000	-
502 - LIABILITY						1,000,000	-	1,000,000	-
512 - FLEET REPLACEMENT									
	72	PW	R	Fund Balance	Fleet Replacement Additions - This appropriation is for vehicles that were scheduled for 2024 replacement, that were not replaced and were unable to be encumbered in time. This will move their replacement schedules to 2025.	2,728,435	-	2,728,435	-
512 - FLEET REPLACEMENT						2,728,435	-	2,728,435	-
521 - IT OPERATIONS									
	73	IT	N	Fund Balance	Master Planning for Traffic Network - The city is looking for assistance and guidance on a long term traffic network and architecture development and management plan. This will include fiber optic infrastructure, networking equipment, CCTV, signaling, redundancy and scalability.	200,000	-	200,000	-
	74	IT	N	Fund Balance	Metaformers Supplemental Services - Request to appropriate funding for ERP supplemental support from Metaformers.	150,000	-	150,000	-
	75	IT	N	Fund Balance	Professional Services for City Works Upgrade - \$75K will be needed for professional services to fund the City Works upgrade. This upgrade is preventing our GIS upgrade as well as critical work that PW is trying to manage.	75,000	-	75,000	-
521 - IT OPERATIONS						425,000	-	425,000	-
TOTAL (Less Additional Operating Expenditures Between Funds)						\$ 85,509,330	\$ 13,158,353	\$ 98,667,683	\$ -
OPERATING TRANSFERS									
	5	CPRD		Cash in Lieu	Share the Shade Operating Transfer of Cash in Lieu Cash in Lieu to General Fund	-	50,000	50,000	-
	16	PW		Fund Balance	Downtown Supplies & Median Maintenance Operating Transfer of Fund Balance General Fund to Streets and Roads Fund	-	216,400	216,400	-
	17	PW		Fund Balance	GROW Center Lease Operating Transfer of Fund Balance General Fund to Streets and Roads Fund	-	60,000	60,000	-
	18	PW		Fund Balance	NFRMPO Match Rollover Operating Transfer of Fund Balance General Fund to Streets and Roads Fund	-	48,233	48,233	-
	20	HOU		Program Income	PILOT Program Revenue - Housing Fund Operating Transfer of Program Income General Fund to Housing Fund	-	78,009	78,009	-
	22	HOU		Fund Balance	Housing Department Build Out Operating Transfer of Fund Balance General Fund to Housing Fund	-	517,628	517,628	-
	25	POLICE		Fund Balance	RTIC 2024 Rollover and Remodel Funds Operating Transfer of Fund Balance Police Development Fund to Public Safety .16% Fund	-	900,000	900,000	-
	33	HOM		Grant Revenue	THR Grant Match Operating Transfer of Grant Revenue HUD Grants to THR Grant Fund	-	855,350	855,350	-
	34	CPRD		Fund Balance	Golf Short Course Additional Funds Operating Transfer of Fund Balance Food Tax Fund to Public Improvement Fund	-	125,000	125,000	-
						-	2,850,620	2,850,620	-
						\$ 85,509,330	\$ 16,008,973	\$ 101,518,303	\$ -

Second Reading of the 2025 Supplemental Appropriation

Caleb Weitz, Budget and Policy Director
City Council Meeting – April 1, 2025





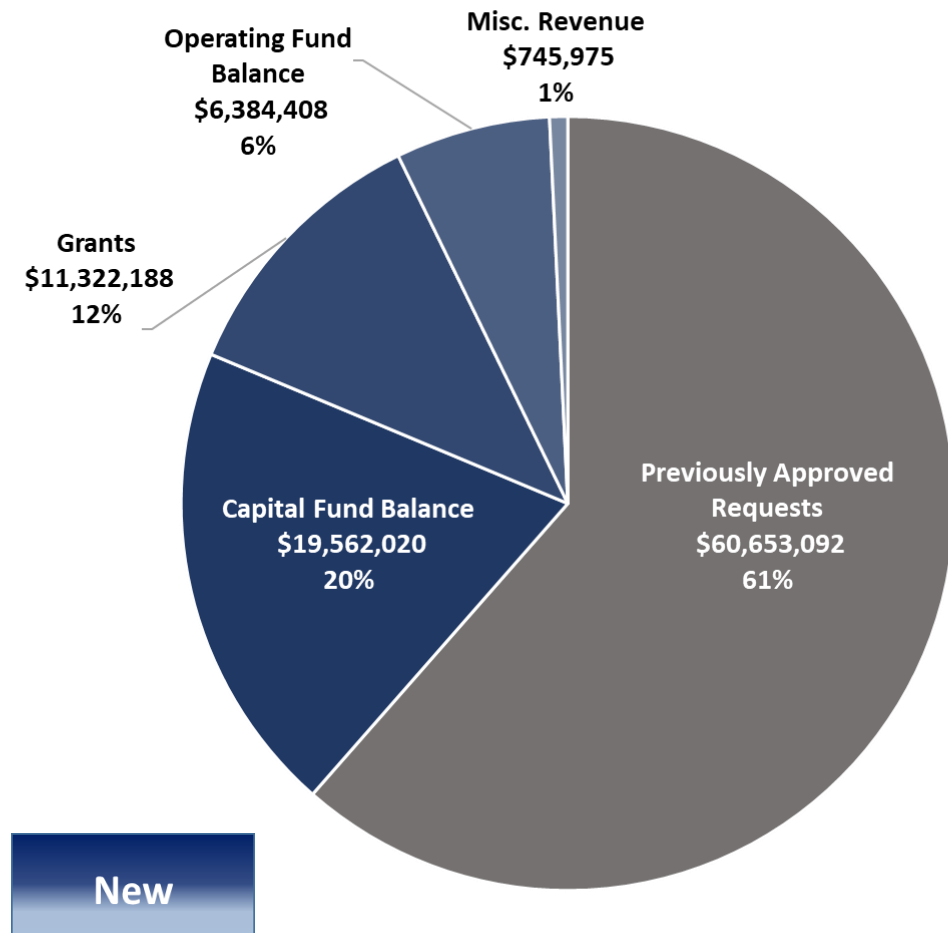
Agenda

- First Appropriation of 2025 Request Overview
- Request Breakout
- Expenditures by Key Focus Area
- Department Expenditure Allocation
- Operating Highlights
- Capital Highlights
- Purpose: Council Action on Proposed Ordinance

First Appropriation of 2025 Request Overview

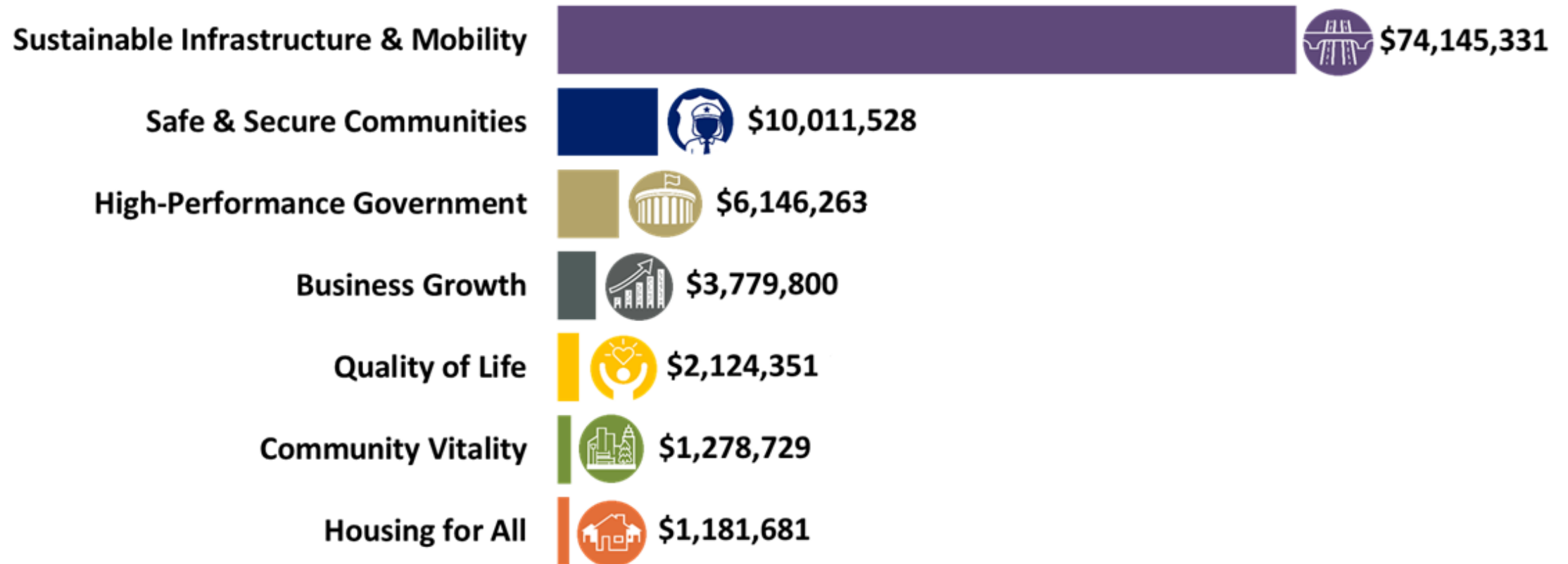
- Traditionally this is a large appropriation, includes carryforwards of previous year expenditures
- Appropriation of grants & additional revenues post - 2025 budget process
- Support operational & capital needs in 2025 that can't wait until the 2026 budget process
- Meet requirements to ensure existing commitments that were in progress at 2024 year-end can be carried forward and completed in 2025
- Total request: \$98.7M in Expenditures (\$2,850,620 in Transfers Across Funds)
- Approximately 60% of the expenditures are to appropriate previously approved requests
- There are \$38M in new requests, \$3.9M from the General Fund

Request Breakout

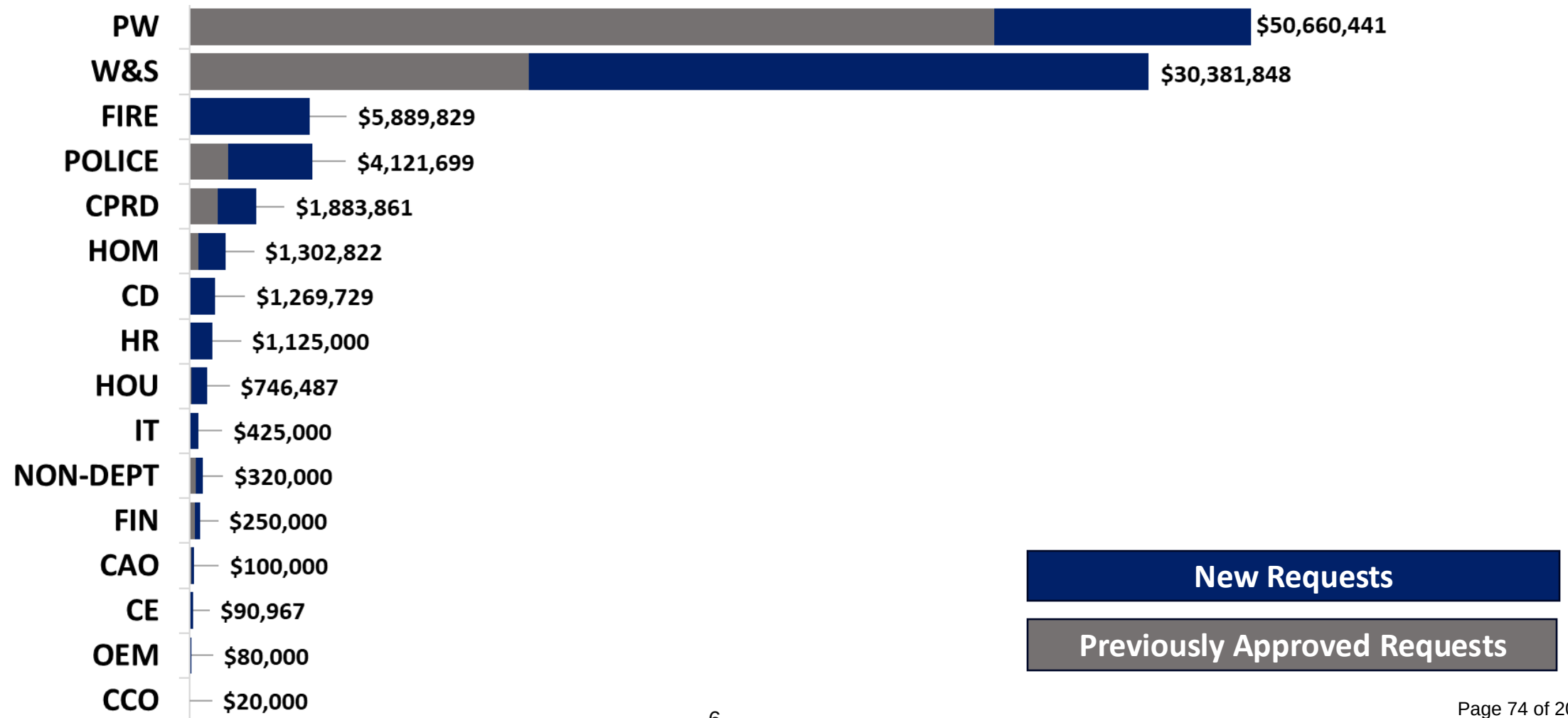


New Requests	
Fund Balance: Capital	\$ 19,562,020
Grants	11,322,188
Fund Balance: Operating	6,384,408
Miscellaneous Revenue	745,975
Damage Recoveries	203,480
Ticket Sales	200,000
Program Income	107,343
Intergovernmental Agreement	75,000
Private Contribution	70,000
Cash in Lieu	50,000
Expense Reimbursement	31,152
Bag Fees	9,000
Total New Requests	\$ 38,014,591
Previously Approved Requests	
Total Previously Approved Requests	\$ 60,653,092
Total Appropriation (Excluding Transfers)	\$ 98,667,683

Appropriation by Key Focus Area



Expenditures by Department



Operating Request Highlights

New Operating Requests	Amount
 2025 Cameron Peak Fire Mitigation [421 - WATER OPERATIONS]	9,377,228
 Risk Liability Appropriation [502 - LIABILITY]	1,000,000
 RTIC 2024 Rollover and Remodel Funds [121 - PUBLIC SAFETY .16%]	970,000
 THR Grant Match [177 - THR GRANT]	855,350
 Police Sgt PEHP Catch Up [100 - GENERAL FUND]	639,000
 Various PD Grants [100 - GENERAL FUND]	628,613
 Housing Department Build Out [109 - HOUSING FUND]	517,628
 Drinking Water Revolving Fund Loan Repayment [425 - WATER DEBT SERVICE]	514,016
 West Greeley Subarea Plan & FBC [100 - GENERAL FUND]	500,000
 East Greeley Subarea Plan [100 - GENERAL FUND]	475,000

Previously Approved Operating Requests	Amount
 Fleet Replacement Addition [512 - FLEET REPLACEMENT]	2,728,435
 RTIC 2024 Rollover and Remodel Funds [121 - PUBLIC SAFETY .16%]	1,884,086
 Unencumbered General Fund Carryover Items [100 - GENERAL FUND]	1,075,535
 Cemetery Columbarium Plaza [400 - CEMETERY]	86,861
 ESG Grant Carryover [176 - HOMELESSNESS OTHER GRANTS FUND]	85,472
 PSH Grant Carryover [176 - HOMELESSNESS OTHER GRANTS FUND]	72,000



Capital Request Highlights

New Capital Requests	Amount
 Fund 306 Fire Apparatus [306 - FIRE EQUIPMENT ACQUISITION/REPLACEMENT]	5,528,112
 Airport Transportation Development [334 - ROAD DEVELOPMENT]	3,034,800
 West Greeley Wastewater Treatment Planning [412 - SEWER CONSTRUCTION]	1,120,560
 Carestream Public Works Due Diligence Expense [301 - PUBLIC IMPROVEMENT]	875,000
 North Greeley Sewer Phase II [412 - SEWER CONSTRUCTION]	820,000
 Carestream W&S Due Diligence Expenses [412 - SEWER CONSTRUCTION]	575,000
 C Street Waterline Extension [422 - WATER CONSTRUCTION]	422,500
 Water Treatment Master Plan [423 - WATER CAPITAL REPLACEMENT]	410,000
 59th & O St Project Cost Increase [334 - ROAD DEVELOPMENT]	400,000
 Highland Hills 47th Ave Capacity Improvements [413 - SEWER CAPITAL REPLACEMENT]	390,528

Previously Approved Capital Requests	Amount
 Stormwater Construction Projects Timing Out [432 - STORMWATER CONSTRUCTION]	25,716,827
 Transportation Development Projects Timing Out [334 - ROAD DEVELOPMENT]	7,785,838
 Sewer Capital Replacement Projects Timing Out [413 - SEWER CAPITAL REPLACEMENT]	6,283,763
 Water Capital Replacement Projects Timing Out [423 - WATER CAPITAL REPLACEMENT]	4,019,031
 Water Construction Projects Timing Out [422 - WATER CONSTRUCTION]	3,825,732
 Keep Greeley Moving 2024 Balance [321 - STREET INFRASTRUCTURE IMPROVEMENTS]	2,000,000



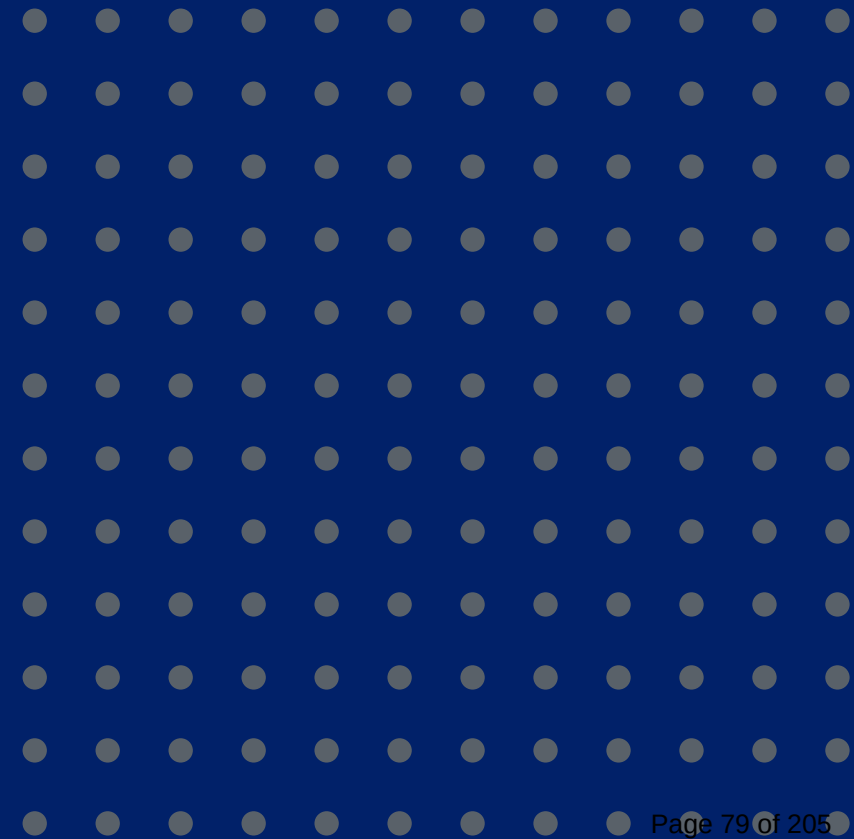
Appropriation Request Estimated Annual Ongoing Commitments

New Ongoing Commitment	Estimated Annual Impact	Note
Housing Department Build-Out	\$680,000	Addition of 4 full-time employees and department operating increases
Downtown Supplies & Median Maintenance	216,000	Pending retention of the Clean, Safe, Beautiful initiative in the 2026 budget
Mosquito Management	76,000	Additional ongoing costs to adequately resource this public health service
GROW Center Lease	60,000	Annual commitment until an alternative city owned property is identified
Annual Software Maintenance	45,000	Election Petition Verification Software and Emergency Management Software
Carestream Property	To Be Determined	The appropriation includes one-time due diligence dollars to assess the Carestream property. Ongoing O&M related to the potential property purchase are still to-be-determined
Total	\$1,077,000	

Recommendation

- The City recommends approving the supplemental appropriation as presented
 - Resources will be allocated to support operational needs and the continuation of planned capital projects
 - Funds will still maintain sufficient balances

Thank you





Council Agenda Summary

April 1, 2025

Key Staff Contact: Adam Turk, Police Chief

Title:

Public hearing and second reading of an ordinance for Sales of Dogs and Cats in Public Places and Retail Stores

Summary:

In July, City Council received a citizen request to pass an ordinance banning dog and cat sales in public. The intent of the ordinance is to limit the opportunities for people running “puppy mills” to sell their dogs.

The Greeley Police Department facilitated meetings with the concerned citizen to learn more about the proposed ordinance. In the meeting, a recently passed Fort Collins Ordinance was provided as an example. The ordinance included two prohibitions. One of the prohibitions banned the sale of cats and dogs in retail stores and the other banned the sale of cats and dogs in public spaces.

The City Attorney’s Office and Greeley Police Department collaborated on research. Currently, the City of Greeley does not have any retail businesses that sell cats or dogs. There would not be any businesses impacted if retail sales of cats and dogs were prohibited. However, there are people selling dogs at Greeley shopping centers on a regular basis. The Centerplace shopping center is a commonly used public space for these sales.

Due to poor living conditions and inhumane treatment, puppies from “puppy mills” are at a higher risk of health problems and disease. Citizens that buy from these vendors are unwittingly saddled with the additional vet expenses and the puppy may not survive to adulthood.

This item was presented at an Informational Session on March 4, 2025, to City Council. Based on questions and comments from the Council, the draft Ordinance was updated and is being presented to Council for the first reading.

The ordinance was introduced at the March 18, 2025, Council Meeting, and by majority vote of council the public hearing and second reading was set for April 1, 2025.

Fiscal Impact:

Fiscal Impact:

If approved, will this item result in a Positive, Negative, or No impact on the budget?

No Impact: If approved, this ordinance will give the Greeley Police Department personnel the legal backing to combat public sales of dogs and cats with no impact to the budget.

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:

Strategic Focus Area:

Quality of Life
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. Ordinance No. 6, 2025 with Appendix A
2. Item 17 - Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 6, 2025

**AN ORDINANCE AMENDING TITLE 10, CHAPTERS 1 AND 3 OF THE GREELEY
MUNICIPAL CODE RELATING TO ANIMALS**

WHEREAS, the City of Greeley has an interest in maintaining the public safety and welfare of the community;

WHEREAS, in addition to state and federal laws, the City has a local responsibility to promote animal welfare and encourage best practices in the breeding and purchasing of dogs and cats;

WHEREAS, the sale of dogs and cats in public places poses a risk of the spread of disease to the detriment of the public health and welfare of people and/or animals;

WHEREAS, the sale of dogs and cats sourced from large-scale commercial breeding facilities where the health and welfare of the animals is disregarded to maximize profits (“puppy mills” and “kitten mills,” respectively) is a business practice that is not in the best interest of the public welfare of the City; and

WHEREAS, this Ordinance would not affect a consumer’s ability to obtain a dog or cat of their choice from an animal rescue, animal shelter, or small, reputable, in-home breeders within the City.

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

Section 1. That Section 10-1 of Chapter 1, Definitions, of Title 10, Animals, of the Greeley Municipal Code shall be amended by the addition of the following definitions, to be added alphabetically:

Sec. 10-1. ~~Applicability~~ Definitions.

Animal rescue organization means any not-for-profit organization which has tax exempt status under Section 501(c)(3) of the United States Internal Revenue Code, whose mission and practice is, in whole or in significant part, the rescue and placement of animals in permanent homes. This term does not include an entity that is a breeder or broker or one that obtains animals from a breeder or broker for profit or compensation.

Cat means any animal of the species *Felis catus* or any hybrid thereof.

Dog means any animal of the family *Canidae* including, without limitation, those related to the wolf, fox, coyote, or any other domestic canid hybrid thereof.

PACFA means the Pet Animal Care Facilities Act, C.R.S. § 35-80-101 *et seq.* PACFA is a licensing and inspection program dedicated to protecting the health and well-being of those animals in pet care facilities throughout Colorado.

Section 2. That Section 10-1 of Chapter 1, Definitions, of Title 10, Animals, of the Greeley Municipal Code the following definitions shall be amended to read as follows:

Animal shelter means a premises operated by the city or another entity, including ~~the~~ NOCO Humane Society of Weld County, for the purpose of housing and caring for animals held under the authority of the laws, regulations or ordinances of the city. An animal shelter may also be an impound agency.

Impound agency means a premises operated by the city or another entity, including ~~the~~ NOCO Humane Society of Weld County, and designated for the confinement of animals taken into custody under this title. An impound agency may also be an animal shelter.

Section 3. That Sections 10-68 and 10-69 shall be added to Chapter 3, Violations, of Title 10, Animals, to read as follows:

Sec. 10-68. Sale of Dogs and Cats in Public Places Prohibited.

(a) It is unlawful to display any dog or cat in a public place for the purpose of selling or giving the animal away. "Public place" shall include but not be limited to a street, public right-of-way, parkway, median, park, recreation area, outdoor market, sidewalk, area exterior to a shop or business, or parking lot regardless of whether such access is authorized by the owner.

(b) This prohibition shall not apply to PACFA licensed organizations such as animal rescues, humane societies or animal shelters.

(c) A violation of this section is a misdemeanor offense and, upon conviction thereof, shall be punished pursuant to chapter 9 of title 1.

Sec. 10-69. Retail Sale or Display of Dogs and Cats in Stores Prohibited.

(a) It is unlawful for any retail store, owner, operator or employee to sell, display, exchange, offer for sale or adoption, advertise, auction, barter, trade, deliver, give away, lease, or otherwise transfer ownership or dispose of any dog or cat, except for a dog or cat obtained from PACFA licensed organizations such as animal shelters, pet animal rescues or humane societies.

(b) A retail store that offers space for the adoption of dogs or cats shall post, in a conspicuous location at the store and on the enclosure of each animal, a sign listing the name of the organization licensed by the State of Colorado from which the store acquired the dog or cat.

(c) A violation of this section is a misdemeanor offense and, upon conviction thereof, shall be punished pursuant to chapter 9 of title 1.

Section 4. That the existing section of the Greeley Municipal Code to be amended in this Ordinance are attached hereto in Appendix A.

Section 5. 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 _____, 2025.

**ATTEST
COLORADO**

THE CITY OF GREELEY,

**By: _____
City Clerk**

**By: _____
Mayor**

APPENDIX A

EXISTING SECTION 10-1 OF TITLE 10 OF THE GREELEY MUNICIPAL CODE

Sec. 10-1. Applicability.

As used in this title, the following words have the meanings ascribed to them in this chapter.

Animal means any vertebrate creature that has been bred or raised to live with or near humans and is dependent on humans for food, water and shelter. The term "animal" includes pets and livestock. The term "animal" does not include fowl, service animals, wild animals and wild birds, all of which are separately defined herein. The term "animal" does not include human beings.

Animal control officer means any person who is employed by the city and authorized by the chief of police to administer and enforce this title. Any officer of the city police department can act as an animal control officer.

Animal establishment means any premises, including kennels and stables, used in whole or in part for the keeping of animals for the purpose of adoption, breeding, boarding, grooming, handling, selling, sheltering, trading or otherwise transferring animals. The term "animal establishment" does not mean veterinary facilities, licensed research facilities or facilities operated by government agencies, including an animal shelter or impound agency.

Animal shelter means a premises operated by the city or another entity, including the Humane Society of Weld County, for the purpose of housing and caring for animals held under the authority of the laws, regulations or ordinances of the city. An animal shelter may also be an impound agency.

Dangerous animal means an animal that has attacked or bitten a person, attacked or bitten another animal and thereby killed or caused bodily injury, chased a person on property not the premises of the owner or keeper such that the person is reasonably in fear of attack, or acted in a manner that causes or should cause the owner or keeper to know that the animal may be dangerous. The term "dangerous animal" does not mean an animal that merely growls, snarls or bares its teeth and has not attacked, bitten or chased.

Days means calendar days, including Saturdays, Sundays and legal holidays. In computing any period of time prescribed or allowed by this title, the day of the event from which the period of time begins to run is not included. The last day of the computed period is included, unless it is a Saturday, Sunday or legal holiday, in which case the last day is the next day which is not a Saturday, Sunday or legal holiday.

Disposition or *disposal* means adoption, donation, release of an animal to a rehabilitator licensed by the state division of wildlife or the United States Fish and Wildlife Service or humane destruction.

Finding of violation means a determination by the municipal court or entry of a stipulation that a violation of this title has been committed.

Fowl means any bird not kept as a pet, but customarily used in the market or household for food consumption, such as a chicken, duck, goose and turkey, and includes wild birds such as guinea fowl and pheasants.

Guard dog means any dog trained or used to protect persons or property by attacking or threatening to attack any person found within the area patrolled by the dog.

Impound agency means a premises operated by the city or another entity, including the Humane Society of Weld County, and designated for the confinement of animals taken into custody under this title. An impound agency may also be an animal shelter.

Keeper means a person, within the city, who has custody of or exercises control over an animal, the occupant of the premises where the animal is usually kept or a person who, for a period of at least five consecutive days, possesses, harbors or allows an animal to remain about the person's premises.

Owner means a person, within the city, who owns an animal or who is named on the licensing records of an animal as the owner.

Premises means real property owned, rented, leased, used, kept or occupied by a person. The term "premises" does not include common areas of multiple household dwelling units.

Restrained means physically controlled by use of a leash, rope, chain or cable not more than six feet in length held by a person of sufficient size and physical ability to restrict the animal's movement, properly tethering the animal or keeping it within an enclosure restricting the animal to a particular premises.

Service animal means a dog or miniature horse that has been trained to do work or perform tasks for an individual with a disability. The tasks performed by the service animal must be directly related to the person's disability. Animals that provide emotional support, therapy or comfort or are pets are not considered service animals.

Sufficient food means a quantity of food sufficient to maintain an adequate level of nutrition for the animal's age, size, physical condition, health condition, species and breed, provided at least once every 24 hours from a clean receptacle.

Sufficient water means clean, fresh, potable water adequate for the animal's age, size, physical condition, health condition, species and breed, accessible to the animal at all times.

Wild animal means prosimians or other nonhuman primates; venomous or poisonous snakes or venomous or poisonous reptiles; felids (including, but not limited to, jaguars, cheetahs, mountain lions, wildcats, panthers, margays or any other species of cat other than ordinarily domesticated house cats); ursids (including, but not limited to, bears); wild birds as defined herein; nonpoisonous snakes longer than six feet; reptiles (other than snakes) longer than one foot; mustelids (including, but not limited to, badgers, prairie dogs, skunks, beavers and muskrats); bats; procyonids (including, but not limited to, raccoons and coatis); elephants; marine mammals (including, but not limited to, seals, sea lions, dolphins and sea otters); hyenas; edentates (including, but not limited to, anteaters, sloths and armadillos); viverrids (including, but not limited to, mongooses, civets and genets); marsupials; undomesticated ungulates (including, but not limited to, deer, hippopotamuses, rhinoceroses, giraffes, camels and zebras); crocodilians (including, but not limited to, alligators and crocodiles); or canids (including, but not limited to, wolves, coyotes, foxes or other species of canine other than ordinarily domesticated dogs). For purposes of this title, an animal in use for bona fide scientific research by a university or college shall not be treated as a wild animal.

Wild bird means a bird of prey, a game bird (excluding fowl) or any other undomesticated bird not customarily kept as a pet. For purposes of this title, neither the house sparrow nor the European starling shall be treated as a wild bird.

(Code 1994, §§ 7.04.010—7.04.210; Ord. No. 33, 2019, ch. 7.04, 8-6-2019)



Sales of Dogs & Cats in Public Places & Retail Stores

Matt Patella, Commander
City Council Meeting – April 1, 2025



Agenda



- Background
- City of Greeley Code Amendments
- Purpose: Adopt the Ordinance and publish with reference to title only

Background Information

Sammy's Law Proposal - June 2024

Request: A citizen petitioned staff for the enactment of Sammy's Law. Similar legislation has been implemented in Johnstown, Berthoud, and Fort Collins.

Sammy's Law focuses on banning the retail sale of dogs and cats to combat inhumane breeding practices and promote animal welfare.

Purpose: Aims to improve community health by promoting animal welfare and discouraging the sale of pets from large-scale breeding facilities, known as "puppy mills" and "kitten mills."

Scope of Ban: Prohibits retail stores from selling, delivering, or offering for sale or adoption, dogs and cats; and prohibits the sale of dogs and cats in public spaces.

Exemptions: The ban does not apply to PACFA licensed organizations. Retail stores can still collaborate with these entities to host adoption events.

New Code Violation – Sec 10-68 Sales of Dogs and Cats in Public Places Prohibited

(a) It is unlawful to display any dog or cat in a public place for the purpose of selling or giving the animal away. “Public place” shall include but not be limited to a street, public right-of-way, parkway, median, park, recreation area, outdoor market, sidewalk, area exterior to a shop or business, or parking lot regardless of whether such access is authorized by the owner.

(b) This prohibition shall not apply to PACFA licensed organizations such as animal rescues, humane societies or animal shelters.

(c) A violation of this section is a misdemeanor offense and, upon conviction thereof, shall be punished pursuant to chapter 9 of title 1.

New Code Violation – Sec 10-69 Retail Sale of Dogs and Cats in Stores Prohibited

(a) It is unlawful for any owner, operator or employee of a retail store, to sell, display, exchange, offer for sale or adoption, advertise, auction, barter, trade, deliver, give away, lease, or otherwise transfer ownership or dispose of any dog or cat, except for a dog or cat obtained from PACFA licensed organizations such as animal shelters, pet animal rescues or humane societies.

(b) A retail store that offers space for the adoption of dogs or cats shall post, in a conspicuous location at the store and on the enclosure of each animal, a sign listing the name of the organization licensed by the State of Colorado from which the store acquired the dog or cat.

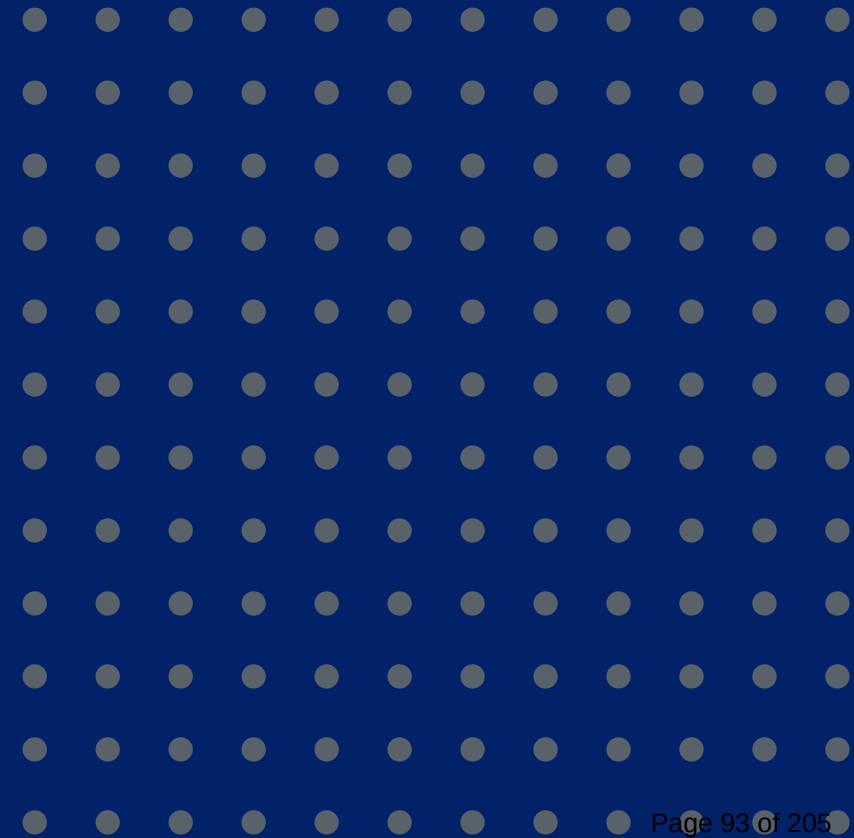
(c) A violation of this section is a misdemeanor offense and, upon conviction thereof, shall be punished pursuant to chapter 9 of title 1.

Summary



Staff Recommendation: Approve the ordinance amending Greeley Municipal Code as drafted and publish with reference to title only

Thank you





Council Agenda Summary

Item: 18.

April 1, 2025

Key Staff Contact: Adam Prior, Chief Engineer

Title:

Public hearing and second reading of an ordinance authorizing the acquisition of interests in real property located in the City of Greeley, Weld County, Colorado, by purchase or exercise of the power of eminent domain, for the construction of potable water infrastructure pursuant to Section 7 of Article XVI, Section 15 of Article II, and Sections 1 and 6 of Article XX of the Colorado Constitution and Colorado Revised Statutes §§ 31-15-101 and 38-1-101, et seq. (Greeley Mall Potable Water Infrastructure)

Summary:

This ordinance authorizes the acquisition of property interests by purchase or by exercise of power of eminent domain, if deemed necessary, required to construct the Greeley Mall Co LLC Water System Replacement.

The Greeley Mall property is currently served by a private water and sewer system that has not been adequately maintained or operated since it was first installed more than 50 years ago. The Greeley Mall water system's condition of disrepair, lack of control valves, and direct uncontrolled interconnections with the City's potable water distribution system are a real and growing public health risk to Greeley residents. The private water system serving the Greeley Mall property located immediately south of Highway 34 Bypass between 17th and 23rd Avenues ("Greeley Mall Property") is out of compliance with several regulatory standards concerning public health and safety, and the property owner, Greeley Mall CO LLC, has been notified by the Water & Sewer Department that they must take immediate corrective action to address the serious public health issue with immediate urgency.

The private water system serving the Greeley Mall Property does not meet the current City of Greeley ("City") standards or Colorado Department of Public Health & Environment ("CDPHE") regulations for domestic water or sanitary sewer service, including, without limitation, standards and regulations concerning cross connection control and backflow prevention. The history of water main and fire line breaks in the Greeley Mall private water system have shown that the deteriorating condition of the private water system at the Greeley Mall poses a variety of threats to public health and safety, including, without limitation, the following:

- Risk of contamination of the treated water provided to users and customers at the Greeley Mall
- Risk of uncontrolled backflow of contaminated water from the Greeley Mall private system to the Greeley public water system
- Lack of a reliable water supply for fire protection in the event of an emergency to ensure that life and property are not subject to unnecessary risk
- Lack of certified operators for the Greeley Mall private system to ensure that the system is being adequately operated and maintained in accordance with industry standards

The Water & Sewer Department has notified Greeley Mall Co LLC about Non-Compliance and issued a Demand for Corrective Action related to the potable water infrastructure located on the property. The requirements set forth in the notice include the timelines for design and construction of new waterlines and facilities throughout the property to address the concerns noted above. If the property owner fails to complete the required corrective actions, then the City will need the ability and authority to acquire property easements, complete designs, and construct adequate potable water infrastructure on the property.

The ordinance was introduced at the March 18, 2025, Council Meeting, and by majority vote of council the public hearing and second reading was set for April 1, 2025.

Fiscal Impact:

Fiscal Impact:

If approved, will this item result in a Positive, Negative, or No impact on the budget? Negative

Negative Impact: What is the onetime and/or ongoing amount?

- Is it budgeted? No
- If not, will it require a new appropriation? Yes, if Greeley Mall Co LLC does not complete requirements of corrective actions, the City will design and construct the new waterline infrastructure.
- If yes, what source and fund will be used? 423- Water Replacement
- (If yes, please notify the budget of the process.)
- Are there any long-term financial impacts? No, the Department will seek to recover all project costs through a local improvement district for the cost of the water system infrastructure.

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:

At their February 19, 2025 meeting, the Greeley Water & Sewer Board adopted a Resolution making the determinations and authorizing the acquisition of real property interests set forth in this ordinance, and recommended that City Council do the same.

Strategic Focus Area:

Business Growth

Infrastructure and Mobility

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. Ordinance No. 7, 2025 with Exhibit A
2. Greeley Mall Private System Hazard Letter
3. Greeley Mall-Existing Water Map
4. Greeley Mall-Potential Waterline Alignment
5. Item 18 - Presentation

**THE CITY OF GREELEY, COLORADO
ORDINANCE NO. 7, 2025**

**AN ORDINANCE AUTHORIZING THE ACQUISITION OF INTERESTS IN REAL
PROPERTY LOCATED IN THE CITY OF GREELEY, WELD COUNTY, COLORADO, BY
PURCHASE OR EXERCISE OF THE POWER OF EMINENT DOMAIN, FOR THE
CONSTRUCTION OF POTABLE WATER INFRASTRUCTURE PURSUANT TO SECTION 7
OF ARTICLE XVI, SECTION 15 OF ARTICLE II, SECTIONS 1 AND 6 OF ARTICLE XX OF
THE COLORADO CONSTITUTION, AND C.R.S. §§ 31-15-101 AND 38-1-101, *ET SEQ.*
(GREELEY MALL POTABLE WATER INFRASTRUCTURE)**

WHEREAS, the City of Greeley (“City”) is a Colorado home-rule municipality empowered, pursuant to Sections 1 and 6 of Article XX of the Colorado Constitution, to, *inter alia*, construct, purchase, acquire, lease, add to, maintain, conduct, and operate water works and everything required therefor, within or without its territorial limits, for the use of the City, including through exercise of the power of eminent domain; and

WHEREAS, Section 15 of Article II and Section 7 of Article XVI of the Colorado Constitution further authorize the City to acquire property to convey water for domestic, irrigation, drainage, and other purposes; and

WHEREAS, C.R.S. §§ 31-15-101, *et seq.*, and 38-1-101, *et seq.*, provide the statutory framework within which the City may exercise the power of eminent domain; and

WHEREAS, the City of Greeley Water and Sewer Board on February 19, 2025 made the determinations and authorized the acquisition of real property interests set forth in this ordinance, and recommended that City Council do the same; and

WHEREAS, the City Council has determined that the development of adequate potable water infrastructure that meets the regulatory standards set by the City and the Colorado Department of Public Health and Environment (“CDPHE”) related to domestic water service, is needed for the public purpose of ensuring a safe and reliable potable water supply to the City’s citizens and thereby protecting their public health, safety, and general welfare; and

WHEREAS, accordingly, the acquisition of interests in the real property located in the City of Greeley and identified on Exhibit A, whether by purchase or through exercise of the City’s power of eminent domain, is necessary.

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

Section 1. The City Council hereby determines that it is necessary for the City to acquire, either by purchase or through exercise of the power of eminent domain, permanent easements and temporary construction easements across the real property identified on Exhibit A for the installation, operation, maintenance, repair, replacement, and improvement of potable water infrastructure, including, without limitation, distribution lines, hydrants, and associated facilities, to ensure a safe and reliable potable

water supply to the City's citizens.

Section 2. The City Council hereby determines that such acquisition of permanent easements and temporary construction easements across the real property identified on Exhibit A for the installation, operation, maintenance, repair, replacement, and improvement of potable water infrastructure, will serve the public purpose of ensuring a safe and reliable potable water supply to the City's citizens and thereby protecting their public health, safety, and general welfare.

Section 3. City staff, consultants, and legal counsel are hereby authorized and directed to continue with the acquisition of the above-described interests in real property, either by purchase or through exercise of the power of eminent domain. Nothing in this ordinance is intended or shall be construed to preclude good faith efforts by City staff, consultants, and legal counsel to negotiate a voluntary purchase of the necessary interests in real property.

Section 4. The City Council hereby ratifies any previous actions taken by City staff, consultants, and legal counsel to negotiate the acquisition of such interests in real property, and in providing notice of the City's intent to acquire such interests, in accordance with C.R.S. § 38-1-101, *et seq.*

Section 5. This ordinance shall take effect five (5) days after its final publication, as contemplated by Section 3-16 of the City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED this ____ day of _____ 2025.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____

By: _____

ORDINANCE NO. 7, 2025
Exhibit A

PROJECT PARCEL NUMBER	ASSESSOR PARCEL NUMBER	Owner Name	Attn	OWNER ADDRESS	PROPERTY ADDRESS	Legal
1	096119218001	Greeley Mall CO LLC		9101 ALTA DR UNIT 1801 LAS VEGAS, NV 89145-8546	2050 GREELEY MALL Greeley, CO 80631	19-5N-65W
2	096119218004	Greeley Mall CO LLC		9102 ALTA DR UNIT 1801 LAS VEGAS, NV 89145-8546	2051 GREELEY MALL Greeley, CO 80631	19-5N-65W



**Greeley Mall CO LLC
9101 Alta Dr. Unit 1801
Las Vegas, NV 89145**

**RE: Notice of Non-Compliance and Demand for Corrective Action
Greeley Mall Private Water & Sewer System**

To Whom it May Concern:

This letter serves as formal notice that the private water system serving the Greeley Mall property located immediately south of Highway 34 Bypass between 17th and 23rd Avenues ("Greeley Mall Property") is out of compliance with several regulatory standards concerning public health and safety, and that Greeley Mall CO LLC must take immediate corrective action. The Greeley Mall Property, is currently served by a private water and sewer system that has not been adequately maintained or operated since it was first installed more than 50 years ago. The Greeley Mall water system's condition of disrepair, lack of control valves, and direct uncontrolled interconnections with the City's potable water distribution system are a real and growing public health risk to Greeley residents. Greeley Mall CO LLC must address this serious public health issue with immediate urgency.

Water System Deficiencies:

The private water system serving the Greeley Mall Property does not meet current City of Greeley ("City") standards or Colorado Department of Public Health & Environment ("CDPHE") regulations for domestic water or sanitary sewer service, including, without limitation, standards and regulations concerning cross connection control and backflow prevention. The history of water main and fire line breaks in the Greeley Mall private water system have shown that the deteriorating condition of the private water system at the Greeley Mall poses a variety of threats to public health and safety, including, without limitation, the following:

- Risk of contamination of the treated water provided to users and customers at the Greeley Mall
- Risk of uncontrolled backflow of contaminated water from the Greeley Mall private system to the Greeley public water system
- Lack of a reliable water supply for fire protection in the event of an emergency to ensure that life and property are not subject to unnecessary risk
- Lack of certified operators for the Greeley Mall private system to ensure that the system is being adequately operated and maintained in accordance with industry standards

Immediate Corrective Actions:

By this letter (“Notice and Demand”), the City is requiring that Greeley Mall CO LLC complete an immediate replacement of failing valves and water mains at the Greeley Mall Property, and that Greeley Mall CO LLC design and install new water infrastructure that meets the current City Code requirements, design standards, criteria and specifications, along with all other applicable CDPHE technical, managerial, and financial capacity regulations. Thereto, at a minimum the following specific actions are required:

- Within 120 days of the date of this Notice and Demand, Greeley Mall CO LLC must provide to the City a 30% design of the replacements and upgrades necessary to bring the Greeley Mall private water system into compliance with all applicable local, state, and federal regulations.
- Within 210 days of the date of this Notice and Demand, Greeley Mall CO LLC must provide to the City a 90% design, stamped by a professional civil engineer with a license to practice in Colorado, of the replacements and upgrades described above that complies with all applicable local, state, and federal regulations, including, without limitation, the City’s published design criteria standards and specifications. Further, this deliverable must include an engineer’s opinion of estimated construction costs, and a letter of credit or other demonstration of financial ability on the part of Greeley Mall CO LLC to finance the required water system improvements.
- Upon acceptance of the final construction plans by the City, construction shall begin within 90 days.
- Construction of the public water system shall be completed by no later than 210 days after the City’s acceptance of final construction plans.
- Upon review, inspection, and acceptance by the City of the replacements and repairs described above, Greeley Mall CO LLC will dedicate to the City all water mains serving the Greeley Mall Property, along with standard municipal utility easements against the Greeley Mall Property for all water infrastructure
- Upon review, inspection, and acceptance by the City of the replacements and repairs described above, Greeley Mall CO LLC must transfer the water services for any and all properties served by the Greeley Mall private system, other than those serving the contiguous Greeley Mall structure to City of Greeley.
- Within 120 days of this Notice and Demand, Greeley Mall CO LLC must repair and/or replace all fire hydrants in accordance with the City’s published design criteria standards and specifications. These fire hydrants shall be transferred to City of Greeley upon final acceptance of public water main lines and their associated easements.
- Within 60 days of this Notice and Demand, Greeley Mall CO LLC must inventory, inspect, and provide the City of Greeley with verification that there are no uncontrolled cross connections. This verification shall include passed tests for all required backflow prevention assemblies on all domestic, fire, and irrigation service connections to the Greeley Mall water system.

If Greeley Mall CO LLC does not undertake action as described above towards curing the deficiencies of the Greeley Mall private water system, the City will pursue any remedies necessary and available under law to ensure the safety of the City’s public water system and citizens, including, without limitation, turning off the water supply to the Greeley Mall private system at the existing connection points to the Greeley public water system and seeking civil or criminal penalties, as provided by the Greeley Municipal Code and other applicable law.

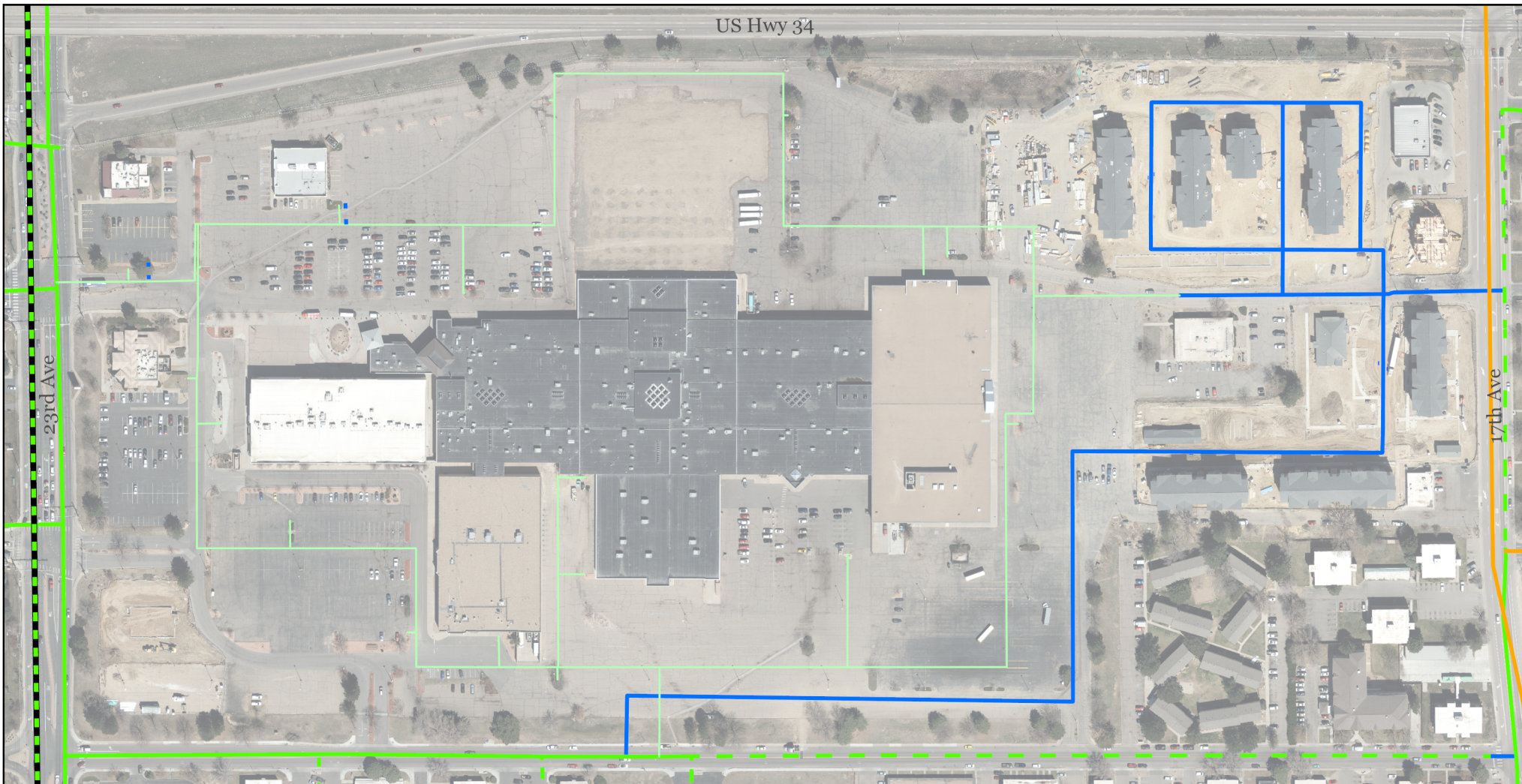
Sanitary Sewer System

The private sanitary sewer system serving the Greeley Mall Property does not meet current City development code and design criteria requirements but does not pose an equivalent immediate threat to public health and safety. As such, the existing sanitary sewer system at the Greeley Mall Property may continue to be used so long as it does not pose such a threat. However, any redevelopment of properties connected to the private sanitary sewer system will require that such properties connect to the public sanitary sewer system, as provided in the Greeley Municipal Code.

The infrastructure standards and requirements outlined in this letter will remain applicable regardless of the properties' total water and sewer demands or any changes in end use. For any additional information about these requirements, please contact Derek Hannon with Greeley Water & Sewer at Derek.Hannon@greeleygov.com or (970) 336-4120.

City of Greeley Water & Sewer Department

Sean Chambers, Director of Water & Sewer Department



Greeley Mall Water Map

0 250 500 Feet



Pipe Diameter

- < 8"
- 8" - 16"
- > 16"

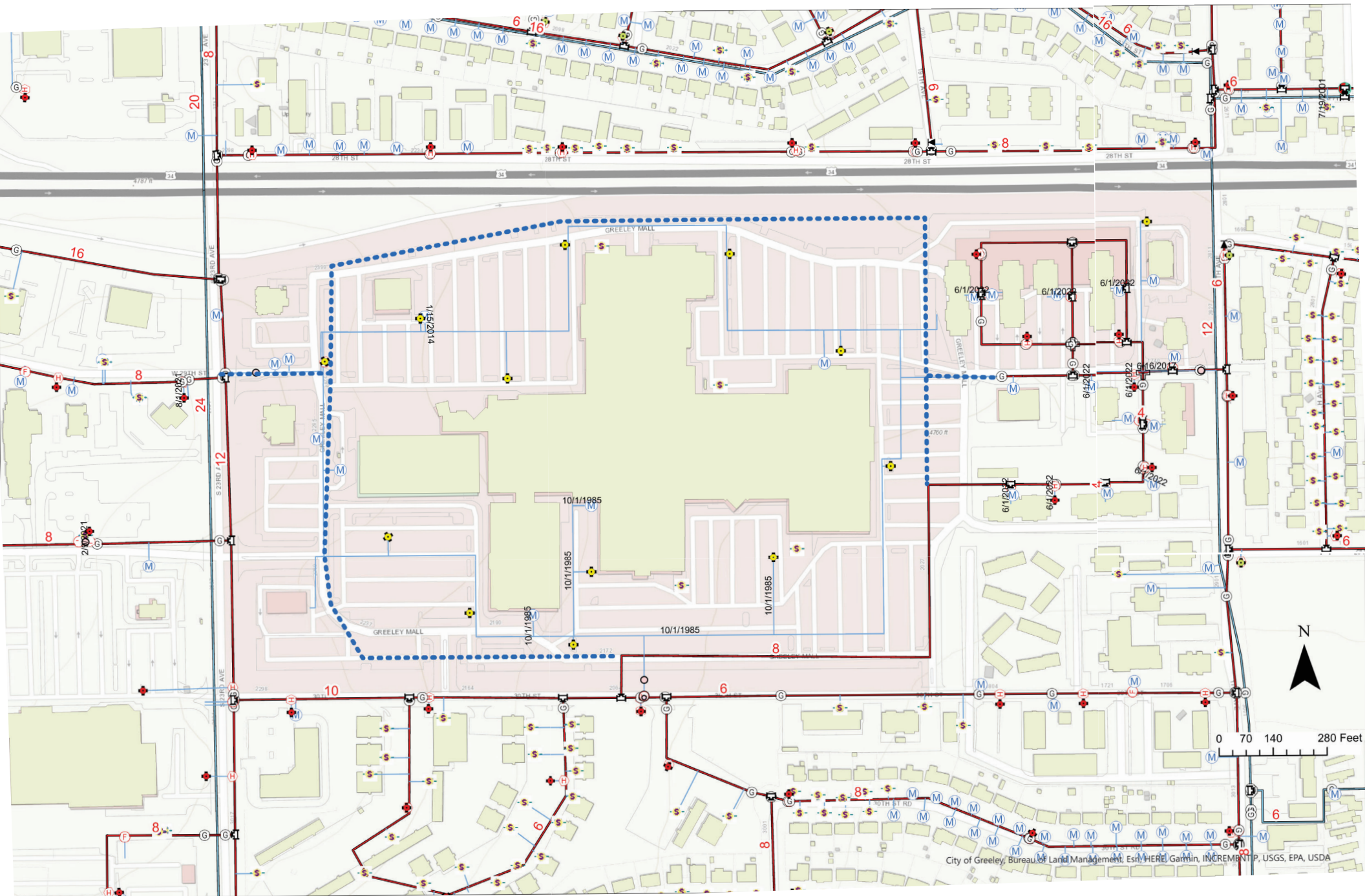
Pipe Install Year

- After 1999
- Between 1968-1999
- Between 1940-1968
- Unknown install date

The City makes no representation or warranty as to its accuracy or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon. THE CITY OF GREELEY MAKES NO WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE, EXPRESSED OR IMPLIED.



Greeley Mall-Potential Waterline Alignment



Approval of Ordinance Authorizing the Acquisition for Real Property at the Greeley Mall Site

Adam Prior, Chief Engineer
City Council Meeting - April 1, 2025



Agenda



- Describe the location of real property acquisition
- Provide background and reason for acquisition
- Possible pipeline alignments on Greeley Mall
- Recommend approval to acquire the property
- Purpose: To obtain authorization for the purchase of real property that will provide W&S potential future easements on the Greeley Mall site

Property known as the Greeley Mall and owned by Greeley Mall Co LLC

*Located
South of
Hwy 34*

*East of 23rd
Ave and
West of
17th Ave*

*North of
30th St*



Background & Actions Taken

Background of Concerns:

- Greeley Mall has a private water & sewer systems
- Greeley Mall private water system is in condition of disrepair
- Real and growing public health risks and safety of Greeley system
 - Lack of maintenance and knowledge of private water infrastructure
 - No certified operators to manage system and repair leaks
 - No protection or backflow to Greeley's distribution system
 - Currently private fire hydrant leaking without isolation

Actions Taken:

- Greeley send Notice of Non-Compliance and Demand for Corrective actions
- Requires specific timeline for design and construction of new public water system around Greeley Mall

Corrective Actions

Timeline for Corrective Actions by Greeley Mall:

- 120 day for 30% design of a new public water lines
- 210 days for 90% design of a new public water lines
- 210 days after acceptance of final construction plans to build a new public water lines

Failure to Perform:

- W&S would complete new water lines design
- W&S would acquire easement for new water lines
- W&S would construct waterlines
- W&S would create Local Improvement District to recover costs

Possible Waterline Alignment

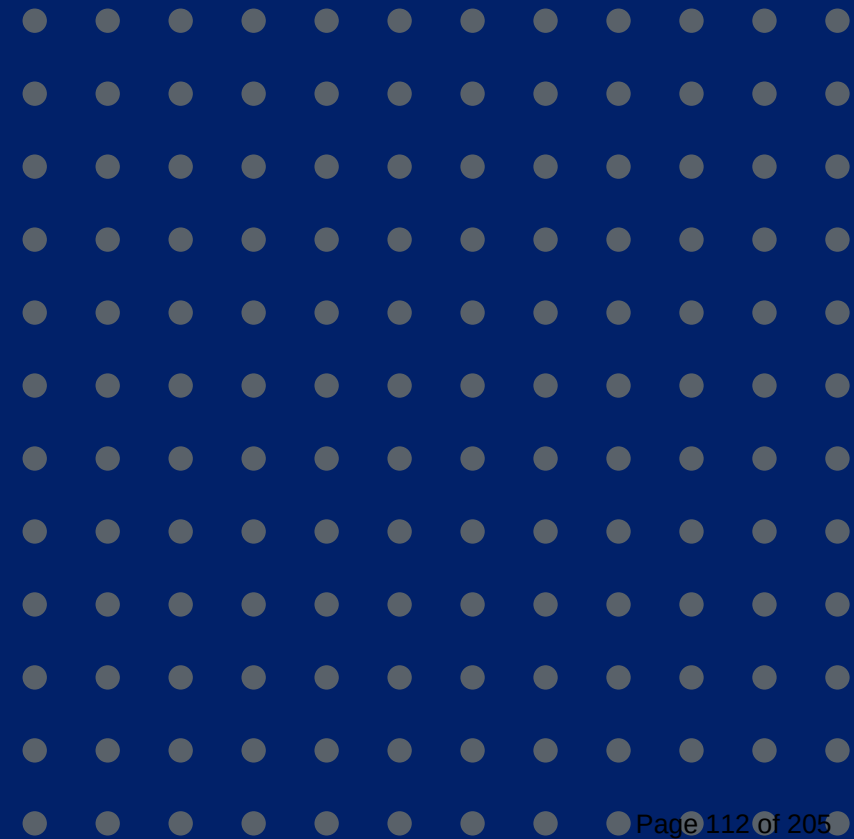


Recommendation of Approval



**Staff Recommend
Approval of an Ordinance
Authorizing the Acquisition
of Interests in Real
Property at the Greeley
Mall Co LLC**

Thank you





Council Agenda Summary

April 1, 2025

Key Staff Contact: Adam Prior, Chief Engineer

Title:

Public hearing and second reading of an ordinance authorizing the acquisition of interests in real property located in Weld County, Colorado, by purchase or exercise of the power of eminent domain, for the development of the Terry Ranch Potable Water Treatment Plant and Additional Water Transmission Lines and Associated Facilities, pursuant to Section 7 of Article XVI, Section 15 of Article II, and Sections 1 and 6 of Article XX of the Colorado Constitution and Colorado Revised Statutes §§ 31-15-101 and 38-1-101, et seq. (Terry Ranch Water Supply Project)

Summary:

This ordinance authorizes the acquisition of property interests by purchase or by exercise of power of eminent domain, if deemed necessary, required to construct the Terry Ranch Water Supply Project.

The Terry Ranch Water Supply Project is a water supply and storage project that will help fulfill the water needs of the City's growing population. The project will develop approximately 1.2 million acre-feet of non-tributary groundwater from an underground aquifer located in northwest Weld County. A critical component of this project is the construction of a by-directional transmission pipeline from the Terry Ranch aquifer location to the City's existing water transmission line located near Windsor.

The City began construction of the first phase of this project, which includes the southern seven miles of the pipeline, starting in 2024. The future phases of the project, encompassing the remaining 23 miles, are anticipated to reach final design and construction during 2025 to 2040.

The Project will require the acquisition of tracts of fee simple land, permanent easements, and temporary construction easements from properties along the pipeline alignment. City staff have begun discussions with owners within the project area. As the Project progresses, staff will continue to work with owners to meet the goals of the project, address site considerations, and acquire the property interests necessary for the project. Staff fully intend to negotiate in good faith and follow a uniform acquisition process for all affected owners. Authorization for the acquisition of property interests by purchase or by exercise of power of eminent domain, if deemed necessary, is needed to meet the schedule and budget requirements of the project. The Greeley Water Board considered a Resolution at their December meeting and recommended Council approval.

The alignment of the potable waterline has shifted after the 30% design to avoid potential environmental issues on a parcel used for sewage disposal, avoid discrepancies with Weld Co Right of Way (ROW) on CR 19 where the road is not within the ROW. The new proposed alignment will instead align across multiple parcels with the same owners who have already been engaged with, seemed amenable, and recommended the avoidance.

The ordinance was introduced at the March 18, 2025, Council Meeting, and by majority vote of council

the public hearing and second reading was set for April 1, 2025.

Fiscal Impact:

Fiscal Impact:

If approved, will this item result in a Positive, Negative, or No impact on the budget? Negative

Negative Impact: What is the onetime and/or ongoing amount? Amount to be fair market value based on negotiations.

- Is it budgeted? Yes
- If not, will it require a new appropriation?
- If yes, what source and fund will be used? 422-Water Construction
- (If yes, please notify the budget of the process.)
- Are there any long-term financial impacts? 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:

At the March 19, 2025 the Water & Sewer Board approved a Resolution recommending City Council approval authorizing the acquisition of interests in real property necessary for the construction of facilities necessary for the development of the Terry Ranch Project.

Strategic Focus Area:

Infrastructure and Mobility

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. Ordinance No. 8, 2025 with Exhibit A
2. Item 19 - Presentation

**THE CITY OF GREELEY, COLORADO
ORDINANCE NO. 8, 2025**

**AN ORDINANCE AUTHORIZING THE ACQUISITION OF INTERESTS IN REAL
PROPERTY LOCATED IN WELD COUNTY, COLORADO, BY PURCHASE OR EXERCISE
OF THE POWER OF EMINENT DOMAIN, FOR THE DEVELOPMENT OF THE TERRY
RANCH POTABLE WATER TREATMENT PLANT AND ADDITIONAL WATER
TRANSMISSION LINES AND ASSOCIATED FACILITIES, PURSUANT TO SECTION 7 OF
ARTICLE XVI, SECTION 15 OF ARTICLE II, AND SECTIONS 1 AND 6 OF ARTICLE XX
OF THE COLORADO CONSTITUTION AND CRS §§ 31-15-101, *et seq.*; 38-1-101, *et seq.*
(TERRY RANCH WATER SUPPLY PROJECT)**

WHEREAS, the City of Greeley (“City”) is a Colorado home-rule municipality empowered, pursuant to Sections 1 and 6 of Article XX of the Colorado Constitution, to, inter alia, construct, purchase, acquire, lease, add to, maintain, conduct, and operate water works and everything required therefor, within or without its territorial limits, for the use of the City, including through exercise of the power of eminent domain; and

WHEREAS, Section 15 of Article II and Section 7 of Article XVI of the Colorado Constitution further authorize the City to acquire property to convey water for domestic, irrigation, drainage, and other purposes; and

WHEREAS, C.R.S. §§ 31-15-101, *et seq.*, and 38-1-101, *et seq.*, provide the statutory framework within which the City may exercise the power of eminent domain; and

WHEREAS, the City Council previously adopted Ordinance No. 05, 2022, by which it authorized the acquisition of certain real property interests for the development of a potable water treatment plant located on the former Terry Ranch and related additional water transmission lines and associated facilities; and

WHEREAS, the City of Greeley Water and Sewer Board on March 19, 2025 made the determinations and authorized the acquisition of real property interests set forth in this ordinance, and recommended that City Council do the same; and

WHEREAS, the City Council has determined that the acquisition of additional interests in real property for the development of a potable water treatment plant located on the former Terry Ranch and related additional water transmission lines and associated facilities is needed for the public purpose of ensuring an improved, safe, and reliable potable water supply to the City’s citizens and thereby protecting their public health, safety, and general welfare; and

WHEREAS, accordingly, the acquisition of interests in the real property located in Weld County and identified on Exhibit A, whether by purchase or through exercise of the City’s power of eminent domain, is necessary.

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

Section 1. The City Council hereby determines that it is necessary for the City to acquire, either by purchase or through exercise of the power of eminent domain, interests in the real property identified on Exhibit A for the development of a potable water treatment plant located on the former Terry Ranch and related additional water transmission lines and associated facilities, to ensure an improved, safe, and reliable potable water supply to the City's citizens.

Section 2. The City Council hereby determines that such acquisition of interests in the real property identified on Exhibit A for the development of a potable water treatment plant located on the former Terry Ranch and related additional water transmission lines and associated facilities will serve the public purpose of ensuring an improved, safe, and reliable potable water supply to the City's citizens and thereby protecting their public health, safety, and general welfare.

Section 3. City staff, consultants, and legal counsel are hereby authorized and directed to continue with the acquisition of the above-described interests in real property, either by purchase or through exercise of the power of eminent domain. Nothing in this ordinance is intended or shall be construed to preclude good faith efforts by City staff, consultants, and legal counsel to negotiate a voluntary purchase of the necessary interests in real property.

Section 4. The City Council hereby ratifies any previous actions taken by City staff, consultants, and legal counsel to negotiate the acquisition of such interests in real property, and in providing notice of the City's intent to acquire such interests, in accordance with C.R.S. § 38-1-101, *et seq.*

Section 5. Nothing in this ordinance is intended or shall be construed to limit or otherwise modify the determinations and authorizations set forth in Ordinance No. 05, 2022.

Section 6. This ordinance shall take effect five (5) days after its final publication, as contemplated by Section 3-16 of the City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED this ____ day of _____ 2025.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

ORDINANCE NO. 8, 2025
Exhibit A

PROJECT PARCEL NUMBER	ASSESSOR PARCEL NUMBER	Owner Name	Attn	OWNER ADDRESS	PROPERTY ADDRESS	Legal
1	045334200020	Barnes Roger Alan Dynasty Trust				
	045334200020	Barnes William Richard Dynasty Trust				
	045334200020	Barnes James Loren Dynasty Trust (1/3)	C/O Paul J Kenny	19 Old Town Square Ste 238 Fort Collins, CO 80524- 2486	Section: 34, Township: 9N, Range: 67W	34-9N-67W
2	020134200001	Sullivan Cynthia Sullivan Kevin		PO Box 1288 Longmont, CO 8050- 1288	Section: 34, Township: 11N, Range: 67W	34-11N-67W
3	020134300003	Lukens Philip D Lukens Bree		9378 County Road 124 Carr, CO 80612- 9425	Section: 34, Township: 11N, Range: 67W	34-11N-67W

Terry Ranch Water Supply Project: Easement Acquisitions and Authorization of Eminent Domain

Adam Prior, Chief Engineer
City Council Meeting - April 1, 2025



Agenda



- Describe the location of real property acquisition
- Provide background and reason for acquisition
- Recommend approval to acquire the property
- Purpose: To obtain authorization for the purchase of real property for the Terry Ranch pipeline & infrastructure

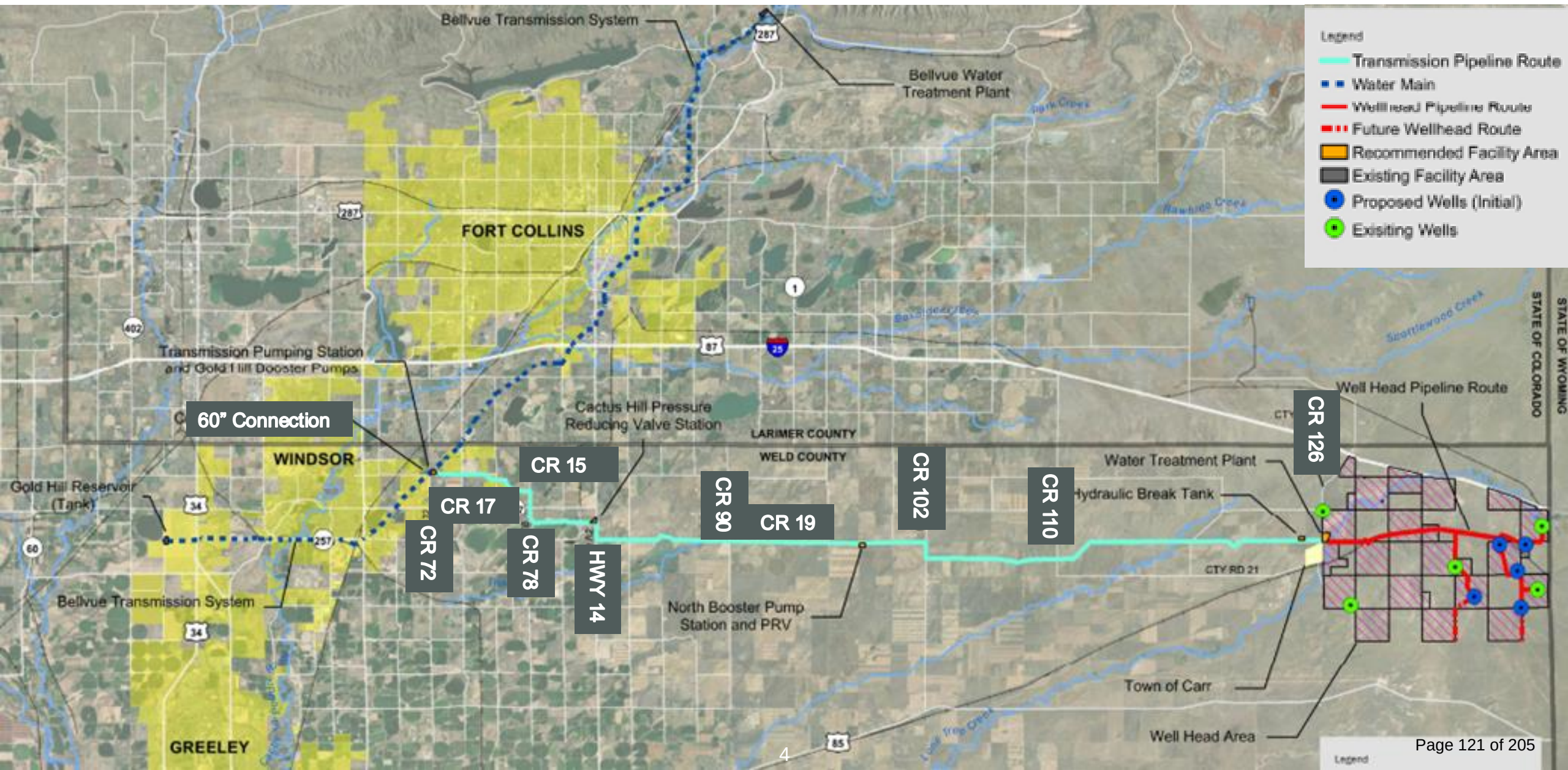
Terry Ranch Water Supply Project

Terry Ranch Project Plan Overview

- Pipeline Design and Construction Started at Bellvue 60" Connection and Progressing North
- Construction of 1st 7+ miles completed in 2024
- Construction of next 6+ miles beginning in mid-2025
- Design of remaining 16 miles in 2025
- Construction planned for 2028 and beyond



Terry Ranch Water Supply Project



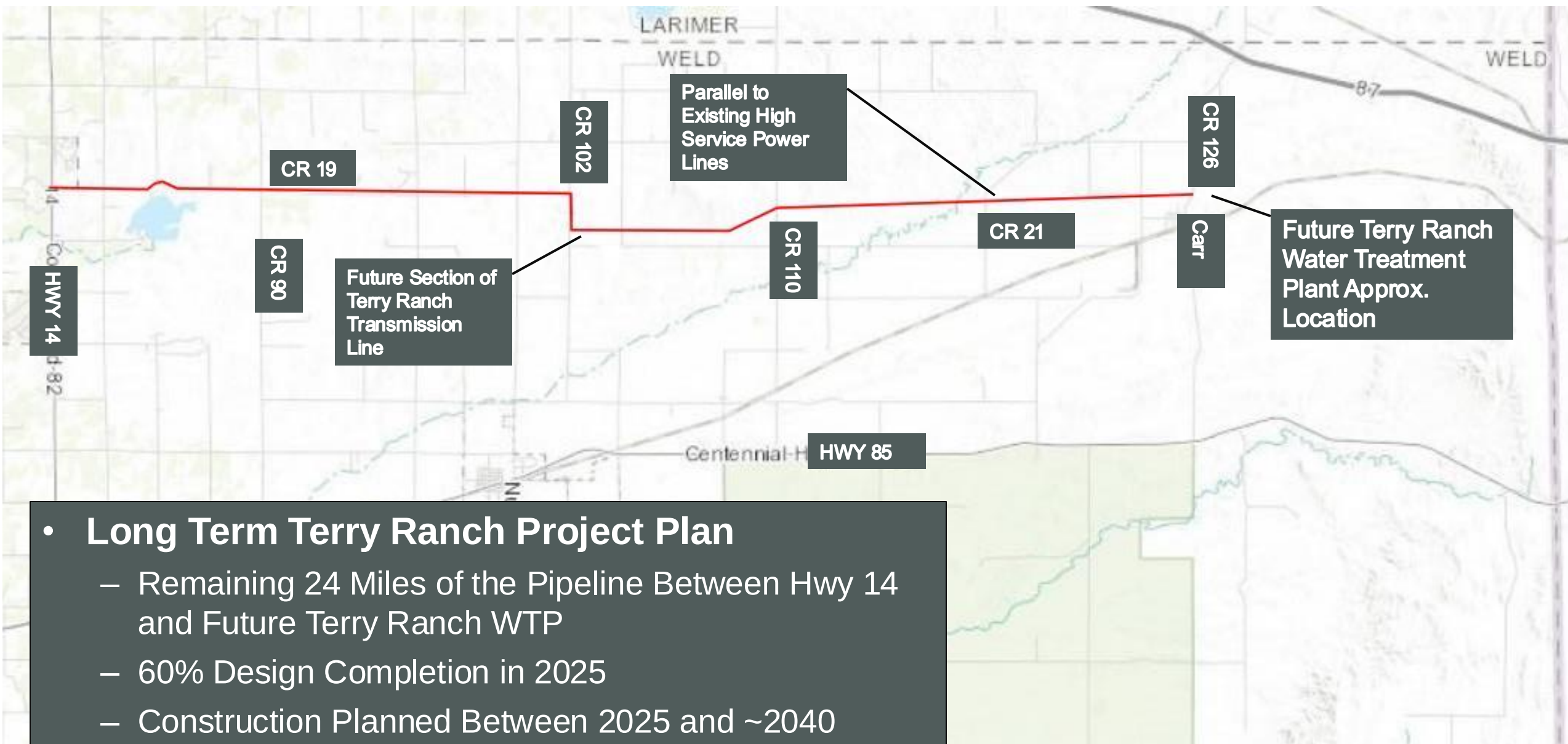
Project Acquisition Needs

- **To construct the project, the City needs to acquire additional property interests from property owners along the 30-mile pipeline route**
 - Property interests may include fee simple tracts, permanent easements, and/or temporary easements as determined by final project plans
 - The City uses a uniform acquisition process, in accordance with law, to negotiate in good faith with all affected owners
- **Council authorization is the first step in this process**

Standardized Landowner Engagement Process

- City project staff engage with landowners along the route
- Meet with affected property owners to:
 - Provide an overview of the project, purpose, and schedule
 - Attend onsite meetings to understand concerns and any site constraints
 - Review the anticipated property interests needed for the project
 - Review the subsurface pipeline easement acquisition process
 - Use eminent domain only as a last resort

Terry Ranch Water Supply Project



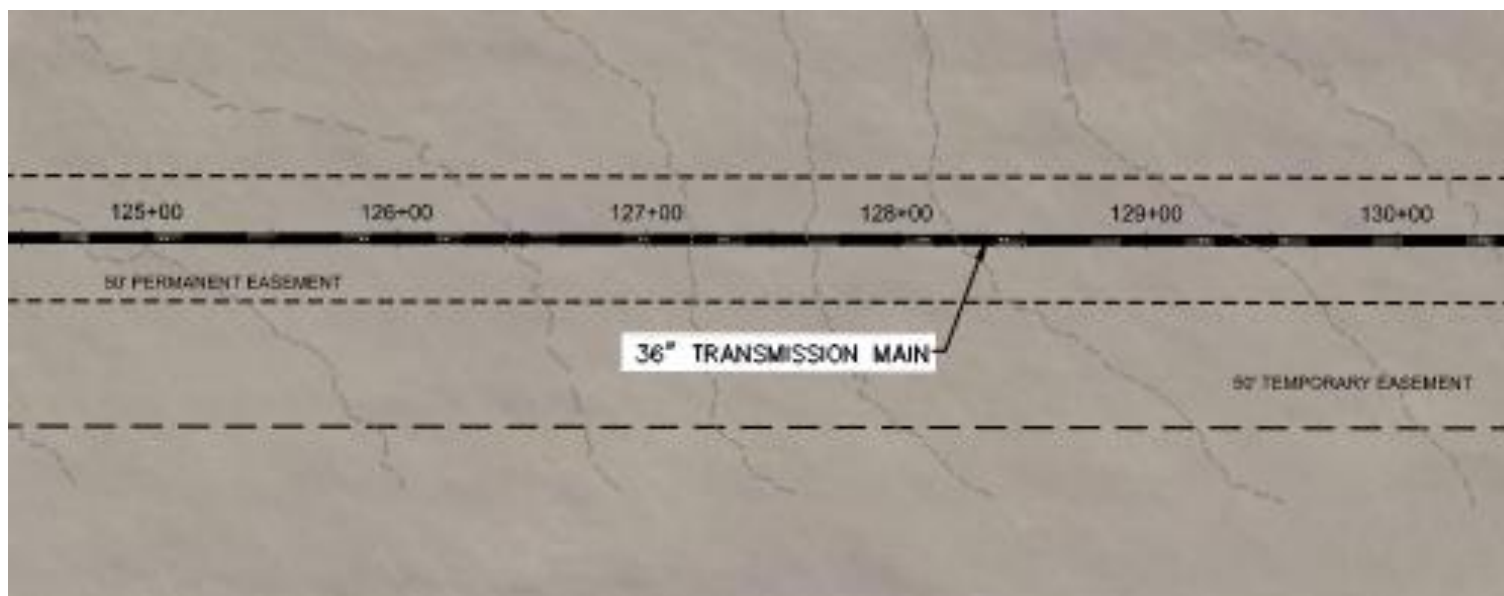
- **Long Term Terry Ranch Project Plan**

- Remaining 24 Miles of the Pipeline Between Hwy 14 and Future Terry Ranch WTP
- 60% Design Completion in 2025
- Construction Planned Between 2025 and ~2040

Terry Ranch Water Supply Project

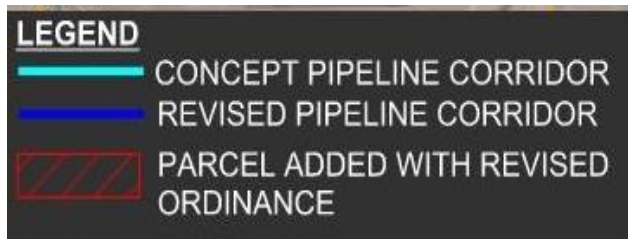
Easement Acquisitions Along Entire Route:

- ~30 Total Miles of Transmission Pipeline to Terry Ranch
 - 50' wide Permanent Easement
 - 50' wide Temporary Construction Easement
- Water Treatment Plant Site & Well Field Locations and Pipeline on Terry Ranch



Terry Ranch Water Supply Project

- Recent Route Changes Require New Eminent Domain Authorization for 4 Parcels
 - Discrepancies exist between CR 19 ROW and Property Boundaries
 - Alignment shift east avoids a homestead and one other small parcel
 - Reduces impacts to multiple property owners
 - Avoids congested corridor along CR 102
- Construction Planned After 2028



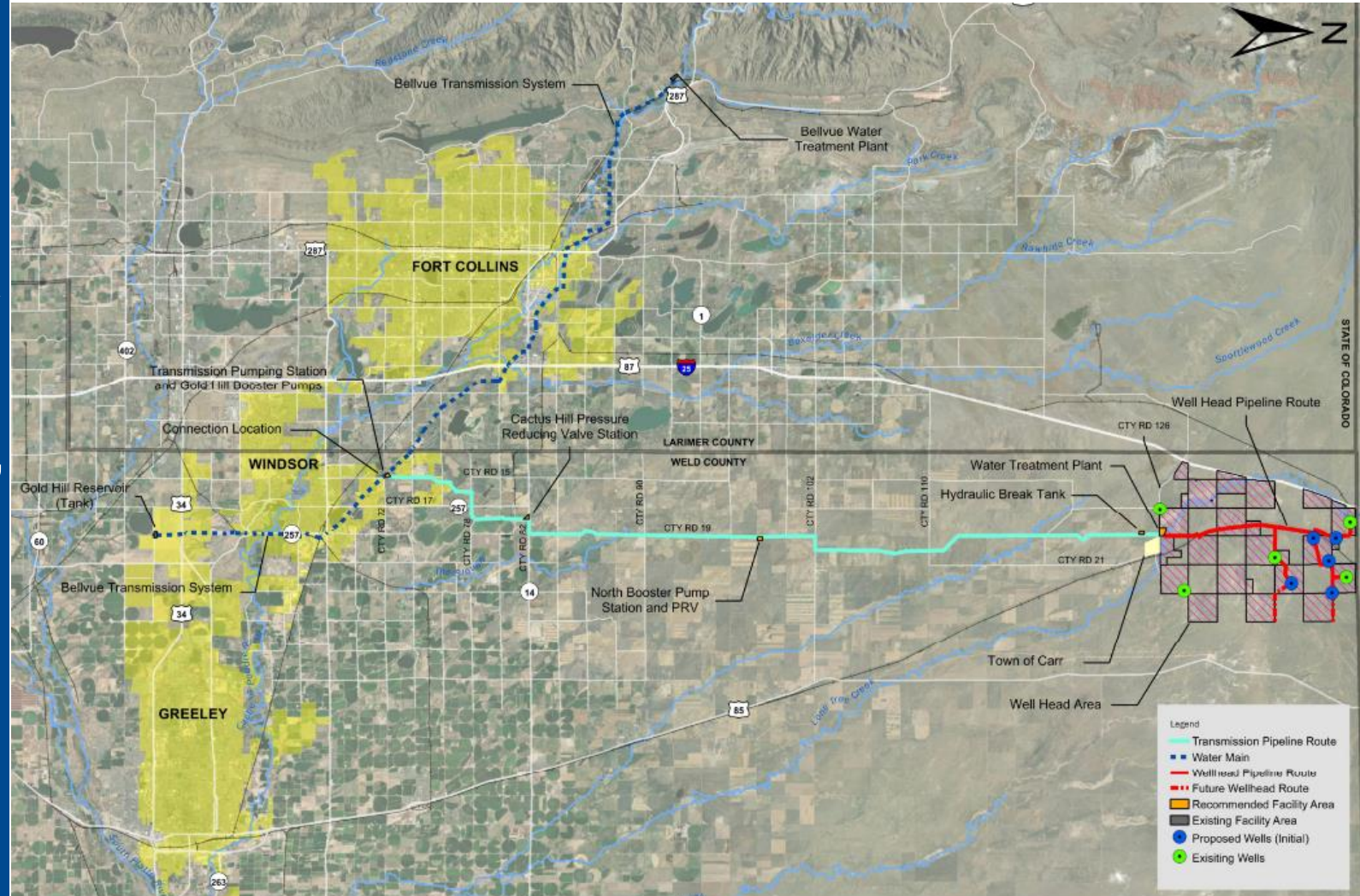
Terry Ranch Water Supply Project



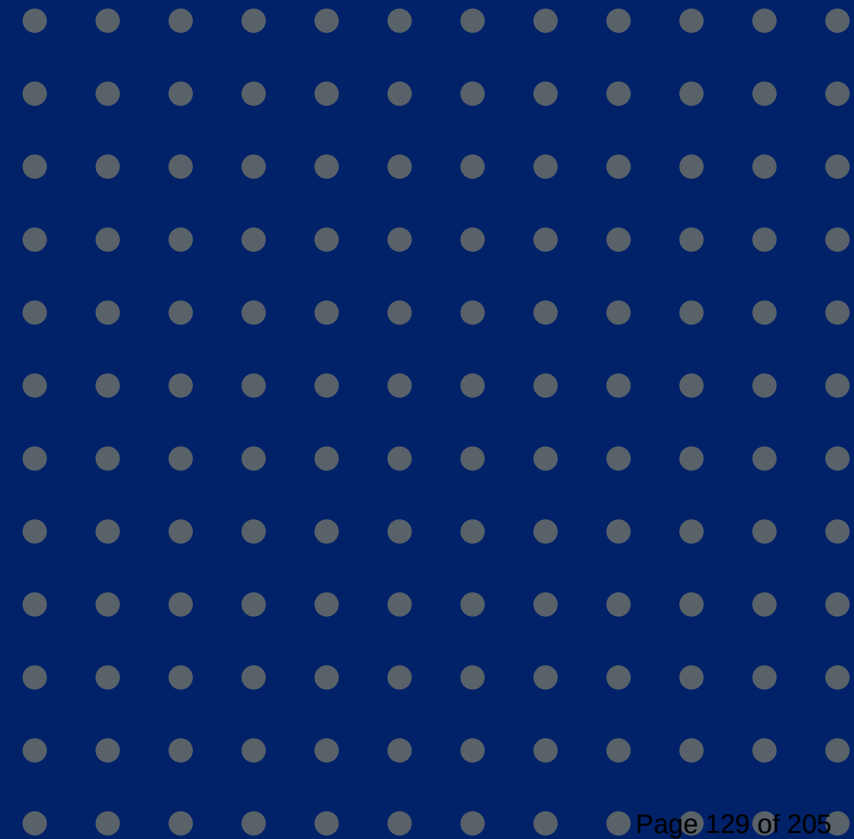
- Recent Route Changes Require New Eminent Domain Authorization for 4 Parcels
 - Avoids potential environmental issues (sewage disposal site)
 - Avoids a newly constructed major structure
 - Corrects previous incorrect parcel number in original authorization
- Construction Planned After 2028

Conclusions and Staff Recommendations:

City Staff Recommends Approval of an Ordinance to use Eminent Domain Authority to Acquire Property and Easements for the Terry Ranch Water Supply Project, as needed.



Thank you





Council Agenda Summary

Meeting Date: April 1, 2025

Key Staff Contact: Blair Snow, Chief Operating Officer

Title:

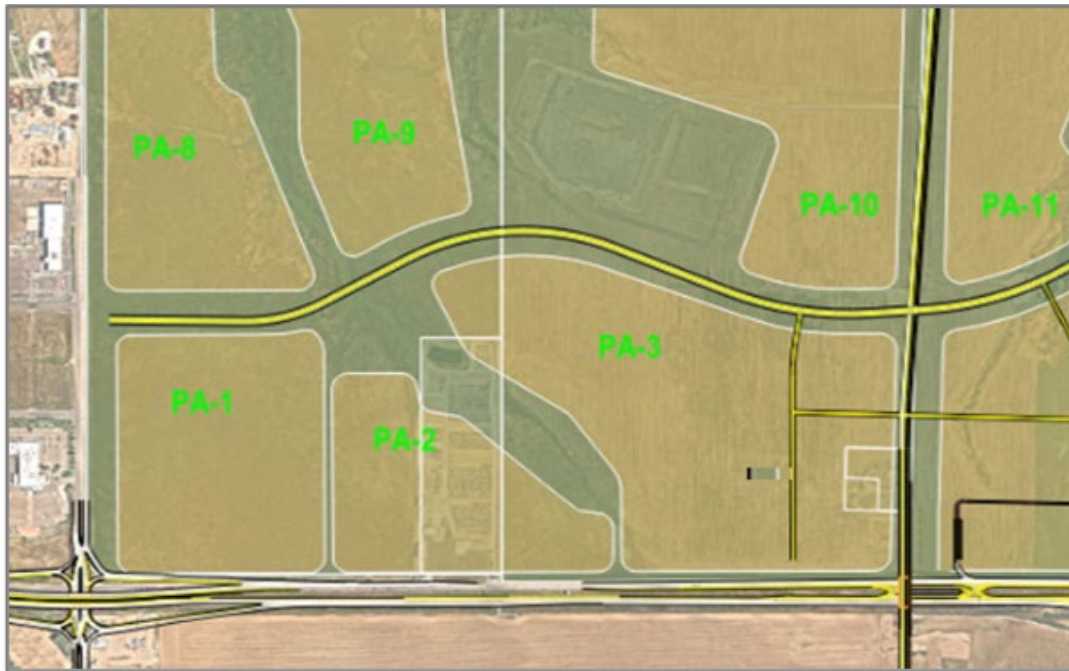
West Greeley Project Summary (*Information item only*)

Summary:

The purpose of the item is to provide information and background relative to the proposed West Greeley project. This item is for information only and no action is requested of Council.

Introduction

On August 5, 2025 the City of Greeley (COG) and The Water Valley Company (TWVC) entered into a Memorandum of Understanding (MOU) for the purposes of evaluating the viability, feasibility and public benefit of a public-private partnership for the potential development of a mixed-use, transit-oriented, entertainment district development that includes a new arena and ice center, a waterpark, a hotel, commercial retail, and a diverse mix of housing. The proposed site for the project is generally defined as the 725 acres at the northeast corner of County Road 17 and US Highway 34 extending from CR 17 on the west to Colorado Highway 257 to the east. (See map below)



In November of 2024, TWVC submitted a detailed evaluation and assessment of the proposed West Greeley Project. The project includes two primary development areas: a central Entertainment District and the area outside the Entertainment District known as the Cascadia District. The West Greeley Project is intended to be a catalyst for development on the west side of the City that will provide significant social and economic benefits to the City and its residents, including job creation, public transportation options and increased tax revenue. Specific elements of the Entertainment District proposed for the entertainment district include:

1. **Hockey Arena & Youth Hockey Center:** An 8,600-seat state-of-the-art arena for sports and entertainment events, potentially providing a new venue for the Colorado Eagles of the American Hockey League. It will also have three regulation sized sheets of ice for youth hockey.
2. **Plaza:** A central gathering space designed for community events, socializing, and outdoor activities, enhancing the overall experience of the entertainment district.
3. **Resort Hotel & Spa:** A luxury resort and hotel with 351 rooms, offering high-end accommodations and spa services - catering to visitors seeking relaxation and leisure.
4. **Indoor Water Park:** A 100,000 square foot indoor waterpark expected to attract 350,000 visitors annually and features various attractions and activities for families and individuals. Adding a fun and recreational element to the project.

5. **Conference Center:** A modern conference center equipped with facilities for meetings, conventions, and events, supporting business and community gatherings.
6. **Cascadia Falls:** A picturesque water feature and amphitheater that adds aesthetic value and tranquility to the development, creating a serene environment for visitors.
7. **Intermodal Hub & Parking:** A transportation hub that integrates various modes of transport, including buses and cars, with ample parking space to accommodate visitors.
8. **131st Ave Overpass & Center Loading Bus Station:** Infrastructure improvements that enhance connectivity and accessibility, facilitating smooth transit and traffic flow.
9. **Hwy 34 & CR 17 Interchange:** Key intersections that provide access to the development, ensuring efficient movement of vehicles and pedestrians.



At full build-out the Cascadia District (not depicted) is anticipated to include 11,248 single-family units, 4,980 multi-family units, 1,650,000 square feet of retail space and 8,929,200 non-retail commercial square footage.

TWVC is a long-standing local developer that possesses significant and relevant experience in commercial, residential, entertainment / recreation, and public infrastructure real estate development. They are known to collaboration with public entities, creating public / private financing methods, marketing, branding, and managing projects of a similar size, scope, and nature.

[Project Vision & Concept](#)

The West Greeley Project is designed to enhance the city's economic growth and community engagement. The project aims to create a mixed-use entertainment district that blends Greeley's heritage with sustainable intentional growth. This development will serve as a model for future community-centered projects, delivering an activated

destination for residents and visitors. The vision is to foster a high quality of life, elevate Greeley's status in the region, and attract significant investment - thereby driving economic growth.

The West Greeley Project includes several key components designed to enhance the city's economic growth and community engagement. The development features a state-of-the-art arena and youth hockey center, a central plaza for community events, a luxury resort and spa, an exciting waterpark, and a modern conference center. Additionally, the project includes Cascadia Falls, an intermodal hub with ample parking, and infrastructure improvements such as the 131st Ave. Overpass and key intersections like HWY 34 & CR 17. More details on the components are included in the Introduction section above.

Relationship to the City's Strategic Vision

The West Greeley Project is designed to align with and advance the city's seven strategic focus areas, ensuring comprehensive community benefits and sustainable growth.

- **Business Growth:** The project will attract new businesses and investments, creating a dynamic economic environment that fosters entrepreneurship and innovation. The inclusion of retail spaces, dining options, and entertainment venues will stimulate local commerce and draw regional shoppers.
- **Community Vitality:** By providing a central plaza for community events and socializing, the project will enhance community engagement and create a vibrant public space. The development will offer recreational facilities such as the waterpark and youth hockey center, promoting active lifestyles and community well-being.
- **Housing for All:** The Cascadia portion of the project will include 9,115 housing units, offering a range of high-quality housing options across the spectrum. This supports the city's goal of providing accessible and affordable housing for all residents.
- **High-Performance Government:** The project will involve collaboration with public entities and the use of public/private financing methods, demonstrating effective governance and strategic partnerships. This approach ensures efficient project management and resource allocation.
- **Quality of Life:** The development will enhance the overall quality of life for residents by providing amenities such as the resort and spa, conference center, and Cascadia Falls. These features will create a welcoming and enjoyable environment for living, working, and recreation.
- **Sustainable Infrastructure & Mobility:** Infrastructure improvements, including the intermodal hub and key intersections like HWY 34 & CR 17, will enhance connectivity and accessibility. The project emphasizes sustainable development practices, promoting smart growth and efficient transportation.
- **Safe & Secure Community:** The project will contribute to a safe and secure community by incorporating well-planned public spaces and infrastructure. The design and layout of the development will prioritize safety and security, ensuring a comfortable and protected environment for residents and visitors.

By addressing all seven strategic focus areas, the West Greeley Project is poised to significantly enhance the city's overall growth and community well-being. This comprehensive approach sets the stage for robust economic development, which is detailed in the following sections.

Outreach & Community Engagement

Effective communication and outreach have been a key component of efforts to keep the public informed and engaged regarding the West Greeley Project. Since July 2024, the city has implemented a strategic media relations and social media approach to ensure transparency, provide updates, and address public concerns.

Community Engagement Summary

Since the signing of the MOU, the city has actively engaged with community organizations, stakeholders, and residents to gather input and share updates. Our outreach has included scheduled meetings with key community groups, direct outreach to various stakeholders, and public surveys to ensure broad participation.

We have participated in several community meetings hosted by local organizations to discuss the project, gather feedback, and address questions. Below is a list of meetings to date:

- Chamber of Commerce
- Kiwanis Club
- Greeley Arts Commission
- Greeley Area Realtors Association (GARA)
- The Optimist Club
- Greeley Centennial Rotary Club
- District 6
- Greeley Rotary Club
- Greeley Downtown Development Authority
- Colorado Eagles Season Ticket Holders
- Colorado Eagles Sponsors
- NOCO Youth Hockey
- Greeley Youth Hockey
- University of Northern Colorado Leadership Team
- Cattlemen's Association
- Windsor Chamber of Commerce
- Greeley Affordable Housing Task Force
- Adjacent Property Owners
- Quid Novi Innovations Group
- Greeley State of the city event outreach

The City also hosted four large-scale community meetings to provide forums for broader public engagement and Q&A. These meetings allowed for in-depth discussions, community feedback collection, and clarification of key project elements:

- **January 30** – Zoe's Café
- **February 1** – Zoe's Kitchen
- **March 15** – Greeley Family FunPlex
- **March 27** - Zoe's Café

In addition to these large-scale meetings, the city has conducted one-on-one and small group meetings with community representatives to address specific concerns and ensure voices from various sectors are included in the conversation. These discussions have helped refine the approach and enhance community alignment with the project.

The project website [Greeley Westside Project](#) also serves as a central hub for information, featuring key project details, FAQs, renderings, community meeting recordings, and media coverage. Visitors can sign up to receive updates or request a presentation for their organization. Currently, **180 people**, including hockey enthusiasts, local business owners, and community members, have registered for updates. Everyone who signs up receives invitations to all community meetings, ensuring they stay informed and engaged throughout the process.

To provide additional ways for the community to provide input and feedback, we developed a [community survey](#). The community survey was shared at all three meetings and via social media. **186 people have completed the survey to date**, with 106 submitting a comment or question, offering valuable insights that will help guide future engagement and project communications. Key takeaways include:

Key Themes and Response Breakdown

- **Local Economic Development** (mentioned in 25% of responses)
 - *Many respondents see the potential for economic growth and business attraction but express concerns about impacts on existing commercial areas, particularly downtown.*
 - *Some respondents believe the project could help Greeley become a more competitive city in Northern Colorado.*
- **Business Growth and Support** (mentioned in 23% of responses)
 - *While some respondents appreciate the project's potential to attract businesses, others worry that it may draw investment away from struggling areas, such as downtown and the Greeley Mall.*
 - *Questions were raised about how the development will support local businesses and whether retail and dining options will be sustainable.*
- **Financial Management** (mentioned in 36% of responses)

- *There is significant concern over the financial burden on taxpayers, the project's \$1.1 billion debt, and how it will be repaid.*
- *Respondents requested more transparency regarding funding mechanisms, tax implications, and financial guarantees.*
- **Entertainment and Recreation** (mentioned in 12% of responses)
 - *Some respondents support the addition of entertainment venues, such as an indoor concert space and sports facilities.*
 - *Others question whether such amenities align with the city's needs and sustainability priorities.*
- **Affordable Housing** (mentioned in 6% of responses)
 - *Several respondents expressed concerns that the project prioritizes high-end housing over affordable options for Greeley's working families.*
 - *There is a desire for more economic diversity in housing options.*
- **Water and Environmental Concerns** (mentioned in 10% of responses)
 - *Many respondents are worried about the water usage required for the project, especially given regional conservation challenges.*
 - *Questions were raised about the sustainability of the proposed water park and other high-water-use amenities.*
- **Transportation and Traffic** (mentioned in 13% of responses)
 - *Some respondents highlighted traffic congestion concerns and asked for more investment in transportation infrastructure.*
 - *There were specific calls for overpasses and improved connectivity.*
- **City Government Policies and Transparency** (mentioned in 5% of responses)
 - *A recurring theme was frustration with the perceived lack of transparency in the project's planning and approval process.*
 - *Some respondents feel the project should have been subject to a public vote rather than council approval alone.*
- **Youth Sports and Community Benefits** (mentioned in 5% of responses)
 - *Some community members support the project for its potential to enhance youth sports, particularly for lower-income families.*
 - *Others worry that the benefits will not be equitably distributed across Greeley's diverse communities.*

Media Activity

Below is a breakdown of media coverage activity related to the project:

- To date, there have been **85 articles** published on or mentioning the West Side development project from July 2024 to January 2025. ([View full Media Tracker here.](#))
- BizWest and The Greeley Tribune have been the two primary outlets reporting on the project consistently.

- The coverage has largely fallen into the following topic buckets:
 - Colorado Eagles Arena and Hotel Development
 - Article Example: [The Greeley Tribune – Colorado Eagles, hotel and water park could move to Greeley](#)
 - Greeley City Council and Government Approvals
 - Article Example: [BizWest – Greeley Council approves MOU on arena and hotel](#)
 - The Collapse of ‘The Ranch’ Deal and Its Impact
 - Article Example: [BizWest – Larimer, Lind at odds over collapse of Ranch deal](#)
 - Overall Progress and Future of the Greeley West Side Project
 - Article Example: [BizWest – Grand vision of ‘Cascadia’ to unfold for Greeley City Council Tuesday](#)

Social Media

- To date, there have been **44 posts on social media** tracked around the West Side development project from July 2024 to March 2025.
- Until recently, social media engagement with published articles about the project was light, with most comments being generally supportive and positive. However, engagement surged following the CBRE feasibility study, published by BizWest and The Greeley Tribune around January 9, 2025, and shared on both outlets' social media channels. Since then, discussions about the Greeley West Side project have increased noticeably, with more community members engaging with news articles and sharing their perspectives online.
 - 1/10/25 - [Greeley Tribune Facebook Post](#) (CBRE Study Article)
 - 47 reactions, 17 comments, 8 shares
 - 1/23/25 - [Greeley Tribune Facebook Post](#) (Community Meeting Announcement)
 - 140 reactions, 37 comments, 22 shares (*Most engaged-with post on social media for this project so far.*)
 - 1/29/25 – [Greeley Tribune Facebook Post](#) (Council Vote Delayed)
 - 28 reactions, 10 comments, 6 shares
 - 1/31/25 – [Greeley Tribune Facebook Post](#) (Recap of Community Meeting)
 - 29 reactions, 17 comments, 3 shares
- **Engagement on socials around this topic is starting to wane:** (Notably, Facebook has been the primary platform for discussion, whereas posts about the project on X/Twitter have received little to no engagement.)
- Sentiment on these posts has been mixed, with roughly half of the comments expressing support and excitement for the project, while the other half strongly oppose it. A recurring theme in critical comments is confusion over project funding, particularly concerns about potential tax increases and how revenue generated from the project will be allocated. Other common concerns include opposition to increased development in Greeley and skepticism about the project's private-sector partners.

The West Side development project has generated significant public interest, with both strong support and notable concerns from the community. Ongoing media relations and

community engagement efforts have played a crucial role in addressing questions about the project's scope and impact. While engagement has been strong, ongoing transparency and proactive communication will be essential to maintaining public trust.

The City of Greeley will continue to work in partnership with the Water Valley team to enhance outreach efforts through additional community meetings, a refined social media strategy, and continued collaboration with key stakeholders.

Land Use

The land use strategy for the West Greeley Project emphasizes sustainable and intentional development. The project includes mixed-use spaces that integrate residential, commercial, and recreational areas, creating a cohesive and well-planned environment. The development will feature high-quality housing across the spectrum, supporting the city's goal of providing housing for all. Infrastructure improvements, such as the intermodal hub and key intersections, will enhance connectivity and accessibility, ensuring efficient movement within the district. This approach aligns with the city's vision for sustainable infrastructure and mobility, promoting smart growth and community well-being.

The mixture of uses proposed in Phase 1 of the West Greeley Project are consistent with the future land uses identified in the city's current Future Land Use Guidance Map with Imagine Greeley, the city's 2018 Comprehensive Plan. The land uses are also compatible with land uses approved within the 840-acre Delantero development, which is directly south of the West Greeley Project, across Hwy 34 and proposed land use within the 300-acre Uptown development, proposed at the southeast corner of Hwy 34 and WCR 17.

The current Future Land Use Guidance Map identifies the Phase 1 area as being primarily within the land use category called "Entryway Character Corridor" in the 2018 Comprehensive Plan. Phase I may also impact areas identified as having ecological significance in the Comprehensive Plan. These areas will need to be studied further as part of the zoning process for development on the site.

Additionally, the city has long had a strong desire to create significant gateway development at key entrances to the city – and no gateway is more important to the city than the entryway on Hwy 34 at WCR 17. The proposed development creates the marquee gateway desired by the city, it creates a high quality "community separator" development to clearly distinguish Greeley from the city's western neighbors, and it achieves other key city goals discussed elsewhere in this report.

Finally, the proposed uses are consistent with the land uses contemplated in the intergovernmental agreement between the City of Greeley and the Town of Windsor, first executed in 2004 and updated in 2008.

The city is also about to undertake a subarea plan for the West Greeley region. This plan will be an update to the most recent 2018 Comprehensive Plan and will consider the

broader impacts in west Greeley of both the Cascadia and Delantero projects, among others.

For these reasons, the proposed West Greeley Project helps the city achieve its current land use goals in west Greeley. Should the project proceed, rezoning the site will be necessary. At this time, staff anticipates a request for PUD zoning for the first phase later in 2025.

Infrastructure

The proposed West Greeley Project necessitates several infrastructure projects. Below is a summary of the required roadway infrastructure components essential for establishing the project and supporting broader development efforts. The transportation infrastructure is divided into two groups: District and Regional Transportation Infrastructure.

Civil Onsite Infrastructure

There are six District Transportation Infrastructure elements listed below:

- Road A
- Road B
- Road C1
- Road C2
- Road D
- Road E

The primary purpose of these transportation investments is to provide access to the entertainment district, shopping plaza complex, multimodal transit connections, and other future developments within the general district footprint. These improvements encompass minor roadway structures, multimodal connections, and roadway infrastructure designed to enhance safety and mobility for all users within the district.



Civil Offsite Infrastructure

These Regional Transportation Infrastructure investments will integrate the district's transportation infrastructure with the broader network. There are three Regional Transportation Infrastructure elements summarized below:

- 4th Street
- WCR17 and US34 Interchange
- 131st Bridge and US34 Mobility Hub

4th Street will serve as the primary east/west arterial connection for the entertainment district. These improvements will connect to the future interchange at WCR17 and US34, ensuring safe multimodal connections to future developments along WCR17 and the regional transportation network.

Complementing the interchange is the addition of the 131st Bridge and US34 Mobility Hub. The 131st Bridge will not only prevent US34 from becoming an impassable barrier but will also provide unique multimodal access to the entertainment district and surrounding developments. It will serve as the primary connection between the anticipated Delantero and Uptown developments south of US34 and establish a grade-separated mobility hub connection to the regional mobility route along US34.

These improvements encompass major roadway structures, multimodal connections, and roadway infrastructure designed to enhance safety and mobility for all users accessing the district. In total, these improvements include 7,200 linear feet at a cost of \$88,800,000 including the cost to build the interchange, 131st Ave bridge, mobility hub, the 4th Street component and associated utility and stormwater drainage work establishing the backbone for accessing the district.

Water and Sewer Infrastructure for West Greeley Project

The proposed West Greeley Project also necessitates several infrastructure projects in the area to establish Water & Sewer services. These new Water & Sewer infrastructure elements will be catalyst assets for new and future customers to support potable drinking water and fire protection, including supplying water for outdoor water features and irrigation. The expansion of water and wastewater infrastructure will cover Potable (or Drinking) Water Systems, Non-Potable Water Systems, Wastewater Systems; and will include the dedication of raw water rights for both potable water and non-potable water used.

Funding for these Water & Sewer services will be shared across the Water Enterprise Fund, Sewer Enterprise Fund, and General Improvement District (GID) for assets that will provide a benefit to a broad base of water customers or sewer customers. As is shown in the map below, most all or the Water & Sewer infrastructure will be located within planned



1. **Water Transmission Relocation**

The Boyd Transmission lines are potable water transmission lines connecting the City's Boyd Lake Water Treatment Plant to the City's water system and currently are routed through planned development. These lines will be relocated north to 4th Street, then east to WCR 17 and south to the existing line.

2. **Water Distribution Infrastructure**

Water distribution provides potable water service and fire protection through a looped waterline around the core district to meet current planned needs and provide for future development growth.

3. **Non-Potable Water System**

Non-Potable Pond and Pump Station for the planned water features adjacent to the westside of the plaza and entertainment assets.

4. **Wastewater Collection System**

Wastewater collection lines will be looped around the core district to meet current planned needs and provide for future development growth.

5. **Wastewater Interceptor and Treatment**

For the initial planned development, wastewater flows from the site will be moved via offsite gravity interceptor mains to the northeast of the site. A planned lift station and force main will deliver the wastewater flows to the City's Poudre Trunk Line and then down to the Greeley Wastewater Treatment Plant where ample treatment capacity exists. For future growth and development west of Hwy 257, the City will exercise its right by Intergovernmental Agreement to purchase wastewater treatment plant capacity from the Town of Windsor.

Project Funding and Financial Structure

The financial architecture of the West Greeley Project is designed to leverage various financing mechanisms to optimize both project delivery and fiscal efficiency. This structured approach includes:

- **501(c)3 for the Entertainment District - \$832 million:** A 501(c)3 non-profit entity is utilized to manage and operate the entertainment district, which includes the arena, ice center, and waterpark hotel. This structure benefits from tax-exempt conduit bond financing, enabling cost-effective development of these facilities.
 - a. **Financial Backing for Project Debt with Provident:** The City would provide a moral obligation backstop for debt issued by Provident through a conduit issuer. Should the project's revenues prove insufficient, the City would step in to replenish the debt reserve fund to ensure annual payments are covered.
 - b. **Annual Economic Development Payment:** The City would make a \$12 million annual contribution to maintain required debt reserves. This payment is expected to be reimbursed over the life of the debt from excess project revenue after funding various debt services and capital reserves.
- **General Improvement District (GID) for Targeted Infrastructure - \$129 million:** A General Improvement District (GID) will be established to finance and construct critical infrastructure tailored to the needs of the project area. This ensures that infrastructure developments such as roads, water, and sewer systems are strategically implemented to support the district's requirements and timelines, under the City's guidance and oversight.
- **City's Utility Enterprises for System-Wide Improvements - \$55.1 million:** Broader system-wide improvements, including significant enhancements to the city's utility systems, will be funded by the City's Utility Enterprises. These enhancements are financed under favorable terms by the Utility Enterprises, with repayment facilitated by the General Improvement District (GID). This strategic financing approach ensures that the project not only contributes to but also benefits from the overarching utility infrastructure, fostering city-wide growth and

operational efficiency. This financial setup allows for efficient capital allocation while ensuring that the improvements align with broader development goals.

501(c)3 Conduit Borrower: Structure, Role, and Responsibilities

The 501(c)3 Conduit Borrower is integral to the financial framework of the West Greeley Project. This non-profit entity is specifically tasked with the development and management of the entertainment district, which includes key facilities such as the arena, ice center, and waterpark hotel. Here's how this structure functions:

1. **Issuance and Lending:** A Conduit Issuer, potentially the City or a third-party entity to be determined, will issue tax-exempt bonds. The proceeds from these bonds are then lent to the 501(c)3 Conduit Borrower, enabling the financing of the project under advantageous, tax-exempt conditions.
2. **Debt Repayment and Tax Exemption Maintenance:** The primary responsibility of the Conduit Borrower is to repay the borrowed funds. During this repayment period, maintaining the tax-exempt status of the bonds is crucial to keep financing costs low.
3. **Initial Construction and Operational Management:** The Conduit Borrower will initially oversee the construction and subsequent management of the entertainment district's facilities, as outlined in the previous sections. This role includes contracting builders and ensuring that the construction meets the established goals and standards.
4. **Transition of Ownership:** Upon the full repayment of the bonds, the ownership of all constructed facilities will transfer to the City. This ensures that the assets developed under this project contribute to long-term public benefit and municipal enhancement.

In January 2025, Provident Resource Group was selected through a Request for Qualifications process to potentially serve as the Conduit Borrower, pending final project approval. This selection process highlights the City of Greeley's commitment to transparency and strategic planning, aiming to secure successful implementation and sustainable outcomes for the project.

General Improvement District

A General Improvement District (GID) is a public financing tool that can be used to fund specific public improvements within a designated area. In this case, the GID will fund infrastructure needed to support the project, including water, wastewater, roads, and mobility improvements.

The process to create a GID begins with a petition from property owners to the City Council. The petition identifies the proposed improvements and the maximum amount of debt to be issued over the life of the GID. As part of the approval process, property owners within the district must vote to approve the maximum mill levy and any applicable assessments. The revenue generated by the GID will be used to repay the debt. Current financial modeling includes a mill levy of 10 mills for debt service and 2 mills for operations and maintenance.

The Greeley City Council will serve as the governing body of the General Improvement District. The initial GID boundaries are expected to include property currently owned by Water Valley, the project's proposed fee developer.

Water and Wastewater Enterprise

The Water and Wastewater Enterprise will issue debt to fund infrastructure necessary to support growth in West Greeley. These investments will expand system capacity, improve service reliability, and ensure long-term sustainability. Project-specific costs will be repaid by the General Improvement District (GID), ensuring that expenses tied directly to the development are not borne by all ratepayers. By leveraging debt financing, the enterprise can undertake significant projects without immediate financial strain, spreading costs over time and aligning them with the benefits received by the community.

This approach not only supports the long-term sustainability of the water and wastewater systems but also helps meet regulatory requirements and improve overall service quality. The debt service coverage ratio—a key financial indicator—will be carefully monitored to ensure the enterprise can meet its obligations while maintaining financial health.

Projected Additional Development (outside the entertainment District)

Residential

- Total Single-Family Homes: 11,248
- Total Multi Family Units: 4,980

Commercial Spaces:

- Total Non-Retail Commercial Sq. Ft: 8,929,200
- Total Retail Sq. Ft: 1,650,000

This development is projected to generate significant financial contributions to the project through various revenue streams throughout the project period:

- Projected Annual Average General Sales Tax Revenue 2040: \$ 21,940,000
- Projected Annual Average Use Tax Revenue Average: \$5,096,000

This revenue is generated primarily from commercial establishments, benefiting from increased foot traffic due to nearby residential units and visitors of the entertainment district.

- Projected Annual Average Property Tax Revenue at 11.274 mills: \$16,851,000

By incorporating Additional Development into the financial package, the West Greeley Project evolves from a standalone entertainment investment into a broader economic catalyst—ensuring long-term financial sustainability through diversified revenue streams and strategic private-sector development.

These enhancements will:

Diversify revenue streams → Less dependence on City subsidies.

Leverage private investment → Reduce the City's upfront and long-term risk.

Improve debt service coverage → Strengthen financial feasibility.

Create long-term economic benefits → Position Greeley for sustainable growth.

Economic Development

The key project elements, their costs, and the scale of additional development have been provided in earlier sections of this summary. With that in mind, the West Greeley Project has the ability to change both the quality, type and amount of development that would otherwise occur in West Greeley, while also having an impact on economic activity city-wide.

Economic Impacts

The West Greeley Project is expected to be a significant driver of economic activity regionally and for the Greeley Metropolitan Statistical Area (MSA). For the region, the project is expected to generate 2,480 temporary construction jobs and approximately 1,300 permanent jobs. The earnings generated by the development will add around \$173 million during construction and \$44 million annually from operations and visitor impacts. Roughly 50% of these impacts are expected to be captured within the Greeley MSA.

Economic Impact from Construction (2024\$)				
Impact	Employment	Local Earnings	Value Added	Output
Direct	2,034	\$149,745,029	\$217,646,950	\$405,650,000
Indirect	149	\$9,616,097	\$15,318,123	\$30,865,060
Induced	297	\$13,712,628	\$33,021,851	\$49,835,879
Total	2,480	\$173,073,754	\$265,986,923	\$486,350,939

Source: IMPLAN, Compiled by CBRE

Total Economic Impact from All Operations (2024\$)				
Impact	Employment	Local Earnings	Value Added	Output
Direct	939	\$32,575,194	\$58,403,116	\$79,263,509
Indirect	91	\$3,819,007	\$5,907,469	\$12,502,139
Induced	65	\$3,007,971	\$7,236,359	\$10,923,528
Total	1,095	\$39,402,172	\$71,546,943	\$102,689,176

Source: IMPLAN, Compiled by CBRE

Total Economic Impact from Visitor Spending (2024\$)				
Impact	Employment	Local Earnings	Value Added	Output
Direct	178	\$3,783,963	\$5,948,400	\$11,616,845
Indirect	19	\$940,613	\$1,411,780	\$2,922,035
Induced	9	\$415,432	\$1,001,031	\$1,510,517
Total	206	\$5,140,008	\$8,361,211	\$16,049,397

Source: IMPLAN, Compiled by CBRE

The project will also increase property values, expand retail and dining options, and attract regional shoppers, thereby reducing spending leakage and securing critical sales

tax revenue streams. This strategic investment lays the groundwork for long-term returns and supports the city's vision for economic growth and diversification. In addition, the West Greeley Project is anticipated to attract new investment to the community both by serving as an anchor for proximate development of retail and non-commercial businesses while also changing investor perceptions of Greeley as a place to make both new investments and expand existing enterprises.

Business Incentives

A key element in the success of the project will be the ability to attract commercial development at scale as early as possible. Toward that goal, some business incentives will be required within the Cascadia/GID area. These are currently modeled at no more than 2% of the City's 3% general sales tax for a period of not to exceed 10 years and limited in application to anchor tenants. Should opportunities be presented to the City that exceed those limits they will be considered on a case-by-case. While the need to attract commercial users is critical to project success so are the potential revenues they generate.

Legal Issues and Considerations

Below is a summary of the initial legal documents and Council actions that will be required to implement the West Greeley Project. This is not an exhaustive list. As the project moves forward, there will be other agreements that Council will be asked to consider. Examples of the anticipated agreements include intergovernmental agreements for infrastructure improvements, real property purchase and sale agreements, Public Unit Development documents, facility maintenance and operation agreements, and documents necessary for the bond issuance including a Development Services Agreement that will establish the Fee Developer's duties during the actual construction and development of the project (the Development Services Agreement will sequentially follow the Pre-Development Services Agreement). Additionally, Council will consider various land use matters related to the project, including annexations, zoning approval, and other types of development agreements.

Pre-Development Services Agreement. The purpose of the Pre-Development Services Agreement ("PDSA") is to memorialize terms and agreements between the City and TWVC, prior to the execution of design and construction contracts and development agreements. The PDSA provides the framework for TWVC to collaborate with the City for the conceptual, preliminary and final planning for both the Entertainment District and the development of the surrounding Cascadia area.

- a. **Required Council Action:** Council will be presented with the opportunity to consider a resolution authorizing the execution of the PDSA.
- b. **Proposed Timing:**
 - **April 1, 2025 Executive Session:** The City's legal team may request that Council hold an Executive Session on April 1, 2025 to receive legal advice and provide final instructions or confirmations regarding the negotiation of the PDSA.

- **April 15, 2025 Consideration of PDSA.** The Resolution to approve the PDSA will be presented to Council on April 15, 2025. Approval of the PDSA is a legislative process.

Certificates of Participation: Certificates of Participation (COPs) are a form of lease-purchase financing that will be used by the City to obtain funding for the Entertainment District. The COPs are expected to be executed and delivered in the amount of \$115 million. For reference, COPs for the construction of City Center South were approximately \$30 million. Due to the size of the required COPs, multiple City properties will be encumbered, though not simultaneously, but rather each piece of collateral that supports the scheduled COP execution and delivery will only be encumbered at the time of such execution and delivery. The COPs are expected to be paid off when the conduit bonds are issued.

- c. **Required Council Action:** The COPs must be approved by Council via ordinance. Consideration of the ordinance for the COPs is a legislative process.
- d. **Proposed Timing:** The City can reimburse itself from the proceeds of the COPs within a 60 day “lookback” period following closing on the COPs. Therefore, the COP ordinance does not have to be finalized simultaneously with the PDSA. The COP ordinance is expected to be presented to Council for first reading on April 15, 2025 and for the second reading and public hearing on May 6, 2025.

Colorado Eagles Lease: A long-term lease with the Colorado Eagles is essential to the financial viability of the Entertainment District. The Colorado Eagles are owned by Larimer County Sports, LLC. Martin Lind is the Owner and CEO of both the Colorado Eagles and TWVC. Since TWVC does not own the Colorado Eagles, it is important to include terms regarding the lease with the Colorado Eagles in the PDSA, and to have a lease with Larimer County Sports, LLC in addition to adding Larimer County Sports, LLC as both a signatory and a third-party beneficiary to the PDSA.

- e. **Required Council Action:** The Greeley Municipal Code authorizes the City Manager to sign contracts and leases which are authorized by City Council or are consistent with the policy established by City Council. Section 2-184 of the Code contains the policy established by City Council and likely authorizes the City Manager, City Attorney, and Director of Finance to sign a lease with the Colorado Eagles. However, staff believe that this lease should be considered by City Council due to its long-term nature, and its significant implications. Therefore, staff will bring a resolution to City Council seeking approval of the Colorado Eagles lease. Consideration of the resolution is a legislative process.
- f. **Proposed Timing:** Since the PDSA contains terms that will require TWVC to facilitate execution of a lease with Larimer County Sports, it is not necessary for the lease to be executed immediately. However, it is imperative that the PDSA contain those terms that are most important to

the City which will be referenced in the PDSA. This will allow the City to preserve its conditions within the lease with the Colorado Eagles. Staff anticipate bringing this lease to City Council in May, 2025.

Coordination Agreement: The Coordination Agreement will establish clear roles, responsibilities, and processes between the City and TWVC regarding development processes and procedures. The Coordination Agreement does not replace other important documents, such as the contract for construction of the Entertainment District, or development agreements for portions of Cascadia.

- g. **Required Council Action:** There are no financial terms in the Coordination Agreement. Therefore, the City Manager is authorized to execute this Agreement. However, staff plan to bring the Coordination Agreement to Council for approval. Council's action will be done via resolution, and consideration of the resolution is a legislative process.
- h. **Proposed Timing:** The coordination agreement will be brought to Council for Consideration in May 2025.

Formation of the West Greeley General Improvement District: A General Improvement District ("GID") is a type of special district that allows property owners to pool resources for specific improvements. There is one GID in the City of Greeley currently. The Downtown GID was formed in 1968 and was used for public infrastructure improvements including sidewalks and beautification projects. If approved by City Council, the West Greeley GID will raise funds through assessments levied on property within the district. These assessments will be used to fund and manage public infrastructure projects that benefit a defined area in West Greeley, including the Entertainment District, water and sewer infrastructure, and streets

- i. **Required Council Action:** A petition to form the GID will be submitted to the City Council by TWVC. The GID must be formed by City Council via ordinance following a public hearing. Consideration of the GID ordinance is a quasi-judicial process. It is important for City Council members to avoid consideration or discussion of the GID outside of the Council meetings.
- j. **Proposed Timing:** The GID petition will be submitted by TWVC if Council approves the PDSA and COPs.

Business Incentive Agreement: The business incentive agreement will outline the terms and conditions under which TWVC will receive incentives to encourage development. The PDSA includes some terms regarding incentives, but the business incentive agreement will specifically outline incentives given to TWVC for the benefit of commercial development.

- k. **Required Council Action:** Council will consider incentives offered to TWVC that are consistent with the PDSA and financial modeling by resolution. Consideration of the resolution will be a legislative process.
 - Unrelated to the West Greeley Project, EDUR and CAO staff have been working on developing a new economic incentive policy for Council to

consider. If Council approves the new policy, Council will be required to adopt an ordinance repealing the existing incentive code and replacing it with a code section authorizing incentives according to policy. This ordinance change will occur prior to consideration of the business incentive agreement.

- I. **Proposed Timing:** The business incentive agreement is expected to be presented to City Council following execution of the PDSA.

Moral Obligation Replenishment Pledge: A moral obligation replenishment pledge is made by City Council to consider making debt payments in the future if needed. The moral obligation replenishment pledge would not bind Council to make debt payments or replenish the debt reserve but instead obligates the City manager to ask City Council to make the debt payments or replenish the debt service reserve fund if needed in the future. Any future replenishment of the debt reserve fund would be subject to appropriation by City Council. City Councilmembers should keep in mind that not honoring a Moral Obligation pledge in the future will almost certainly negatively impact the City's overall credit rating.

- m. **Required Council Action:** This pledge will be made via resolution. Consideration of the resolution is a legislative process.
- n. **Proposed Timing:** The moral obligation replenishment pledge will be issued when the 501(c)(3) bonds are issued in 2026.

Fiscal Impact:

None associated with hearing this informational item. A Predevelopment Services Agreement is scheduled for action by City Council on April 15, 2025. That proposed action will include a fiscal impact analysis.

Legal Considerations:

Council discussion

Other Issues and Considerations:

None

Strategic Focus Area:

Business Growth

Community Vitality

High-Performance Government

Housing for All

Infrastructure and Mobility

Quality of Life

Decision Options:

Not applicable.

Council's Recommended Action:

No action required.

Attachments:

Item 20a - West Greeley Summary Presentation

Item 20b. - Colorado Eagles Envisioning the Future Presentation

Item 20c. Presentation - Water Valley Presentation



West Greeley Project Staff Report

April 1, 2025



Agenda

- City Economic Development Goals
- Project Vision, Concept, Design
- Financing and Funding
- Economic Impacts
- Infrastructure, Utilities and Phasing
- Land Use Considerations
- Legal Considerations and Agreements
- Community Outreach and Communications

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**

Why is Greeley Exploring this Opportunity?



01 - Economic Growth & Opportunity

This project will stimulate new investment and development, create new jobs and opportunities for our small businesses, and generate tax revenue that will benefit our entire region.

02 - Enhanced Quality of Life

The proposed amenities and mix of uses will support our rapidly growing community with vibrant places to live, work, and play.

03 - Improved Connectivity:

Through infrastructure improvements, this project would enhance public transport options and connectivity throughout our city and into Greeley.

Project Overview – Vision and Concept



Project Vision

- **Water Valley Company** has proposed teaming up with the **City of Greeley** on a groundbreaking, **transit-oriented entertainment district** that promises to set Greeley apart in Northern Colorado.
- At the heart of it all: a **state-of-the-art arena and ice center**, the future home of the Colorado Eagles. And that's just the beginning.
- The project is envisioned as a **vibrant mixed-use community** with a top-tier water park and hotel, local shops and dining options, recreation, and much-needed housing—all connected by a modern transit hub.
- This development aims to be **the ultimate destination for fun, athletics and community**, offering something for everyone in Greeley and beyond.



Site Plan



1. Arena & Youth Hockey Center
2. Plaza
3. Resort & Spa
4. Waterpark
5. Conference Center
6. Cascadia Falls
7. Intermodal Hub & Parking
8. 131st Ave. Overpass & Center Loading Bus Station
9. HWY 34 & CR 17

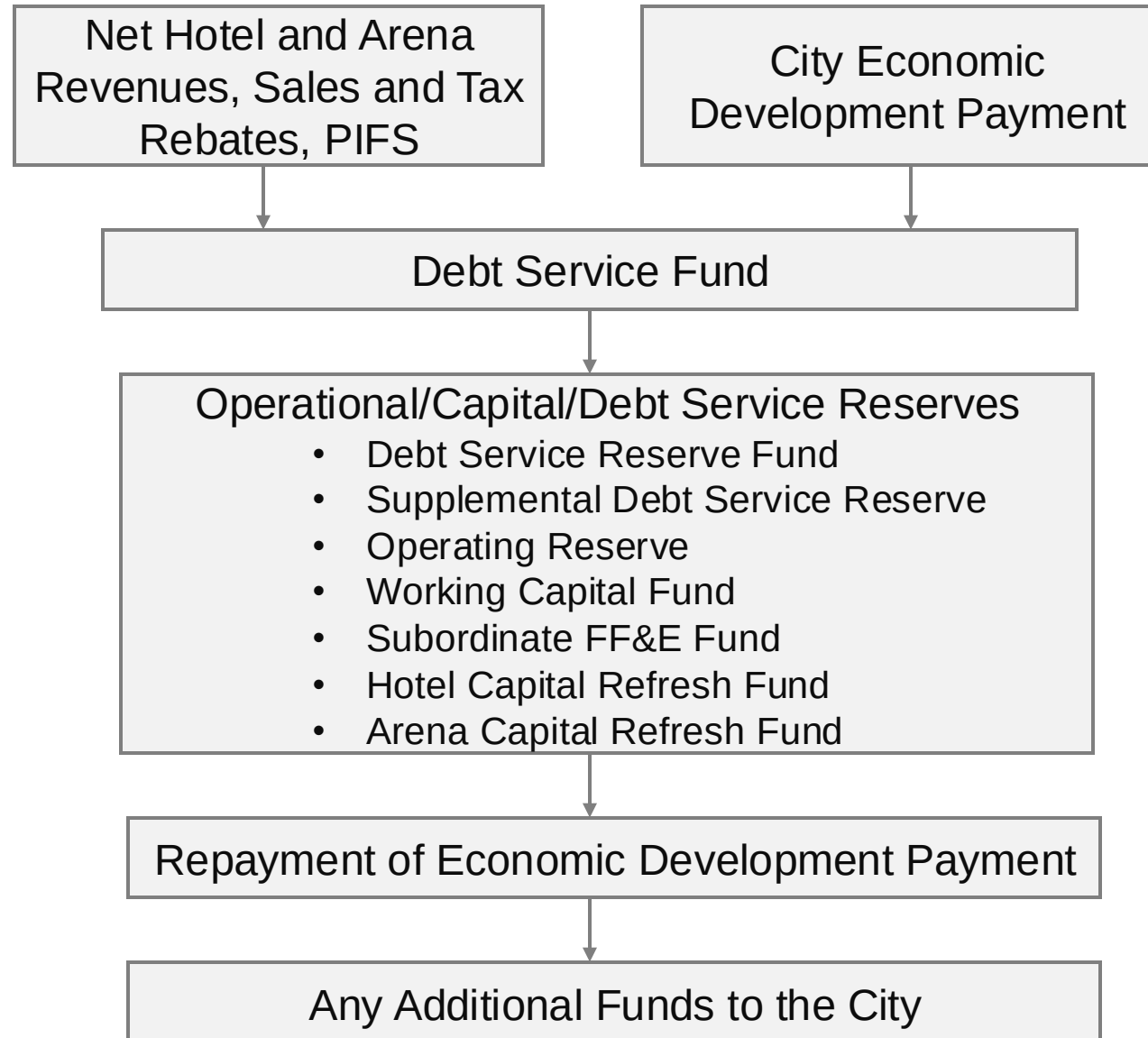
Funding and Financial Structure



Proposed Funding Approach

- Predevelopment Funding – Up to \$115 million in stages
- Bond Financing (501c3) - \$832 million
 - Moral Obligation (City) on reserve fund on annual basis to a maximum of \$33.2 million
 - Annual Economic Development Payment (City) of \$12 million increasing by 2% annually
- General Improvement District – GID - \$129 million
- Enterprise Funds (Water/Wastewater Fund) - \$55.1 million

Bond Funding Flow of Funds for Repayment



Comparison of Results – Models 8.1 and 9.1

Model 8.1

Sources	
Par Amount of Bonds Issued	\$692.2
Interest Earnings as a Source 1/	\$30.0
<i>Other Sources Required</i>	\$90.6
Total Sources	\$812.8
Uses	
Hotel and Waterpark	\$289.3
Arena	\$246.3
Ice Center	\$96.4
Raw Water Dedication	\$9.0
Land	\$0.0
Launch Expense & Working Capital	\$8.0
Operating Reserve 90 Days	\$10.8
Operating Ramp-Up Reserve Fund	\$5.0
Capitalized Interest	\$103.0
Debt Service Reserve Fund	\$33.2
Assumed Costs of Issuance Fund	\$1.5
Underwriter's Discount @	\$10.4
Total Uses	\$812.8
Coupon = 5.25%	

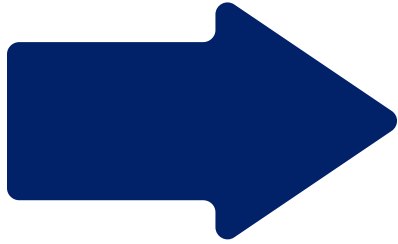
Model 9.1

Sources	
Par Amount of Bonds Issued	\$790.0
Interest Earnings as a Source 1/	\$41.9
<i>Other Sources Required</i>	\$4.6
Total Sources	\$832.0
Uses	
Hotel and Waterpark	\$289.3
Arena	\$246.3
Ice Center	\$96.4
Raw Water Dedication	\$9.0
Land	\$0.0
Launch Expense & Working Capital	\$8.0
Operating Reserve 90 Days	\$10.8
Operating Ramp-Up Reserve Fund	\$5.0
Capitalized Interest	\$124.4
Debt Service Reserve Fund	\$33.2
Total Cost of Issuance Estimate	\$14.2
Underwriter's Discount	not indicated
Total Uses	\$836.6
Coupon = 5.25%	

Annual Economic Development Repayment

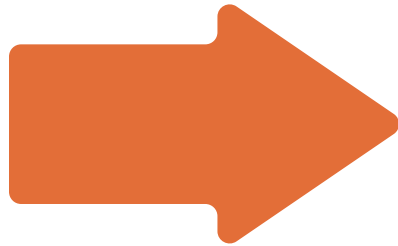
Revenue Year	Waterpark Hotel + Arena + Ice Rink		Net City Econ. Dev. Payments
	City Expenditures	City Revenues	Net Annual City Econ. Dev. (Payment) or Repayment \$ <i>Millions</i>
	Annual City Economic Development	Projected Surplus Revenue for	
2025	\$0.0	\$0.0	\$0.0
2026	\$0.0	\$0.0	\$0.0
2027	\$0.0	\$0.0	\$0.0
2028	-\$12.0	\$0.0	-\$12.0
2029	-\$12.2	\$0.0	-\$12.2
2030	-\$12.5	\$0.0	-\$12.5
2031	-\$12.7	\$1.2	-\$11.6
2032	-\$13.0	\$13.4	\$0.5
2033	-\$13.2	\$12.7	-\$0.5
2034	-\$13.5	\$12.3	-\$1.2
2035	-\$13.8	\$11.5	-\$2.3
2036	-\$14.1	\$12.8	-\$1.3
*2037	-\$14.3	\$13.6	-\$0.7
2038	-\$14.6	\$15.8	\$1.2
2039	-\$14.9	\$16.1	\$1.2
2040	-\$15.2	\$16.5	\$1.3

Phases of Development & Financing



PREDEVELOPMENT: June 2025

Certificate of Participation, 18 to 24 month term

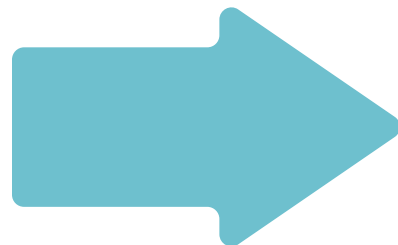


CONSTRUCTION: 2026 to Fall 2028

Entertainment District - 501(c)3 Debt

Infrastructure – GID Debt

Water & Wastewater – Enterprise Debt



OPERATIONS 2028 - Ongoing

Economic Development Payment

Moral Obligation

Economic Impacts



Regional Economic Impacts

1. In summary, the project will generate 2,480 temporary construction jobs and generate roundly 1,300 permanent jobs.
2. Earnings generated by the development are set to add roundly \$173 million during the construction and \$44 million on an annual basis for the operations and visitor impacts.
3. Construction total output is estimated to be roundly \$486 million. For the Operations and Visitor Spending, estimated overall Output is roundly \$17 million.
4. These direct, indirect, and induced effects are reflective of the estimated impact to the Greeley MSA from the Mixed-Use Arena Project Phase 1A.

Economic Impact from Construction (2024\$)				
Impact	Employment	Local Earnings	Value Added	Output
Direct	2,034	\$149,745,029	\$217,646,950	\$405,650,000
Indirect	149	\$9,616,097	\$15,318,123	\$30,865,060
Induced	297	\$13,712,628	\$33,021,851	\$49,835,879
Total	2,480	\$173,073,754	\$265,986,923	\$486,350,939

Source: IMPLAN, Compiled by CBRE

Total Economic Impact from All Operations (2024\$)				
Impact	Employment	Local Earnings	Value Added	Output
Direct	939	\$32,575,194	\$58,403,116	\$79,263,509
Indirect	91	\$3,819,007	\$5,907,469	\$12,502,139
Induced	65	\$3,007,971	\$7,236,359	\$10,923,528
Total	1,095	\$39,402,172	\$71,546,943	\$102,689,176

Source: IMPLAN, Compiled by CBRE

Total Economic Impact from Visitor Spending (2024\$)				
Impact	Employment	Local Earnings	Value Added	Output
Direct	178	\$3,783,963	\$5,948,400	\$11,616,845
Indirect	19	\$940,613	\$1,411,780	\$2,922,035
Induced	9	\$415,432	\$1,001,031	\$1,510,517
Total	206	\$5,140,008	\$8,361,211	\$16,049,397

Source: IMPLAN, Compiled by CBRE

Greeley MSA Economic Impacts

- Direct Expenditures for Phase 1A as provided by the developer and City of Greeley.
- The Arena total costs equate to roundly \$44,000/seat.
- The Hotel and Water Park combined equates to roundly \$764,000/room.
- City's Owners Representative is currently reviewing project costs.
- The following direct, indirect, and induced impact assumes these proposed constructions costs. Further cost consulting is recommended once plans are completed and construction bidding begins.
- It is estimated the local expenditures for wages and labor captured in the Greeley MSA is roundly 50% of all costs.
- The project contingency costs were deducted from the total costs.

Total Project Costs		
Total Costs	\$913,402,138	\$913,400,000
Total Contingencies	\$69,614,386	\$69,600,000
Less Contingency		\$843,800,000
Local Greeley Expenditures	50%	\$421,900,000
Source: PCL Construction, City of Greeley		

Civil, Water and Sewer Infrastructure



Civil Infrastructure



Water & Sewer Infrastructure



Land Use Considerations



Land Use Considerations

2018 Comprehensive Plan:

- The mixture of uses proposed in Phase 1 of the West Greeley Project are consistent and in line with the future land uses identified in the city's current Future Land Use Guidance Map with Imagine Greeley.

The land uses are also compatible with:

- Land uses approved within the 840-acre Delantero development, directly south of the West Greeley Project, across Hwy 34.
- Land use within the 300-acre Uptown development, proposed at the southeast corner of Hwy 34 and WCR 17.
- Land Use IGA with Town of Windsor

Legal Documents and Required Actions



Legal Documents and Required Actions

- **Pre-Development Services Agreement (PDSA)** - The purpose of the Pre-Development Services Agreement (“PDSA”) is to memorialize terms and agreements between the City and the City’s chosen fee developer (The Water Valley Company or “TWVC”) prior to the execution of design and construction contracts and development agreements. The Resolution to approve the PDSA will be presented to Council on April 15, 2025.
- **Certificates of Participation**- Certificates of Participation (COPs) are a form of lease-purchase financing that will be used by the City to obtain funding for the Entertainment District project. The COPs are expected to be executed and delivered in the amount of \$115 million. The COP ordinance is expected to be presented to council for first reading on April 15, 2025, and for the public hearing and second reading on May 6, 2025.
- **Purchase and Sale Agreement**- The City will enter into an Agreement with TWVC to purchase the real property for the Entertainment District. The terms of the purchase will be provided in the PDSA.
- **Colorado Eagles Lease** – A long-term lease with the Colorado Eagles is essential to the financial viability of the Entertainment District project. Staff anticipate bringing this lease to City Council in May 2025.

Legal Documents and Required Actions (cont.)

- **Coordination Agreement** – The Coordination Agreement will establish clear roles, responsibilities, and processes between the City and TWVC regarding development processes and procedures. Staff anticipate bringing this Agreement to City Council in May 2025.
- **Formation of the West Greeley General Improvement District (GID)** - A petition to form the GID will be submitted to the City Council by TWVC. The GID must be formed by City Council via ordinance following a public hearing. The GID petition will be submitted by TWVC if Council approves the PDSA and COPs.
- **Business Incentive Agreement.** The business incentive agreement will outline the terms and conditions under which TWVC will receive incentives to encourage development. The business incentive agreement is expected to be presented to City Council following execution of the PDSA.
- **Moral Obligation Replenishment Pledge.** A moral obligation replenishment pledge is made by City Council to consider making debt payments in the future if needed. The moral obligation replenishment pledge will be requested prior to issuance of the 501(c)(3) bonds in 2026.

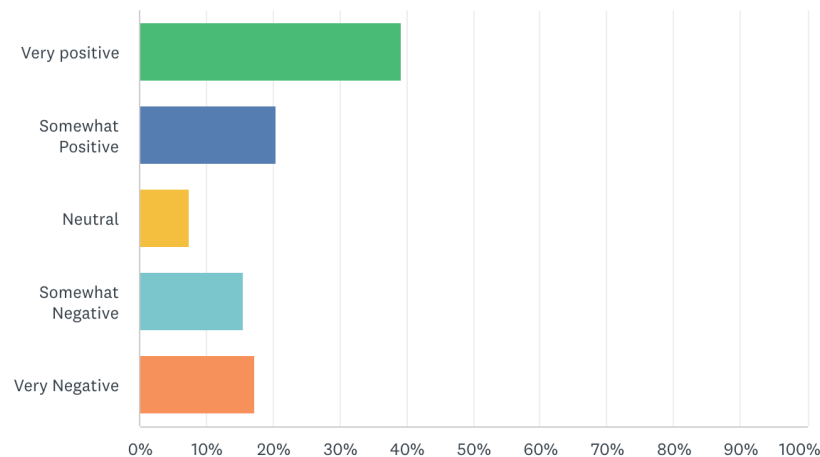
Communications & Community Engagement Summary



Community Engagement Summary

Overall, how do you feel about the proposed West Side development?

Answered: 186 Skipped: 0



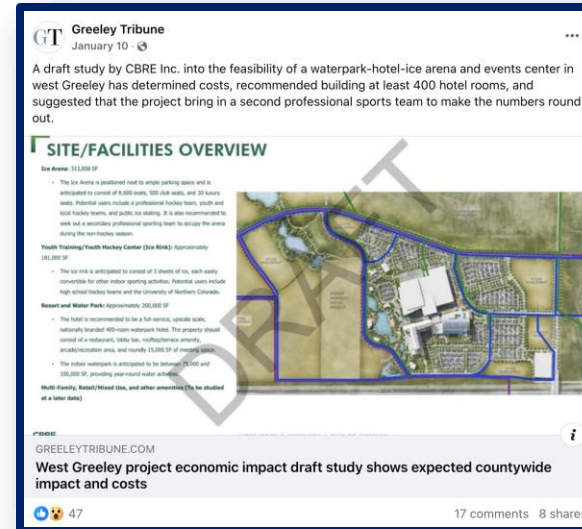
- **Project Website:** Serves as a hub for FAQs, renderings, meeting recordings, and media coverage. Over **180 residents, business owners, and hockey fans** have signed up for updates and receive invitations to all community meetings.
- **Broad Outreach:** Engaged in **20+ meetings** with key groups including the Chamber of Commerce, Rotary Clubs, Greeley DDA, Realtors Association, UNC, Colorado Eagles stakeholders, Windsor Chamber, and Affordable Housing Task Force.
- **Public Meetings:** Hosted **three large-scale community meetings** for Q&A and feedback:
 - **Jan 30 & Feb 1** – Zoe’s Kitchen
 - **March 15** – Greeley Family FunPlex
 - **March 27** – Project financing (Zoe’s Kitchen)
- **Ongoing Conversations:** Small group & one-on-one meetings with community reps to refine project approach and ensure alignment with community needs.
- **Community Survey:** **186** responses, **106** comments/questions

Social Media

- 44 social media posts
- 87 comments between July 2024 to March 2025

Comment Themes:

- Interest in the economic development potential
- Excitement among Colorado Eagles fans
- Confusion around project funding/concerns about the prospect of tax increases
- Concern around revenue generation and allocation



Media Relations

85 articles published on or mentioning the West Side development project between July 2024 to March 2025.

[\(View full Media Tracker here\)](#)

HOSPITALITY & TOURISM | NOVEMBER 8, 2024 | 3:29:33 PM

Grand vision of 'Cascadia' to unfold for Greeley City Council Tuesday

Water Valley developer to unveil plans for arena, water park, hotel



An artist's rendering of Cascadia, which is drawn here with Weld County Road 17 to the west and 131st Avenue to the east along U.S. Highway 34 to the south. 1. West Side Arena and Youth Ice Center. 2. Plaza. 3. Rocky Mountain Grand Resort and Spa. 4. Rocky Mountain Grand Resort and Waterpark. 5. Mountain Grand Resort and Conference Center. 6. Cascadia Falls. 7. Transportation and intersection upgrades. Courtesy Martin Lind/City of Greeley

GOVERNMENT & POLITICS | JULY 31, 2024 | 6:25:31 PM

Larimer, Lind at odds over collapse of Ranch deal

Financing cited when county cut off talks with developer



An architect's rendering shows the exterior of the arena developer Martin Lind is proposing to build in west Greeley. Courtesy Martin Lind

By Dallas Heltzell

ARTS & ENTERTAINMENT | JULY 30, 2024 | 6:42:13 PM

Greeley Council approves MOU on arena and hotel



A proposed new arena in west Greeley could seat 8,500 to 9,000 people for hockey games and 10,000 to 12,000 for concerts. Courtesy Martin Lind

By Sharon Dunn

SUBSCRIBER ONLY

Colorado Eagles, hotel and water park could move to Greeley

City Council calls special meeting Tuesday



Colorado's Cedric Pare looks to play the puck against Bakersfield on Friday night at the Budweiser Events Center. (Colorado Eagles/Courtesy photo)

By DALLAS HELTZELL | BizWest / Prairie Mountain Media
UPDATED: July 26, 2024 at 8:49 PM MDT

Thank You

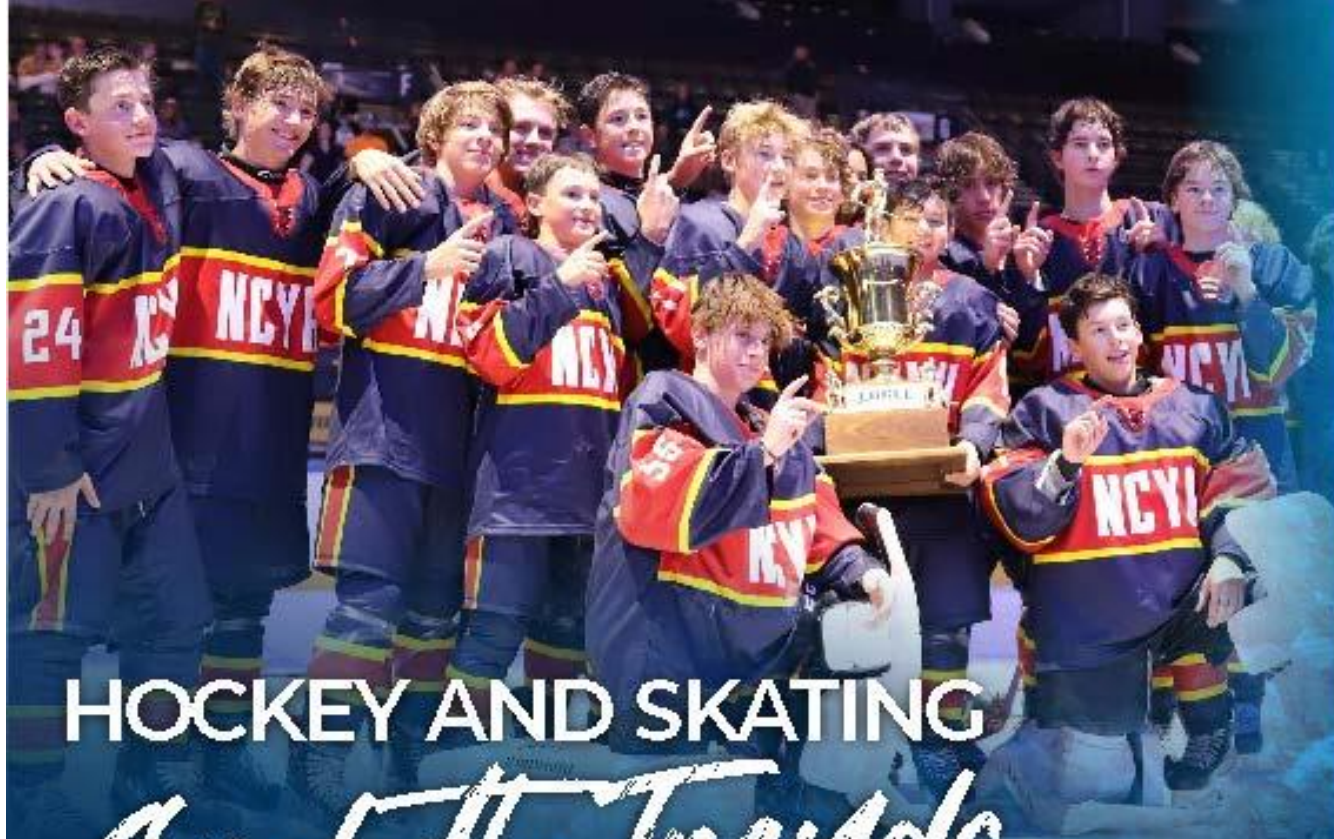




ENVISIONING

The Future





HOCKEY AND SKATING

Growth Trends

YOUTH HOCKEY

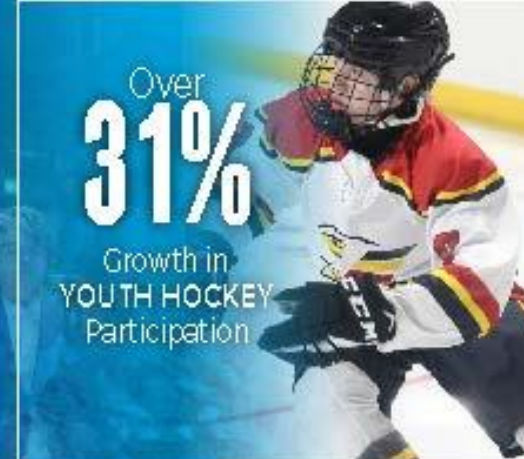
- Youth hockey participation has grown by 31.5%, with the 8U category seeing a 74.9% increase.

ADULT HOCKEY

- Adult hockey participation has risen by 45.9%, reflecting increased demand for ice time.

FIGURE & RECREATIONAL SKATING

- Figure skating, learn-to-skate programs, and recreational skating remain strong draws for multi-age audiences.



Over
31%
Growth in
YOUTH HOCKEY
Participation



Nearly
75%
Increase in
YOUTH HOCKEY
8U Category
Growth



Nearly
46%
Growth in
ADULT HOCKEY
Participation



THREE NEW ICE *Sheets*

- Increased Participation
- Enhanced Player Development
- Hosting Tournaments and Events
- Community Engagement
- Revenue Generation
- Pathway for Growth



OPPORTUNITY TO SUPPORT
our Communities



LOCAL YOUTH HOCKEY *Organizations*

CONSISTENCY

- Guarantee consistent ice utilization through practices, games, and tournaments.

DEVELOPMENT PATHWAY

- Create a development pathway for players, from youth hockey to professional opportunities with the Eagles.
- More kids can play, train, and compete.



Northern Colorado
Youth Hockey



Greeley Youth
Hockey Association



Dan Kelleher

Executive Director

1775 So. Jensen Drive | Colorado Springs, CO 80906-4000
Office: 719.526.1114 | Fax: 719.526.1106 | Email: dan@usahockey.org

August 12, 2014

1th Greeley City Council Members

SUBJECT: Proposed New Development

We're excited to learn about the project - an event arena and more!

As the national governing for the sport of ice hockey in the United States, our headquarters is here in Colorado and it's especially gratifying particularly in our home state.

This new development will provide much-needed infrastructure in support of the on-going increase in the number of players participating in our game - be it girls, boys, adults or those competing in one of our six disciplines of disabled hockey.

Through the many life lessons hockey teaches and the physical fitness benefits it provides, our sport continues to contribute positively to the overall quality of life for both individuals and families. And as the momentum continues with regard to new participants, this proposed new development will help support that growth and no doubt be a great benefit to those in Greeley.

We wish you nothing but the best.

Sincerely,

Dan Kelleher

“As the national governing for the sport of ice hockey in the United States, our headquarters is here in Colorado and it's especially gratifying to see our on-going efforts to grow the game take hold, particularly in our home state.

This new development will provide much-needed infrastructure in support of the on-going increase in the number of players participating in our game - be it girls, boys, adults or those competing in one of our six disciplines of disabled hockey.

Through the many life lessons hockey teaches and the physical fitness benefits it provides, our sport continues to contribute positively to the overall quality of life for both individuals and families. And as the momentum continues with regard to new participants, this proposed new development will help support that growth and no doubt be a great benefit to those in Greeley.”

Dan Kelleher

EXECUTIVE DIRECTOR OF USA HOCKEY





November 26, 2024

To Whom It May Concern:

My name is Joe Sakic and I am the P have had the pleasure of being part of a player and now in its front office. I Affiliates of the AHS since 2018. For commitments of giving back to the throughout Colorado. The Greeley W

I have very fond memories of my 10th grade basketball team. We were a good team, we had a lot of fun, and we were successful. I had a lot of fun playing basketball, and I learned a lot from the coaches. I also learned a lot from my teammates. We were a team, and we worked together to win games. I will always remember the fun we had playing basketball, and the lessons we learned on the court. Similarly, I always enjoyed attending your basketball games. I always enjoyed your unparalleled ability to not only win games, but also to cheer on your home team in person.

The West Side Ice Center will allow players or spectators. The three ice rinks will give kids an opportunity to learn both hockey and the skills and the new arena will give fans an in-game experience. This project will not only introduce the sport to new players and fans, but will also be a hub for community activities, and I fully support it.

Thank you for your time.

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

Joe Sakic
President of Hockey Operations
Colorado Avalanche

Joe Sakic

PRESIDENT, HOCKEY OPERATION, COLORADO AVALANCHE

The Colorado Eagles have been the American Hockey League Affiliate of the Avs since 2018. Excellent partners since day one, both organizations share the commitments of giving back to the community through the sport of hockey and growing the game throughout Colorado. The Greeley West Side Project will help us continue to fulfill both.

I have very fond memories of my time playing youth hockey. My local rink was a place for kids to congregate and have fun. Had I not been fortunate enough to have hockey be my career path, I know the lessons I learned on the ice and from my coaches would have translated into any profession. Similarly, I always enjoyed attending professional hockey games whenever possible. Sport has the unparalleled ability to not only unite, but bring joy to many people, and there is nothing quite like cheering on your home team in person. ■■■



THIS IS THE FUTURE OF
HOCKEY IN OUR COMMUNITY



Thank you!



JUST 4 MILES EAST
OF I - 25























Council Agenda Summary

Title:

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 Agenda Summary

April 1, 2025

Key Staff Contact: Stacey Aurzada, City Attorney, Raymond Lee, City Manager

Title:

Motion to go into Executive Session to receive legal advice and to instruct negotiators regarding development terms outlined in the Pre-Development Services Agreement for the West Greeley Project

Summary:

The Executive Session will focus on discussing and finalizing the terms and conditions of the Pre-Development Services Agreement with The Water Valley Company for the West Greeley Project. Staff will receive instructions from City Council regarding final negotiations with The Water Valley.

Fiscal Impact:

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget? No Impact

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

Strategic Focus Area:

Business Growth

Decision Options:

1. Approve the motion as presented

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)(b) and 24-6-402(4)(e)(I), Greeley Municipal Code Sections 2-151(a)(2) and 2-151(a)(5):

To receive legal advice related to and determine positions, develop strategy, and instruct negotiators about the Pre-Development Services Agreement with The Water Valley Company.

Attachments:

None



Council Agenda Summary

Item:23.

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 Calendar

Council Meeting and Work Session Schedule

Council Meetings and Other Events Calendars

March 30 – April 19, 2025

Tuesday, April 1, 2025

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

Thursday, April 3, 2025

- Poudre River Trail Meeting 7:30 a.m. Poudre Learning Center (8813 W. F Street Greeley CO 80631)
- Island Grove Advisory Board 3:30 p.m. (600 N. 14th Ave Greeley CO 80631)
- North Front Range MPO Meeting 6 p.m. Fort Collins Colorado River Community Room (222 LaPorte Avenue Fort Collins, CO 80521)

Sunday, April 6, 2025

- Holocaust Memorial Observation Interfaith Service (Proclamation) 6 p.m. Beth Israel Congregation (1625 Reservoir Rd, Greeley, CO 80631)

Tuesday, April 8, 2025

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

Tuesday, April 15, 2025

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

Wednesday, April 16, 2025

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

Thursday, April 17, 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)

Tuesday, April 22, 2025

- City Council Work Session Meeting 6 p.m. Greeley Police Department Donahue Room (2875 W 10th St. Greeley, CO 80634)

Wednesday, April 23, 2025

- Greeley/Weld Quarterly Breakfast 7 a.m. Doug's Dinner - Greeley (801 9th St, Greeley, CO 80631)

2025 Council Meeting/Work Session Agenda Items Schedule

	3/25/2025		
	This schedule is subject to change		
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
April 08, 2025 City Council Work Session	Development Review Process Update	Brian McBroom	WS
	Ballot Measure Planning	Kalen Myers	WS
	Monetary Sponsorship Policy	Kalen Myers	WS
April 15, 2025 Council Meeting	Proclamation - National Youth Service Day Award	Mayor	Intro
	Proclamation - Arbor Day Proclamation	Mayor	Intro
	Proclamation - National Library Week	Mayor	Intro
	Minutes - March 18 RM; March 25 WS	Heidi Leatherwood	Consent
	Pre-development agreement	John Hall	Consent
	Intro & first reading ord - Eagles Lease (Hold)	John Herge	Consent
	Intro & first reading ord - L&T Annexation	Doug May/Brian McBroom	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 and first reading ord - West Greeley COP Series 2025a	Allena Portis	Consent
	Intro and first reading ord - appropriation for West Greeley COP	Kalen Myers/Allena Portis	Consent
	Intro & first reading ord - Two Rivers Garden Rezoning	Brian McBroom	Consent
	PH & second reading ord - City Manager Salary Increase	Kimberly Southern-Weber	Regular
	PH & second reading ord City Attorney Salary Increase	Kimberly Southern-Weber	Regular
	PH & second reading ord - Municipal Judge Salary Increase	Kimberly Southern-Weber	Regular
	B&C Appointments	Jennifer Middleton	Regular
Council Chambers Closed due to AV Refresh April 16 - May 5			
April 22, 2025 City Council Work Session	East Subarea Plan Update (Tentative)	Brian McBroom	WS
	Waste Diversion Follow-up	Will Jones/Paul Trombino	WS
	UCCC Naming Discussion	Diana Frick	WS
	Housing Authority Update	Vincent Ornelas/Deb Callies	WS
May 06, 2025 Council Meeting	Proclamation - Small Business Week	Mayor	Intro
	Minutes - April 1 RM; April 8 WS	Heidi Leatherwood	Consent
	Resolution - adopting the Mobility Development Plan	Victoria Leonhardt/Will Jones	Consent
	Resolution - GURA Ironwood/Apricot Avenue IGA	Kalen Myers	Consent
	PH & second reading ord - Eagles Lease (Hold)	John Herge	Regular
	PH & second reading ord - L&T Annexation	Doug May/Brian McBroom	Regular
	PH & second reading ord- Water Revenue Improvement Bonds, Series 2025	Robert Miller/Tyra Litzau	Regular
	PH & second reading ord - First-Lien Sewer Improvement Revenue Bonds, Series 2025	Robert Miller/Tyra Litzau	Regular
	PH & second reading ord - West Greeley COP Series 2025a	Allena Portis	Regular
	PH & second reading ord - appropriation for West Greeley COP	Kalen Myers/Allena Portis	Regular
	PH & second reading ord- Two Rivers Garden Rezoning	Brian McBroom	Regular
	Continued PH & second reading ord - Village at Greeley PUD	Brian McBroom	Regular
May 13, 2025 City Council Work Session	Analysis of the Homeless Response System and Intervention Strategies for Unhoused	Mandy Shreve	WS
	Spring Assessment Poll Results (Hold)	Kalen Myers	WS
	2025 first quarter financial update	Robert Miller/Tyra Litzau	WS
	Economic Development Incentive Policy	John Hall	WS
May 20, 2025 Council Meeting	Minutes - April 15 RM; April 22 WS	Heidi Leatherwood	Consent
	Intro & first reading ord - Camping Restriction	Bobbier Cranston/Adam Turk	Consent
	B&C Appointments	Jennifer Middleton	Regular
May 27, 2025 City Council Work Session	CAO Organizational Assessment (Tentative)	Stacey Aurzada	WS
	Economic Development Strategic Plan Update	John Hall	WS
	Overview and Discussion of the Small Business Land Use Center Program (Hold)	Brian McBroom	WS
June 03, 2025 Council Meeting	Minutes - May 6 RM; May 13 WS	Heidi Leatherwood	Consent
	Resolution - 3 Mile Annexation	Brian McBroom	Consent
	PH & second reading ord - Camping Restriction	Bobbier Cranston/Adam Turk	Regular



Council Agenda Summary

Item:24.

Title

Adjournment