

Greeley City Council Agenda

Work Session

Tuesday, May 27, 2025 at 6:00 PM

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

NOTICE:

City Council Meetings are held on the 2nd and 4th Tuesdays of each month in the City Council Chambers. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

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

Watch Meetings:

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

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

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



Mayor

John Gates

Councilmembers

Tommy Butler - Ward I

Deb DeBoutez - Ward II

Johnny Olson - Ward III

Dale Hall - Ward IV

Brett Payton - At-Large

Melissa McDonald - At-Large



**City Council
Work Session Agenda**

**Tuesday, May 27, 2025 at 6:00 PM
City Council Chambers at City Center South
1001 11th Avenue, Greeley, CO 80631**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Reports from Mayor and Councilmembers
5. Civic Campus Funding
6. Overview and Discussion of the Small Business Land Use Center Program
7. Scheduling of Meetings, Other Events
8. Motion to go into Executive Session to discuss the potential purchase, acquisition or lease of real property
9. Adjournment



Work Session Agenda Summary

Item: 4.

Title:

Reports from Mayor and Councilmembers

Background:

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



Work Session Agenda Summary

Item: 5.

May 27, 2025

Key Staff Contact: Allena Portis, Deputy City Manager/Chief Financial Officer

Title:

Civic Campus Funding

Background:

At the April 15, 2025 City Council meeting, consensus was reached on an initiative for staff to bring back a civic campus funding plan that does not require the funding to go to voters. This presentation is in response to this initiative.

In the past, the city of Greeley used various financing mechanisms and repayment sources for municipal buildings. This includes the issuance of revenue bonds, certificates of participation, and the use of available cash (pay-as-you-go). For projects that were financed, repayment sources included the general fund and special taxes including the Quality of Life Tax and Public Safety Tax.

The estimated project costs for the civic campus project is approximately \$126 million. This includes the cost of a new City Hall, Lincoln Park re-imagined, a \$10 million contribution to the County's parking garage and other incentives. This presentation focuses on the cost of City Hall which is projected to be \$80 - \$92 million, with an estimated annual debt service payment of \$6.7-\$7.7 million.

Strategic Focus Area:

High-Performance Government
Infrastructure and Mobility

Attachments:

1. Item 5 - Presentation

Civic Campus Funding

Allena Portis, Deputy City Manager CFO

Kelli Johnson, Assistant City Manager

Kalen Myers, Interim Budget and Policy Director

City Council Work Session – May 27, 2025



Agenda



- Revisit Downtown Investments
- Civic Campus Project
- Estimated Project Costs
- Financing Options
- Funding Sources
- Discussion
- Purpose: Review Options for Funding Civic Campus

Downtown Investments – Funds Needed



Development of a new City Hall and associated offices downtown.
****New City Hall programming design is funded in 2025 to develop a comprehensive program plan for a new facility.**

Timeline 2025 – 2030

Lincoln Park

Cost	\$20M (Working Estimate)	Timeline TBD
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Funding \$3.3M Funded in QOL, Remaining Source TBD

The 8th & 9th Street Plaza redesign project is intended to enhance the plazas feel, connectivity and vibrancy of Downtown.

Cost	TBD
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Timeline TBD

Funding TBD

Greeley's Active Adult Center (1979), Recreation Center (1985) and UCCC (1988) were constructed ~40 years ago. These facilities need replacement. This project contemplates a modern joint facility.

Timeline TBD

Funding Debt Financing, Repayment Source TBD

Major Projects Overview

Downtown Investments (Funded)



Downtown Stormwater Improvements

Generational improvements to the storm infrastructure downtown to resolve seasonal flooding

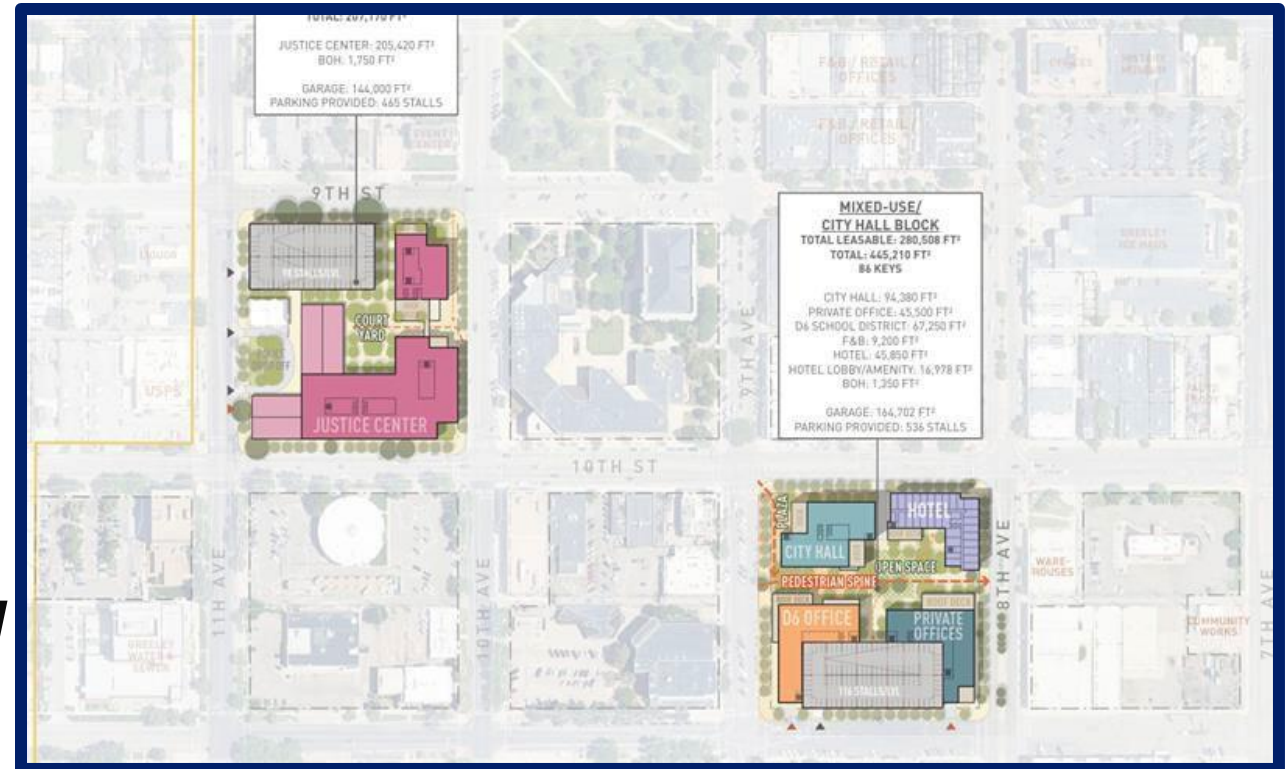
Cost	\$500M
Timeline	2025 to 2033
Funding	Stormwater Utility Rate Fund

History of Downtown Civic Campus Project

- Ongoing Conditions & Space Planning Assessments
- Council Presentation on Administrative and Maintenance Facilities – March 14, 2024
- Facilities Update – June 11, 2024
- Downtown and Civic Campus Master Plan Presentation – March 25, 2025

Downtown Civic Campus

- City Hall
- Boutique Hotel
- Private Offices
- Multi Family Residential
- Parking Garage(s)
- *Lincoln Park Re-Imagined*



VERTIKAL LAKE FLATO RICHMARK

Estimated Project Costs Option 1

City Hall	Option 1
Acquisition & Demo for Land Trade #1	\$ 5,059,952
Juror Lot Acquisition & Demo	\$ 2,590,900
New City Hall with Parking Garage (352)	\$82,947,710
Total	\$91,901,839

Other	
Lincoln Park	\$20,000,000
County Parking Garage	\$10,000,000*
Total	\$30,000,000

Option 1: \$120,598,562

Water, Sewer, and Stormwater improvements would be funded by the Enterprises.

Estimate does not include incentives currently funded at \$6.5M.

**Ownership could impact the ability to issue COPs for the garage. If owned by the County, the City will not be able to finance through COPs and another funding source would need to be determined.*

Estimated Project Costs Option 2

City Hall – Value Engineered	Option 2
Acquisition & Demo for Land Trade #1	\$ 5,059,952
Surface Parking Lot Acquisition	\$ 3,432,000
Juror Lot Acquisition & Demo	\$ 2,590,900
New City Hall with Garage (152)	\$67,360,530
Total	\$79,746,659

Other	
Lincoln Park	\$20,000,000
County Parking Garage	\$10,000,000*
Total	\$30,000,000

Option 2 - VE: \$108,443,382

Water, Sewer, and Stormwater improvements would be funded by the Enterprises.

Estimate does not include incentives currently funded at \$6.5M

**Ownership could impact the ability to issue COPs for the garage. If owned by the County, the City will not be able to finance through COPs and another funding source would need to be determined.*

Financing Options – City Hall Only

PURCHASE

Certificate of Participation

Estimated Cost: \$92M

Term: 20 years

Interest Rate: 5.5%

Annual Payment: Approximately \$7.7M

Total Payments over 20 Years: \$154M

General Obligation Debt

Estimated Cost: \$92M

Term: 30 years

Interest Rate: 5.5%

Annual Payment: Approximately \$6.3M

Total Payments over 30 Years: \$190M

Certificate of Participation- Value Engineered (VE)

Estimated Cost: \$80M

Term: 20 years

Interest Rate: 5.5%

Annual Payment: Approximately \$6.7M

Total Payments over 20 Years: \$134M

General Obligation Debt – Value Engineered (VE)

Estimated Cost: \$80M

Term: 30 years

Interest Rate: 5.5%

Annual Payment: Approximately \$5.5M

Total Payments over 30 Years: \$165M

Financing Options – City Hall Only

LEASE

Public Private Partnership (P3)*: Collaborate with private developer to fund and construct, In exchange, developer may receive long-term lease or tax incentives.

Market Lease Rate: 7% of property's value per year

Annual Lease Payment: Approximately \$6.4M

Total Payment Over 20 Years: Approximately \$129M

Richmark	10 Year	15 Year	20 Year	25 Year
Option 1	\$9,605,746			\$7,257,124
Option 2 - VE	\$8,316,988	\$6,904,399	\$6,446,316	\$6,283,470

**Subject to City Procurement Processes*

Financing Options

LINCOLN PARK

Certificate of Participation

Estimated Cost: \$20M

Term: 20 years

Interest Rate: 5.5%

Annual Payment: Approximately \$1.7M

Total Payments over 20 Years: \$33M

COUNTY GARAGE

Certificate of Participation

Estimated Cost: \$10M

Term: 20 years

Interest Rate: 5.5%

Annual Payment: Approximately \$837K

Total Payments over 20 Years: \$17M

General Obligation Debt

Estimated Cost: \$20M

Term: 30 years

Interest Rate: 5.5%

Annual Payment: Approximately \$1.4M

Total Payments over 30 Years: \$41M

General Obligation Debt

Estimated Cost: \$10M

Term: 30 years

Interest Rate: 5.5%

Annual Payment: Approximately \$ 688K

Total Payments over 30 Years: \$21M

Financing Options

CIVIC CAMPUS (CITY HALL, LINCOLN PARK & COUNTY GARAGE)

Certificate of Participation

Estimated Cost: \$121M

Term: 20 years

Interest Rate: 5.5%

Annual Payment: Approximately \$10.1M

Total Payments over 20 Years: \$203M

General Obligation Debt

Estimated Cost: \$121M

Term: 30 years

Interest Rate: 5.5%

Annual Payment: Approximately \$8.3M

Total Payments over 30 Years: \$250M

Certificate of Participation - VE

Estimated Cost: \$109M

Term: 20 years

Interest Rate: 5.5%

Annual Payment: Approximately \$9.1M

Total Payments over 20 Years: \$182M

General Obligation Debt - VE

Estimated Cost: \$109 million

Term: 30 years

Interest Rate: 5.5%

Annual Payment: Approximately \$7.5M

Total Payments over 30 Years: \$225M

Common Funding Sources

General Fund Revenue

Federal and State Grants

Land Sales

Special Tax Initiatives: Targeted tax measures, like sales tax or property tax assessments (Quality of Life, Food Tax)

Impact Fees: Charge imposed on developers to help fund infrastructure and services needed to support new development (ex. Capital Facilities Fee)

If no new revenue, will require reprioritization of programs and services

Greeley Municipal Buildings

Facility	Year Built	Financing Mechanism	Cost	Repayment Source
City Center South	2018	2016 COP	\$21.9M	General Fund
UCCC	1988	10 Year Bond	\$7.9 M	50% Public Donations, 50% City Capital Funding
Ice Haus	2005	2002 Revenue Bonds	\$9.0M	Quality of Life Tax 0.30%
Family Funplex	2005	2002 Revenue Bonds	\$12.7M	Quality of Life Tax 0.30%
Police Headquarters	2007	2004 Revenue Bonds	\$20.6M	Public Safety Tax 0.16%
Public Safety Training Facility	2016	Cash	\$2.2M	General Fund
Fire Station 2 & 6	2020	2019 COP	\$5.7 M (2) \$7.4 M (6)	Public Safety Tax 0.16%
Fire Station 3	2007	Cash	\$2.4 M	Fire Development Fees, Proceeds from Sale of Old Station
Fire Station 7	2003	Cash	\$1.9M	Fire Development Fees, General Fund, Energy/Mineral Impact Grant Dollars

Comparative Municipal Projects

City of Northglenn, CO – City Hall

Population: 38,164

Size: 32,600 square feet

Cost: \$33.78M

Funding Source: ½% Sales Tax and 4% Special Marijuana Tax *

Golden, CO - Police and Municipal Building

Population: 20,242

Size: 58,000 square feet

Cost: \$77M

Financing Method: Certificates of Participation \$69.7M and \$7.5M down payment from reserves

Funding Source: Existing Revenue Streams – Sales & Use Tax Fund

City of Steamboat Springs, CO - Fire Station & City Hall

Population: 13,508

Size: 35,000 square feet

Cost: \$37.6M

Financing Method: Certificates of Participation (\$5.25M) & Various Cash Sources

Funding Source: Fire District Mill Levy, ARPA, DOLA Grant, General Fund Reserves

* 4% Marijuana Sales Tax used exclusively for capital improvements and public facilities

Potential Funding Sources

Food Tax

Key Funding Source for all Facilities Maintenance and Replacement

2026-2030 Avg Annual Projections

Annual Revenue \$13.6M

Capital Maintenance	(\$5M) 37%
Capital Replacements	(\$4.9M) 36%
TIFIA Debt	(\$3.1M) 23%
Food Tax Rebate	(\$600K) 4%

Quality of Life

Key Funding Source for CPRD Capital Projects; \$30M Committed to MERGE. Expires 2042.

2026-2030 Avg Annual Projections

Annual Revenue \$11.8M

MERGE Transfer*	(\$7M) 59%
Capital Replacements	(\$3.4M) 29%
CPRD Operations	(\$1.4M) 12%

**MERGE Contribution is \$30M from 2025-2030, amount varies per year based on construction timing*

Food Tax Project Examples: Roof and HVAC Replacements, Park Concrete & Asphalt Work, Irrigation Systems, UCCC Theaters, Poudre River Trail Repairs, Traffic Signal Replacements

Quality of Life Project Examples: Playground Replacements, Lincoln Park Improvements, Railway Quiet Zone, Island Grove Event Center Roof, Pheasant Run Restroom Replacement

Potential Funding Sources

General Fund
2025 Revenue
Budget
\$154,287,687

2025 Expenditure
Budget *
Personnel
\$100,212,990
Non-Personnel
\$66,869,629

**includes one-time costs*

\$7.7M =

8% of Personnel
Costs
or

12% of Non-
Personnel Costs
or

5% of General Fund
Revenue Budget

Non-Personnel Costs include:
Supplies
Purchased Services
Fixed Charges
Debt Service

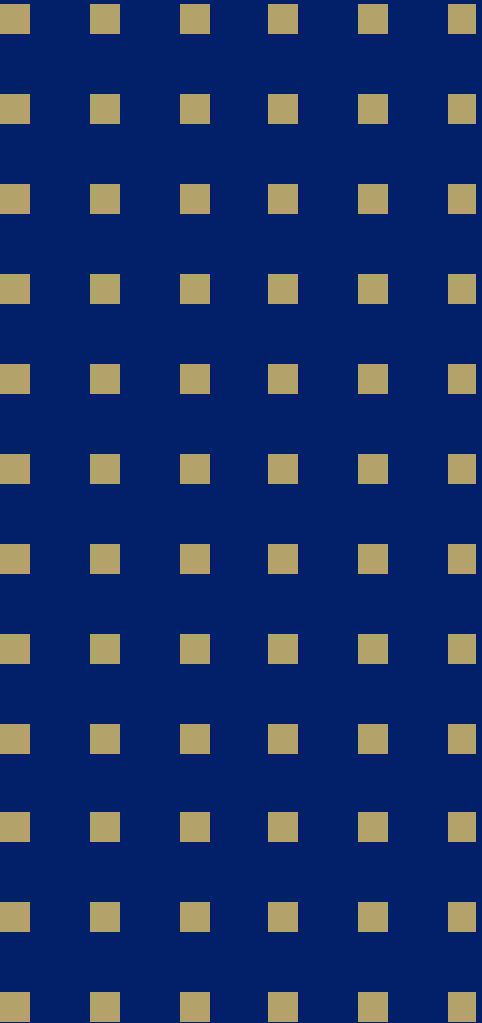
Fixed costs include:
Insurance (\$1.6M)
Software (\$6.9M)
Utilities (\$3.3M)
Debt Service (\$2.1M)

Summary

- Preliminary Estimate for City Hall \$80M - \$92M
- Certificate of Participation Annual Debt Service \$6.7M - \$7.7M
- Potential Funding Sources
 - Quality of Life
 - Food Tax
 - General Fund
 - Future Public Facilities Impact Fee
- Opportunity Cost
 - General Fund -Reduction in programs/services
 - Special Tax – Replacements and other improvements deferred

Recommendations

- Option 1: Modify service plans to ensure coverage of annual debt service
- Option 2: Review Public Facility Impact Fee (may not cover the full cost)
- Option 3: Update City Charter to allow longer term Certificates of Participation (require voter approval)
- Option 4: Poll on securing dedicated revenue source

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Thank You

History

2016 • Downtown Conference Center Approved, Lincoln Park Annex Demolished

IT, GTV8, Municipal Court and Fire Station #1 displaced until City Center Phase 1 construction



2018 • City Center Phase 1 Complete (\$28.4M)

Fire Station #1 (\$7.4M), City Center South (\$21M)

• City Center Phase 2 Concept Abandoned (\$49.5M)

2019 • Council Approval to move forward with remodel of CCN & CH

Following staffing analysis and presentation to City Council



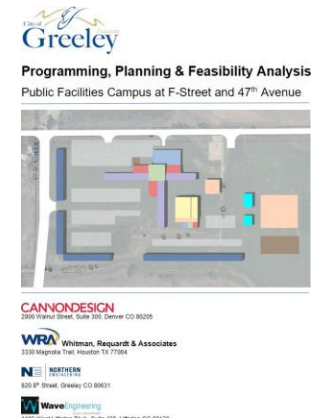
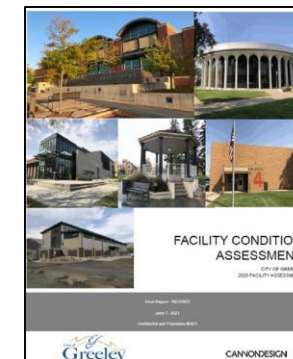
2020 • CCN (1st Floor) and CH (Basement) Remodel Phase 1 Complete (\$6.6M)

- Citywide Facilities Condition Assessment Complete
- Downtown Campus Space Needs Assessment Started

Key stakeholder involvement and regular check-ins with CMO

2021 • Downtown Campus Space Needs Assessment Started

- Public Works & Purchasing Displaced from 9th Ave
- Public Maintenance Campus Feasibility Study Completed



History (Cont.)

2021 • Downtown Campus Space Needs Assessment Complete

Workstyles based off interviews with executives, stake holders and citywide employee survey facilitated insight into space needs and remote work possibilities

Staffing projections based off executive team interviews, previous evaluation by staff along with consultant's experience

Survey data gave insight into departmental alignments and was utilized to develop department placement

• Plan Based Efforts

With approval from Executive Team and previous City Manager staff began moving forward

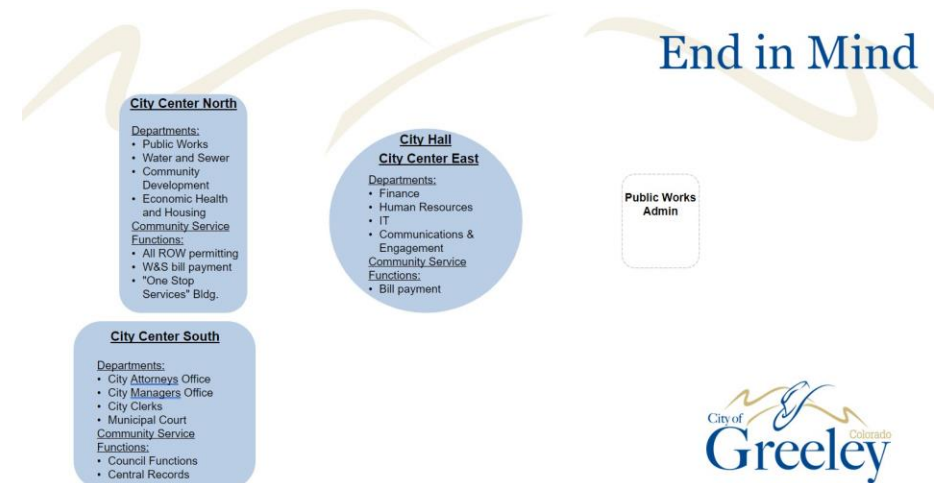
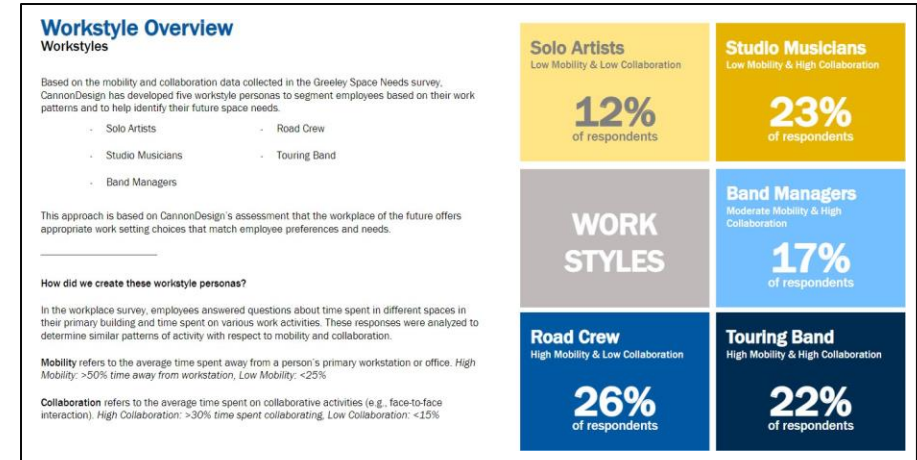
- CIP Budget Alignment
- Internal (Big C & Little C) and External Communication
- CCS 3rd Floor Concepting

2022 • Plan Update

Remodel CH to accommodate additional CMO staff, Public Works move to JAC building, Finance to move some staff to CCS. Additionally, requests were received to move REM and provide additional space for HR

• Additional Analysis

Finance analyzed previous staffing projections, presented financial evaluation of planned project and CH full remodel paused



Public Financing Tools

Tool	Funding Source	Uses	Applicable
Business Improvement District	Property Tax on commercial property	Streets, sidewalks, gutters, pedestrian malls, streetlights, landscaping, off-street parking facilities, public meeting facilities	Yes
General Improvement District	Property Tax, Assessments	Acquiring, constructing, installing, operating, or maintaining any public improvement	Yes
Tax Increment Financing	Property Tax (Increment)	Encourage development and redevelopment in specific areas	DDA
Non-Profit Conduit	Revenue generated from project	Raise capital for revenue generating project with a public benefit	No
Special Tax Initiatives	Tax	Varies	Yes
Impact Fees	Fees imposed on developers	Varies	



Work Session Agenda Summary

Item: 6.

May 27, 2025

Key Staff Contact: Brian McBroom, Community Development Director

Title:

Overview and Discussion of the Small Business Land Use Center Program

Background:

At the May 28, 2024 work session, the Council gave consensus to develop a program to provide higher level of service for small business owners unfamiliar with the land use process. The program is structured so that eligible businesses can receive a mini-grant to use towards technical assistance services and to provide a partnership with the City through the development review process. The purpose of this work session is to provide an informational overview of the program.

Strategic Focus Area:

Business Growth

Community Vitality

Attachments:

1. Item 6 - Presentation



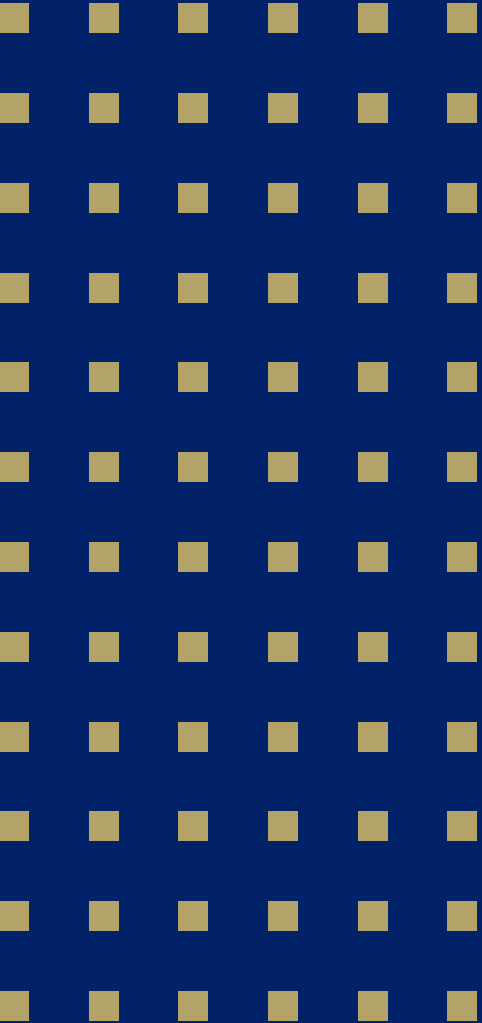
Community Development Small Business Land Use Center & Grant Program

Brian McBroom, Director of Community Development
Don Threewitt, Deputy Director of Community Development
Katelyn Puga, Planner III
Tina Close, P.E. Civil Engineer III
City Council Work Session – May 27, 2025

Agenda



- Small Business Challenges and Goals
- Small Business Land Use Center (SBLUC)
- Program Qualifications
- Technical Assistance Services
- Grant Awards
- Case Studies
- Program Stages
- The SBLUC Difference
- Purpose: Informational

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Challenges and Goals

Development Review for Non-Developers

Challenges

- ✓ Financial costs and burdens for small businesses to hire technical professionals.
- ✓ Limited understanding of the development process for small businesses without development experience.
- ✓ Unanticipated site improvement requirements to meet City code and criteria.
- ✓ Additional costs related to Development Review for small business projects.

Goals and Objectives



Provide accessible and easily understood information



Prepare applicants for application fees and related costs



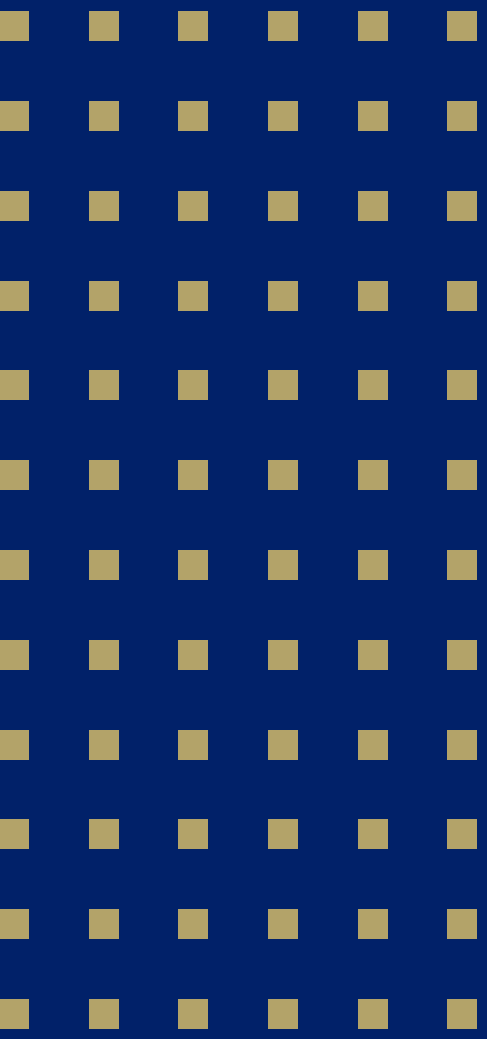
Educate applicants on the importance of hiring a qualified professional



Breaking down barriers through individualized customer service for the Development Review process



Supporting the cost of hiring a professional

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Small Business Land Use Center (SBLUC)

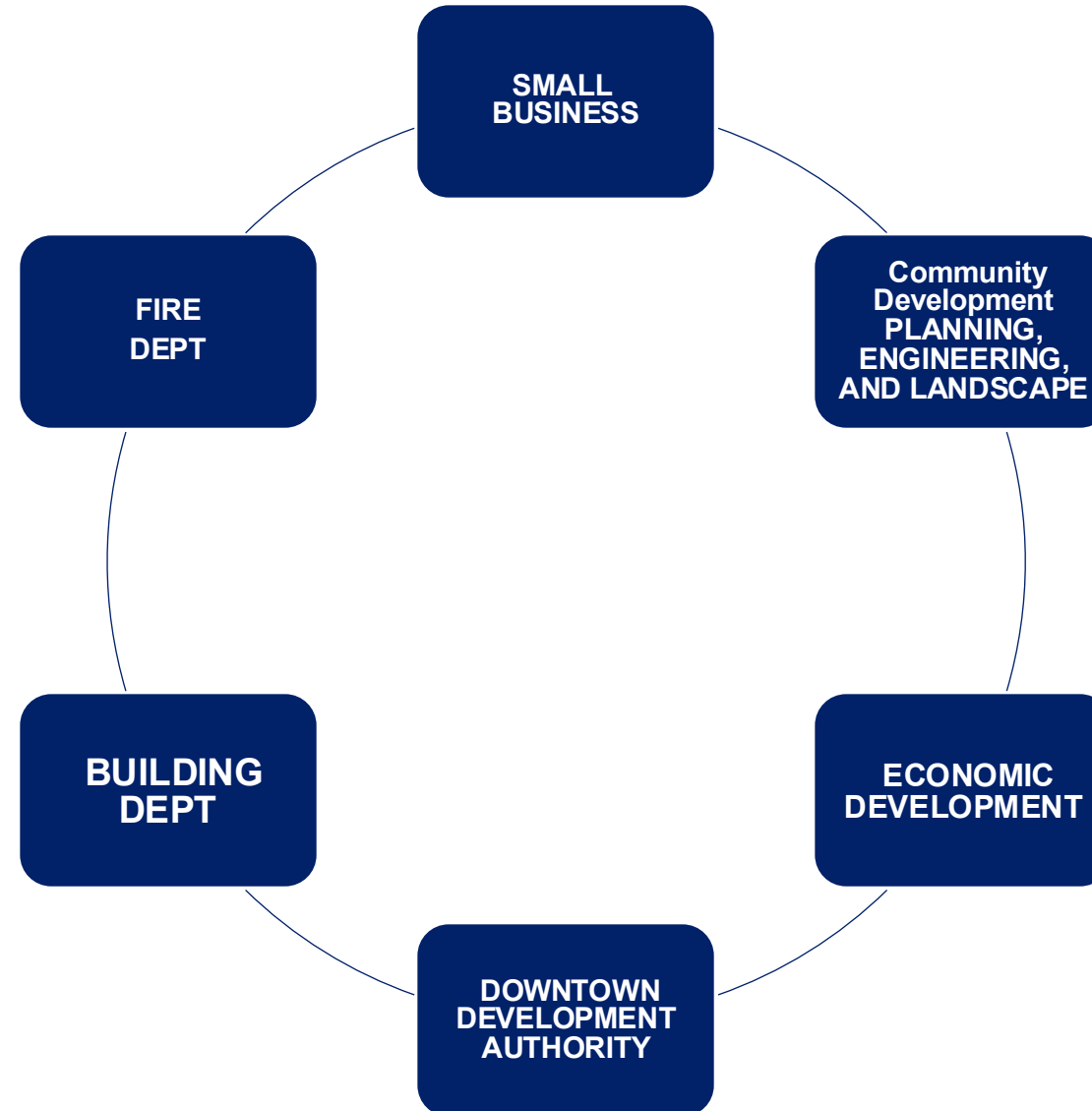
One-Stop Shop Collaboration

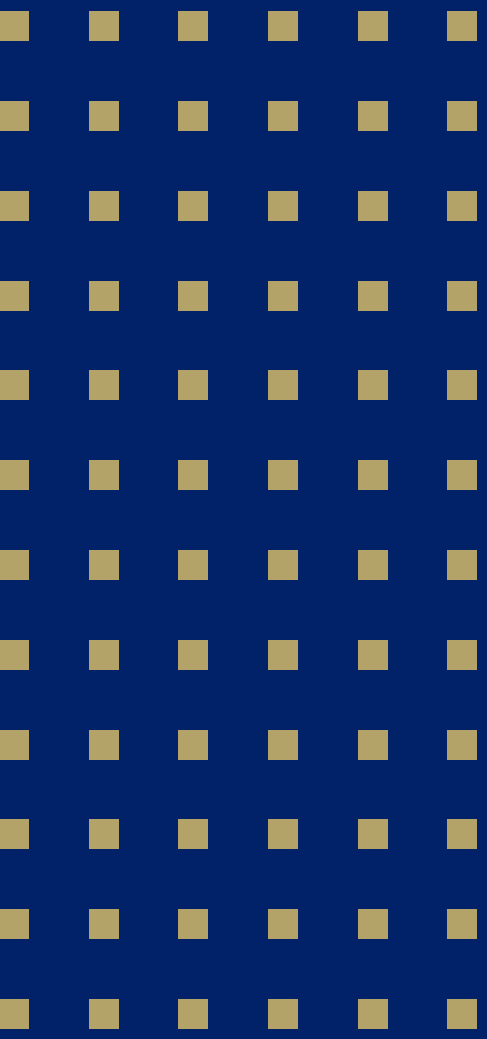
Small Business Land Use Center

Small business land use center would provide applicants a one stop shop:

- ✓ Individualized customer service - Planning and Engineering Review
- ✓ Detailed explanation of the required processes in Development Review
- ✓ Simplified explanation of required improvements by the different City departments
- ✓ Partnership to walk through the development review process to approval

One-Stop Shop Community Partners



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Program Qualifications

Business Qualification Requirements

Business Qualification Requirements

LOCATION

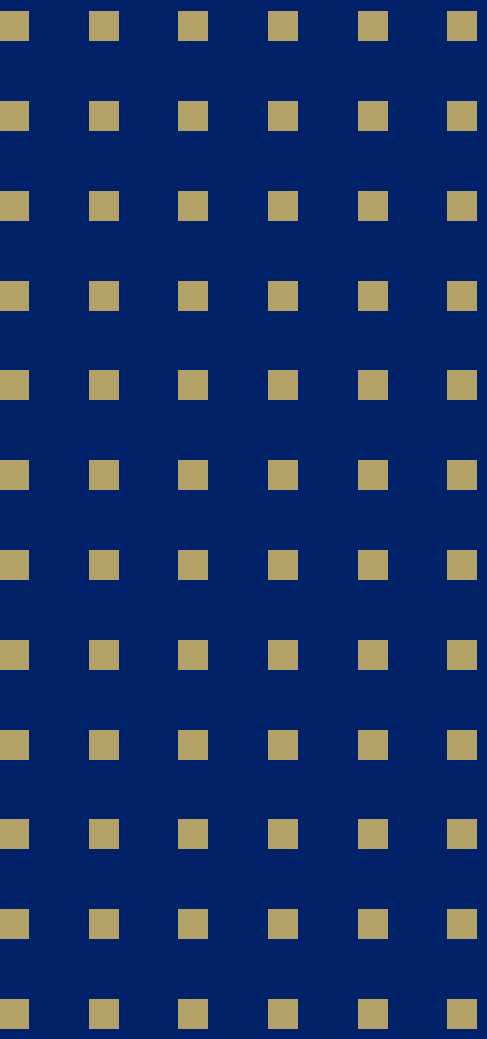
- Must be located within the City of Greeley and demonstrate ownership or lease agreement for property within the City. **Or**,
- Looking to locate in the City of Greeley, with a designated location in mind.

SCALE

- Must be an independently owned business looking to locate in a space under 20,000 square feet, **Or**
- Business has less than 25 employees.

INTENT

- Has a conceptual idea for a project located within the City and intends on submitting a Scoping Review request.

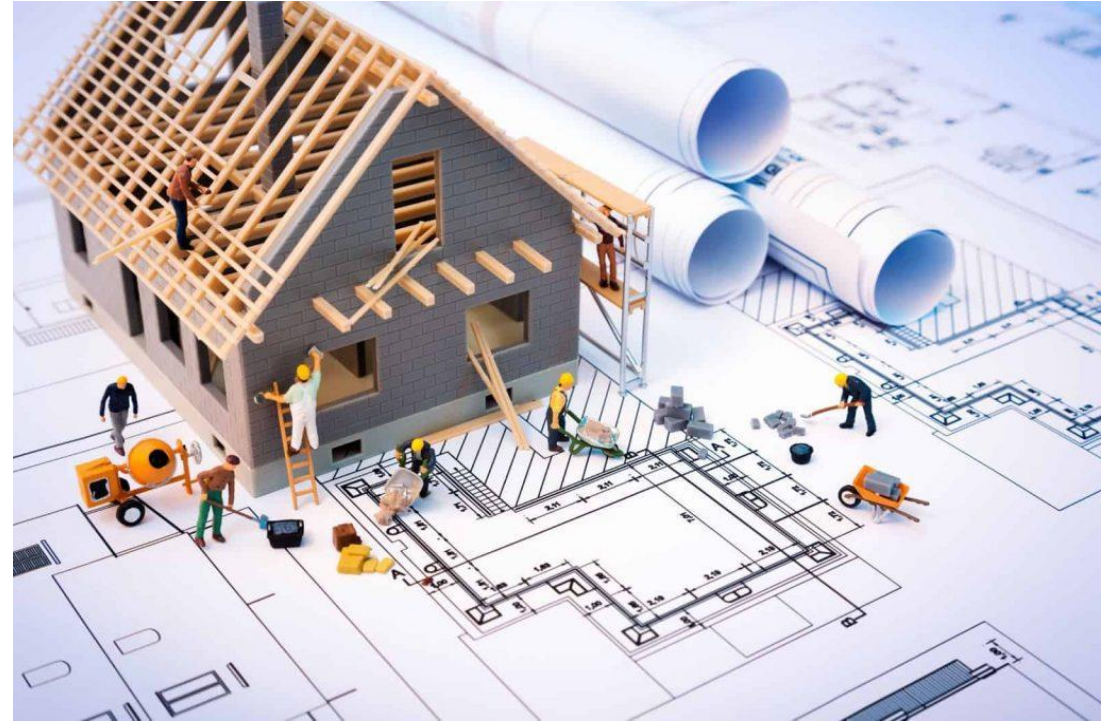
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Technical Assistance Services

Eligible Expenses

Qualified Technical Services

- Project Management
- Site Planning
- Landscape Design
- Civil Engineering
- Surveying
- Lighting Design
- Architecture
- Fire, Environmental, and Hazard Consultations
- Tenant Improvement Technical Services



Grant Awards

Area 1

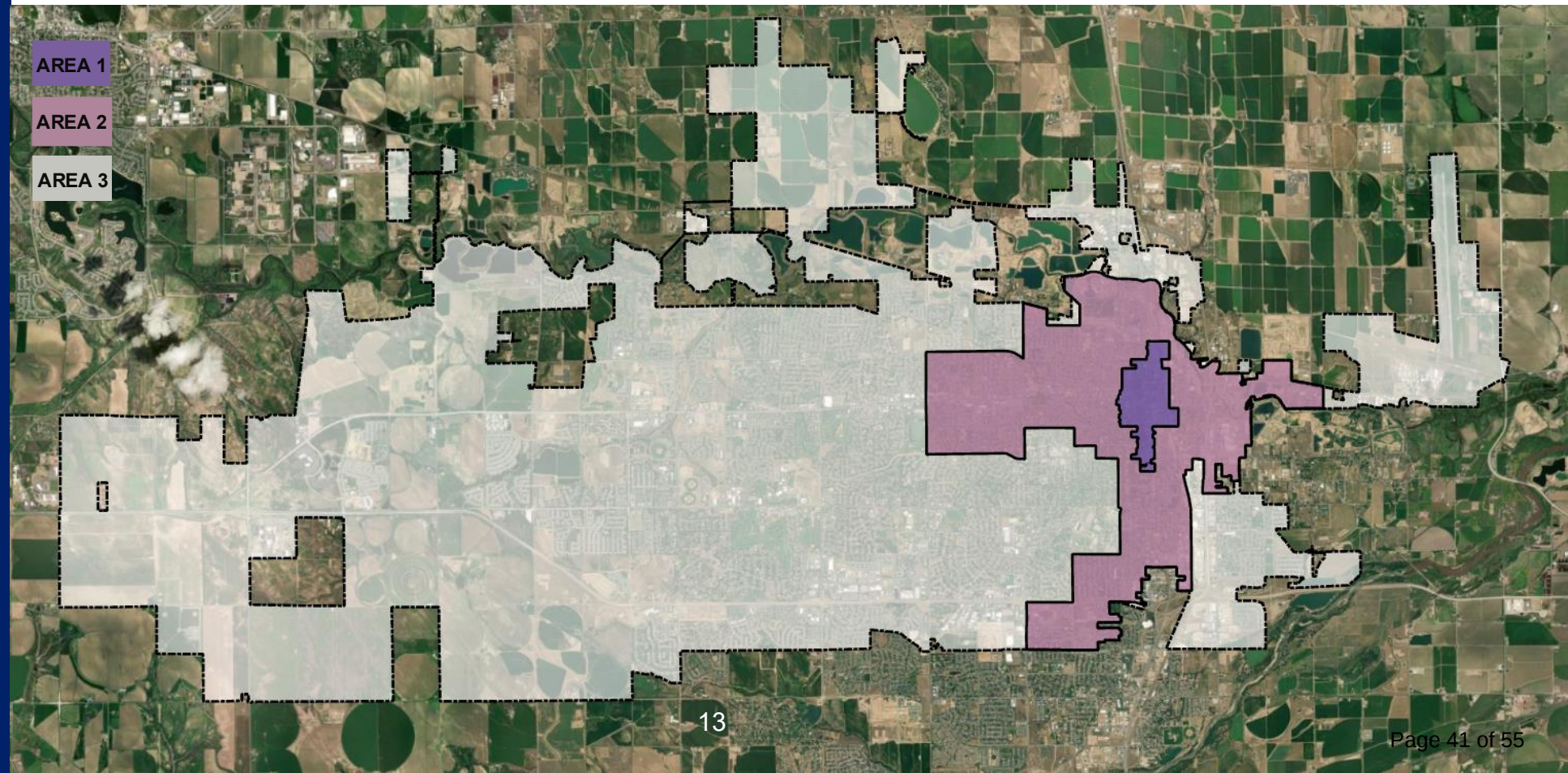
- Downtown District
- \$5,000

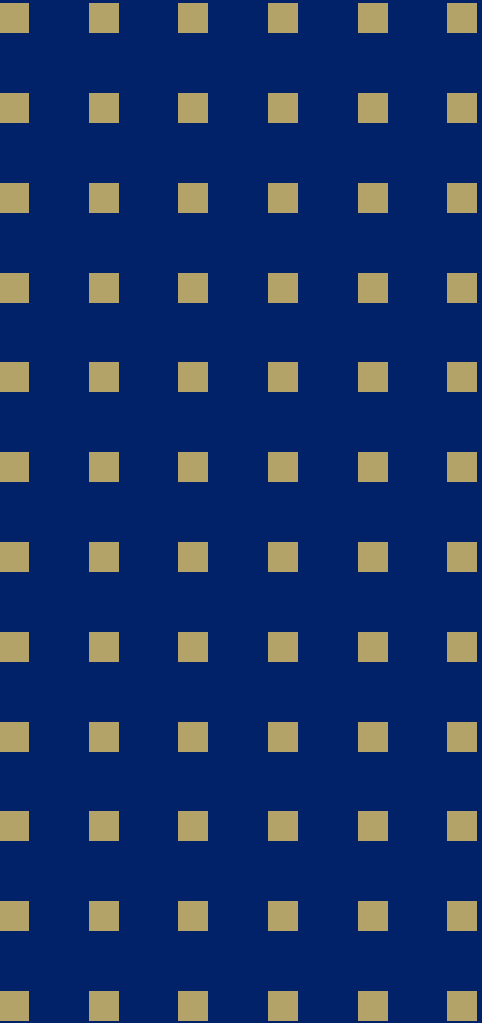
Area 2

- Redevelopment District
- \$4,000

Area 3

- All other property within City limits
- \$3,000



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Case Studies

AREA 1

(Downtown)

A property owner wants to open a new business in a building that requires rehabilitation from a bean factory into an entertainment use in Downtown Greeley. A Site Plan Review is required for the change of use. They need technical drawings for the application.

AREA 2

(Redevelopment)

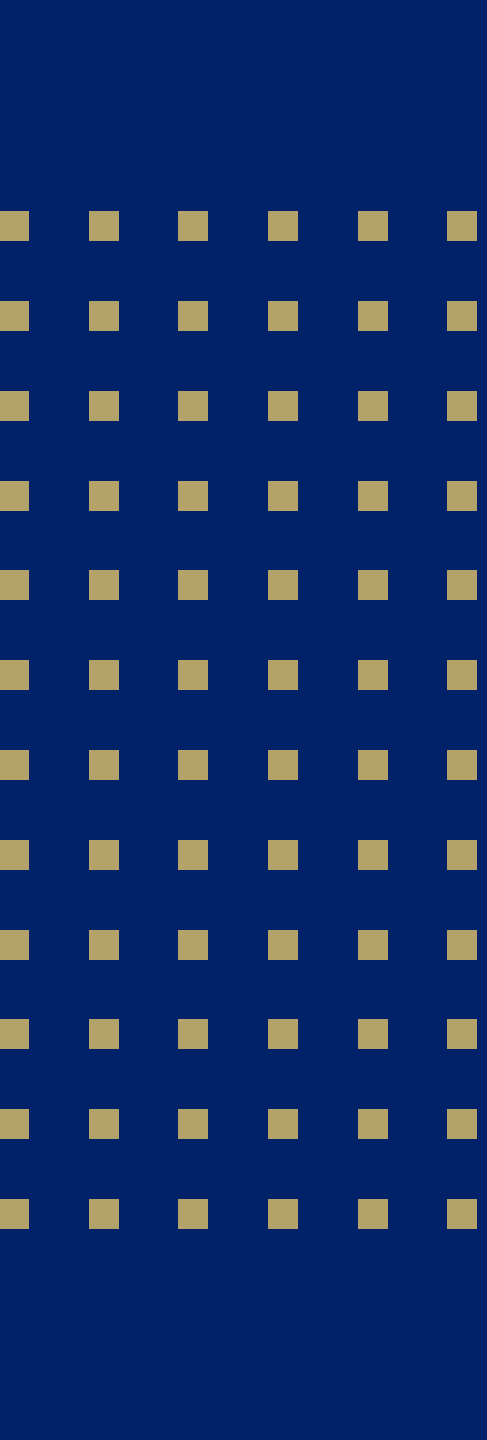
An applicant leased a vacant building north of downtown. They applied for a business license to open a bar, not understanding a Site Plan Review is required for the change of use. The site lies in a flood zone. They need a civil engineer for technical reports and drawings.

AREA 3

(Within City Limits)

An application came in for a dog grooming facility southwest of 59th Avenue and 10th Street. They wanted to make minor changes on the property, not knowing they had a large water main crossing the property. They needed technical design for the improvements, and survey to record an easement.





Program Stages

Small Business Land Use Center

Program Stages

Eligibility Review

Concept Questionnaire is submitted and is considered for Technical Assistance grant eligibility. Initial meeting with CD Staff is set up.

Concept Plan Review

Community Development (CD) staff will meet with applicant and provide a customized plan with clear direction and feedback on concept plan to set the project up for success.

Grant Award

Candidate is evaluated by team for technical assistance grant eligibility.

Plan Reviews

Plans are submitted to the Development Review process. Grant Awards are distributed after the first submittal review.

Post-Grant Award

CD staff will continue to work with the applicant through development review approval, the permit process, and construction.

The SBLUC Difference

- ✓ Providing a One-Stop-Shop experience. All areas of expertise in city consulted and coordinated under one process.
- ✓ Specialized customer experience with process resources.
- ✓ Working with a creative and knowledgeable team to approach challenging circumstances with alternative solution options.
- ✓ Grant award opportunity.

Thank you





Work Session Agenda Summary

Item 7.

Title

Scheduling of Meetings, Other Events

Summary

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

Attachments

Council Meetings and Other Events Calendar

Council Meeting and Work Session Schedule

Status Report of Council Initiatives and Related Information

Council Meetings and Other Events Calendars

May 25 – June 21, 2025

Monday, May 26, 2025

- Memorial Day Proclamation 9 a.m. Linn Grove Cemetery (1700 Cedar Ave, Greeley, CO 80631)
- Greeley Chamber of Commerce 11:30 a.m.

Tuesday, May 27, 2025

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

Wednesday, May 28, 2025

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

Thursday, May 29, 2025

- Boards and Commissions Appreciation Event 5:30 p.m. University of Northern Colorado Longs Peak Ballroom (2101 10th Ave Greeley CO 80631)

Friday, May 30, 2025

- United Way Community Leaders Luncheon (Gates, Hall, McDonald, Olson) 11 a.m. Double Tree by Hilton (919 7th Street Greeley, CO 80631)
-

Tuesday, June 3, 2025

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

Thursday, June 5, 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)
-

Tuesday, June 10, 2025

- Nifty Thrifty Ribbon Cutting 3:30 p.m. Nifty Thrifty Storefront (8th Ave and 10th Street Greeley, CO 80631)
 - City Council Work Session Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)
-

Tuesday, June 17, 2025

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

Wednesday, June 18, 2025

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

Thursday, June 19, 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)

Thursday, June 21, 2025

- 2025 Greeley Stampede Big Buckle Ball 6 p.m. Location to Be Determined

2025 Council Meeting/Work Session Agenda Items Schedule

	5/20/2025		
	This schedule is subject to change		
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
June 03, 2025 Council Meeting	Minutes - May 6 RM; May 13 WS	Heidi Leatherwood	Consent
	Resolution - Authorizing IGA for exchanging Judicial and Administrative services with Fort Collins and Loveland	Krista Bagnall/Mark Gonzales	Consent
	Resolution - Designating speed corridors for photo radar enforcement	Mike Heck/Adam Turk	Consent
	Resolution - CDOT/City of Greeley IGA for Mobility Hub Funding (MERGE Project)	Bhooshan Karnik	Consent
	Intro & first reading ord - Downtown Overlay	Doug May/Don Threewitt	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 - Refuse Service Provider Reporting Requirement Code Change	Will Jones	Consent
	PH & second reading ord - Camping Restriction	Bobbier Cranston/Adam Turk	Regular
	PH & second reading ord - replacing and adopting the incentive code	Michelle Claymore	Regular
June 10, 2025 City Council Work Session	Resolution - adopt Business Incentive Code	Michelle Claymore	Regular
	Water & Sewer Board Interviews	Jennifer Middleton	WS
	High Performance and Information Update	Bret Naber	WS
June 17, 2025 Council Meeting	Lincoln Park Redesign Update	Diana Frick	WS
	Greeley Stampede Proclamation	Mayor	Intro
	Pride Month Proclamation	Mayor	Intro
	Minutes - May 20 RM; May 27 WS	Heidi Leatherwood	Consent
	Resolution - 3 Mile Annexation	Brian McBroom	
	Resolution - amending Council Policies and Protocol	Heidi Leatherwood	Consent
	Resolution - Eagles Lease (Hold)	Stacey Aurzada	Consent
	Intro & first reading ord - Arroyos Del Sol Annexation	Don Threewitt	Consent
	Intro & first reading ord - City Owned Annexation (Hold)	Don Threewitt	Consent
	PH & second reading ord - Downtown Overlay	Doug May/Brian McBroom	Regular
	PH and 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 - Refuse Service Provider Reporting Requirement Code Change	Will Jones	Regular
	B&C Appointments	Jennifer Middleton	Regular
June 24, 2025 City Council Work Session	Initiative 5-2025 Contracts	Allena Portis	WS
	Initiative 6-2025 - County Road 17	Bhooshan Karnik	WS
	Overview of Affordable Land Use Center	Don Threewitt	WS
	East and West Subarea Plan Update (Tentative)	Brian McBroom	WS
July 01, 2025 Council Meeting	Build to Rent Development	Jeff Woeber/Don Threewitt	
	Cancelled		

Greelev 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	The Landscape Code Amendment is scheduled for first reading on June 3 and public hearing and second reading on June 17	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. Tentatively scheduled for the June 10 work session meeting.	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
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 begun working on the next report to council to be scheduled for a later date The work will be ongoing and staff will provide a status update at a later time	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.	Received proposals on 2/13 and now in the evaluation and Consultant has been hired and the code audit has started.	Brian McBroom
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.	This is scheduled for the August 12 work session	Diana Frick

4-2025	Butler	Civic Campus Funding	4/15/2025 Council Meeting	Requested staff to bring back funding plan options that does not require the funding to go to voters.	This is scheduled for the May 27, 2025 WS.	Allena Portis
5-2025	Hall	Contracts	April 22, 2025 Work Session	Staff to send a descriptive memo or schedule a work session regarding all contract policies and options that were discussed at a previous meeting.	Stacey will provide a memo to council regarding the policies regarding contracts. Tentatively scheduled for the June 24 WS.	Stacey Aurzada
6-2025	Hall	County Road 17	April 22, 2025 Work Session	Requested staff hold a work session to discuss the concept of CDOT vs Public Works for interchanges 47th Ave and 35th Ave. Possibly looking into merging CR 17 contract with this project.	This is scheduled to be presented at the June 24 Work Session.	Public Works
7-2025	Butler	12th Street Outfall Project and Quiet Zones	May 6, 2025 Council Meeting	Update at a future work session on the 12th Street Outfall and quiet zone projects.	Staff will be coming to a future work session.	Public Works
8-2025	Hall	Photo Radar	May 20, 2025 Council Meeting	Staff to send a report or come back to a work session to present information on the Photo Radar Vans. The information should include the set up, locations, and criteria.		Adam Turk
9-2025	Olson	Executive Committee	May 20, 2025 Council Meeting	Requested staff to provide guidance on the setup and process for this committee. The committee would be provided monthly or bi-monthly updates on US 34 and and 47th Ave (MERGE Project)		CMO
10-2025	DeBoutez	Weld County Redistricting	May 20, 2025 Council Meeting	Requested staff to provide an update to Council on the redistricting and the affect it has on the residents. The request also included for it to be monitored.		Kelli Johnson



Work Session Agenda Summary

Item: 8.

May 27, 2025

Key Staff Contact: Kelli Johnson, Assistant City Manager

Title:

Motion to go into Executive Session to discuss the potential purchase, acquisition or lease of real property

Background:

The Executive Session will focus on discussing potential opportunities related to the purchase, acquisition or lease of real property to enhance and support economic development and City services in Downtown Greeley. Staff will request instructions from Council related to negotiations for real property acquisitions and leases.

Council's Recommended Action:

A motion go into executive session to discuss the potential purchase, acquisition, or lease of property for City services, and to receive instructions regarding negotiations, as provided for in C.R.S §24-6-402(4)(a) and §24-6-402(4)(e)(I) and Greeley Municipal Code §2-151 (a)(1) and §2-151(a)(5); and if necessary to receive advice from the City Attorney related to these matters as provided for in C.R.S. §24-6-402(4)(b) and Greeley Municipal Code §2-151(a)(2)

Strategic Focus Area:

Business Growth
Community Vitality
Infrastructure and Mobility

Attachments:

None



Work Session Agenda Summary

Item: 8.

Title

Adjournment