

City of Greeley, Colorado
City Council Work Session Proceedings
August 26, 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

City Clerk Heid Leatherwood called the roll.
The following were present:

Councilmember Tommy Butler
Councilmember Deb DeBoutez
Mayor Pro Tem Hall
Councilmember Brett Payton
Councilmember Johnny Olson
Councilmember Melissa McDonald
Mayor John Gates

4. Reports from Mayor and Councilmembers

Councilmember McDonald attended the Greeley Transitional House fundraiser where they raised over \$100,000 for transitional housing for families. She attended the Youth Commission meeting noting how engaged they were while working on an accessibility project.

Councilmember Butler attended the Rodarte Board meeting and shared that they are planning activities, including a Thanksgiving turkey giveaway and meal, Christmas events, and a new community garden.

5. Culture, Parks, and Recreation Comprehensive Plan

Director of Culture, Parks, and Recreation Diana Frick began the presentation at 6:03 p.m.

Ms. Frick introduced Deputy Director Jill Krantz, Berry Dunn Parks and Recreation Director Nikki Ginger and Practice Lead & Senior Manager Jason Genck. Ms. Frick emphasized CPRD's significant impact on residents' lives through parks, culture, and recreation, and stressed the importance of addressing community needs as Greeley grows. She outlined the presentation's roadmap: the plan's significance, service gaps, growth implications, community engagement findings, strategic themes, and council recommendations.

Deputy Director Jill Krantz discussed Greeley's foundation, noting extensive facilities such as parks, museums, and golf courses. She highlighted the unequal access, particularly in southeast Greeley, and underscored the importance of maintaining

existing parks and facilities alongside new development. Ms. Krantz pointed out that while Greeley meets the National Recreation and Park Association (NRPA) benchmarking standards in terms of acreage, certain areas like southeast Greeley have gaps in services. She mentioned the community's interest in modernizing facilities to stay relevant and sustainable, given that Greeley's population is projected to exceed 150,000 by 2045.

Ms. Ginger outlined the community engagement approach, which aimed to gather as much feedback as possible through events like the farmers market, focus groups, and online platforms. She explained that they consulted community members on their investment priorities, highlighting areas such as festivals, adult fitness, nature programs, and recreational facilities like splash pads and indoor spaces. Ms. Ginger revealed that nature areas and trails consistently rank as top priorities, which aligns with trends observed nationwide. The engagement process included statistically valid surveys to gauge community preferences and needs.

Mr. Genck shared insights from cultural and sports assessments, noting a high demand for sports fields. He pointed out that adult soccer demand is particularly strong, with limited access to fields. Mr. Genck also emphasized investment in culture and arts to maintain community engagement and connectivity through events.

Ms. Frick presented short, medium, and long-term recommendations, stating the challenges faced, such as staffing levels, deferred maintenance, outdated facilities, and rising expenses. She introduced five strategic themes for the department:

- improving maintenance and safety,
- activating community spaces,
- expanding access and equity,
- creating dynamic destinations, and
- ensuring financial resilience.

Councilmember McDonald thanked staff for efforts to maintain the parks, noting projects like the cornhole setup at Farr Park and the conversion of Sherwood tennis courts into pickleball courts as positive developments.

Councilmember Olson emphasized the need for sports field investments highlighting missed opportunities to attract major sports events and hosting large-scale tournaments.

Mayor Gates confirmed council support for the plan, with Councilmember Butler advocating for quicker turnaround in implementing the recommendations.

Mayor Gates thanked staff and the consultants for the information.

6. Budget Update – Capital Improvement Plan (CIP)

Director of Budget and Policy Nathan Mosley introduced the item at 6:55 p.m.

Mr. Mosley explained that the purpose of the item was to present an overview of the recommended capital improvement plan for the 2026 budget. He noted that the City develops a 5-year CIP plan annually, approving only the first year (2026) while

planning through 2030. The main funding sources were dedicated sales tax, utility rate revenues, and development impact fees.

Mr. Mosley stated the 2026 plan included new revenue projections that were significantly reduced due to a decline in development. He reviewed the July 8, 2025, CIP Prioritization Work Session results where consensus on priority projects such as the Downtown Civic Campus, Greeley-Weld Airport, public maintenance campus, Island Grove master plan, and critical asset replacement and maintenance were decided.

Ms. Myers presented key projects according to fund. She began with the Food Tax Fund, which included an annual capital maintenance budget of \$5.5 million, \$11 million allocated for the Greeley-Weld Airport, a \$1.5 million critical replacement at the FunPlex, and a food tax rebate for income-qualifying households.

Under the “Quality of Life” fund, \$30 million was dedicated to MERGE, a railway quiet zone intersection, event center roof replacement, Poudre River restoration phase 3 design, and the Island Grove master plan. Unfunded CPRD projects for 2026 that have been deferred amount to \$115 million for the food tax and \$514 million for quality of life over ten years.

The Transportation Fund include \$20 million annually for pavement rehab under the “Keep Greeley Moving” initiative, along with several grant-funded projects. Key investments for Utilities (water, sewer, stormwater) were the Bellevue Pipeline Gold Hill segment, 23rd Avenue reservoirs replacement, and Milton Seaman reservoir maintenance.

Culture Parks and Recreation Department (CPRD) Development Fund included a plan for Calabaza Park in 2026, a focus on trail development in priority sections, and an Island Grove access control project. The total capital budget for 2026 is \$185 million, with the full five-year plan approaching \$958 million.

Mayor Pro Tem Hall and other council members raised concerns about deferred maintenance. Mayor Pro Tem Hall highlighted the importance of addressing deferred maintenance and compared it to his experience in real estate investment, emphasizing the necessity of maintaining what exists before acquiring or building new assets. He questioned the sufficiency of the \$5 million allocated for annual capital maintenance, with concerns doubts about deferred maintenance. In response, Ms. Myers explained the efforts underway to develop a more comprehensive asset management system, aligning with future budget processes to ensure maintenance priorities are duly addressed.

Mayor Pro Tem Hall suggested that council should have more involvement in the mid-year adjustments when new priorities are assigned. City Manager Raymond Lee acknowledged concerns and mentioned that further council involvement in the CIP changes could be considered.

Councilmember Olson asked for quarterly updates on CIP progress. He had concern about projects being delayed for years and the impact on constituents who expect timely completion based on original projections. He also mentioned that deferred

maintenance creates a financial burden if not addressed promptly, as repairs might escalate into costly replacements.

Councilmember Butler asked about the Poudre River Ranch stormwater project. He questioned the timeline for reevaluating these projects, particularly identifying potential cost savings or opportunities for reallocating funds, especially for those facing delays. Additionally, he desired adjustments to the city's budget if major projects remain stalled due to surveys or permits, questioning when these funds would be reallocated or redirected to other urgent stormwater projects. Ms. Myers noted the complexity of fund management and assured a continuous review process to identify potential reallocation opportunities over time as project statuses become clearer.

Councilmember DeBoutez asked about public art, seeking details on the 1% public art policy application to water and sewer projects. She inquired whether all eligible projects contribute and queried the adequacy of allocations, highlighting potential gaps in capture and utilization of all available funding avenues. Ms. Myers clarified that while generally applicable to new construction, some constraints exist concerning grant-funded projects, affecting the full capture of art allocations.

Councilmember DeBoutez asked to reassess development fees, such as Greeley's growth with developments like Westgate, Union Colony, Hope Springs, and Star Rise. She questioned if current fees inadequately supported critical infrastructure, especially fire facilities needed for expanding areas. Ms. Myers acknowledged ongoing evaluations and underscored the importance of aligning infrastructure planning with growth demands, while ensuring fee structures sufficiently address future service needs.

Mr. Mosley outlined the next steps, providing a timeline for the budget process. He indicated that the council would receive the proposed 2026 budget on September 5, with anticipation of adoption by October 21.

Mayor Gates thanked staff for the information.

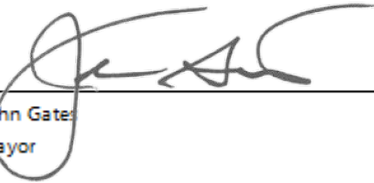
7. Scheduling of Meetings, Other Events

None.

8. Adjournment

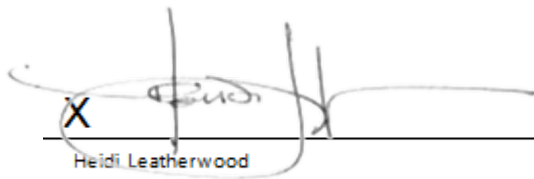
With no further business to come before the Council, Mayor Gates adjourned the meeting at 9:00 p.m.

Approved

X 

John Gates
Mayor

Attest

X 

Heidi Leatherwood
City Clerk