

Greeley City Council Agenda

Work Session

Tuesday, September 23, 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, September 23, 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. Update on Civic Campus Project – Predevelopment Progress, Funding, and Next Steps
6. West Greeley Entertainment District Update
7. Real Time Information Center (RTIC) Update
8. Council Review of Procurement Contracts
9. Scheduling of Meetings, Other Events
10. 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.

September 23, 2025

Key Staff Contact: Kelli Johnson, Assistant City Manager

Title:

Update on Civic Campus Project – Predevelopment Progress, Funding, and Next Steps

Background:

The City Council approved a Pre-Development Agreement (PDA) with Richmark Vertikal, LLC in August 2025 to serve as Development Manager for the Civic Campus Project. Since then, City staff and project partners have advanced predevelopment work that establishes the foundation for this transformative effort. This presentation provides an update on the project's status since the execution of the PDA, highlighting the current state of pre-development work, the most immediate next steps, and an overview of the financing strategy under consideration.

Key milestones completed to date include:

- Execution of the PDA and establishment of a \$10.7 million predevelopment budget.
- Regular coordination meetings between the City, Weld County, School District 6, and Richmark Vertikal.
- Engagement of a civil engineer, landscape architect, land planner, and architect for conceptual design.
- Completion of a programming analysis for the new City Hall.
- Property acquisitions contract to support project land assembly.
- Preparation of a land swap agreement with Weld County, expected to be executed in the coming months.

The Civic Campus will bring together City, County, and School District facilities in downtown Greeley, while also creating opportunities for private investment, housing, business activity, and public amenities. Early financing and funding strategies have been developed, including potential use of Certificates of Participation, existing City revenues, food tax, and public facilities impact fees. Debt structures and funding allocations are under review with the intent to minimize impacts on City services while positioning the project for long-term success. Preliminary analysis of on-site and off-site economic impacts indicates that the Civic Campus will strengthen downtown vitality, expand the tax base, and generate measurable fiscal benefits through property, sales, and lodging taxes.

Strategic Focus Area:

Business Growth
Community Vitality
High-Performance Government
Housing For All
Infrastructure and Mobility

Quality of Life

Attachments:

1. Item 5 - Presentation



Civic Campus Project Update

Kelli Johnson, Assistant City Manager, Project Manager
Allena Portis, CFO/Deputy City Manager
Adam Frazier and Walker Thrash, Richmark Vertikal LLC

City Council Work Session - September 23, 2025

Agenda



- Opportunity and Background
- Development Area and Project Elements
- Timeline, Milestones, and Key Dates
- Funding and Financing
- Next Steps

Strategic Opportunities for the Civic Campus

Facility Timing

Capitalize facility replacement timing and planning between City, County, and School District.

Land Ownership

Explore options to consolidate fragmented land ownership among partners.

Investment

Leverage private investment through a partnership with a private developer

Revitalization

Through redevelopment convert non-taxable public lands into taxable private developments, aiding downtown revitalization.

Partnerships

Enhance other public-private investments to boost downtown economic activity.

Background



City has been assessing replacement of aging buildings, especially City Hall



Richmark Properties and Vertikal Collaborative are interested in investing in the downtown



October 2024: MOU executed between City and Richmark Vertikal LLC



March 2025: Richmark Vertikal (RV) presented masterplan concepts to City Council



May 2025: City staff presented funding alternatives for proposed City Hall



July 2025: County voted to construct new Justice Center and administrative offices downtown



August 2025: Council approved a Pre-Development Agreement (PDA) with RV and committed \$10.7 million in pre-development monies

Current Status

✓ Executed PDA, naming Richmark Vertikal as Development Manager (DM)

💰 Established a predevelopment budget.

🤝 Regular meetings with City, County, SD 6, and Richmark Vertikal.

💡 Engaged civil engineer, landscape architect, land planner, and an architect for conceptual design (DM)

🏢 City has two key properties under contract.

🏛️ Completed City Hall programming analysis.

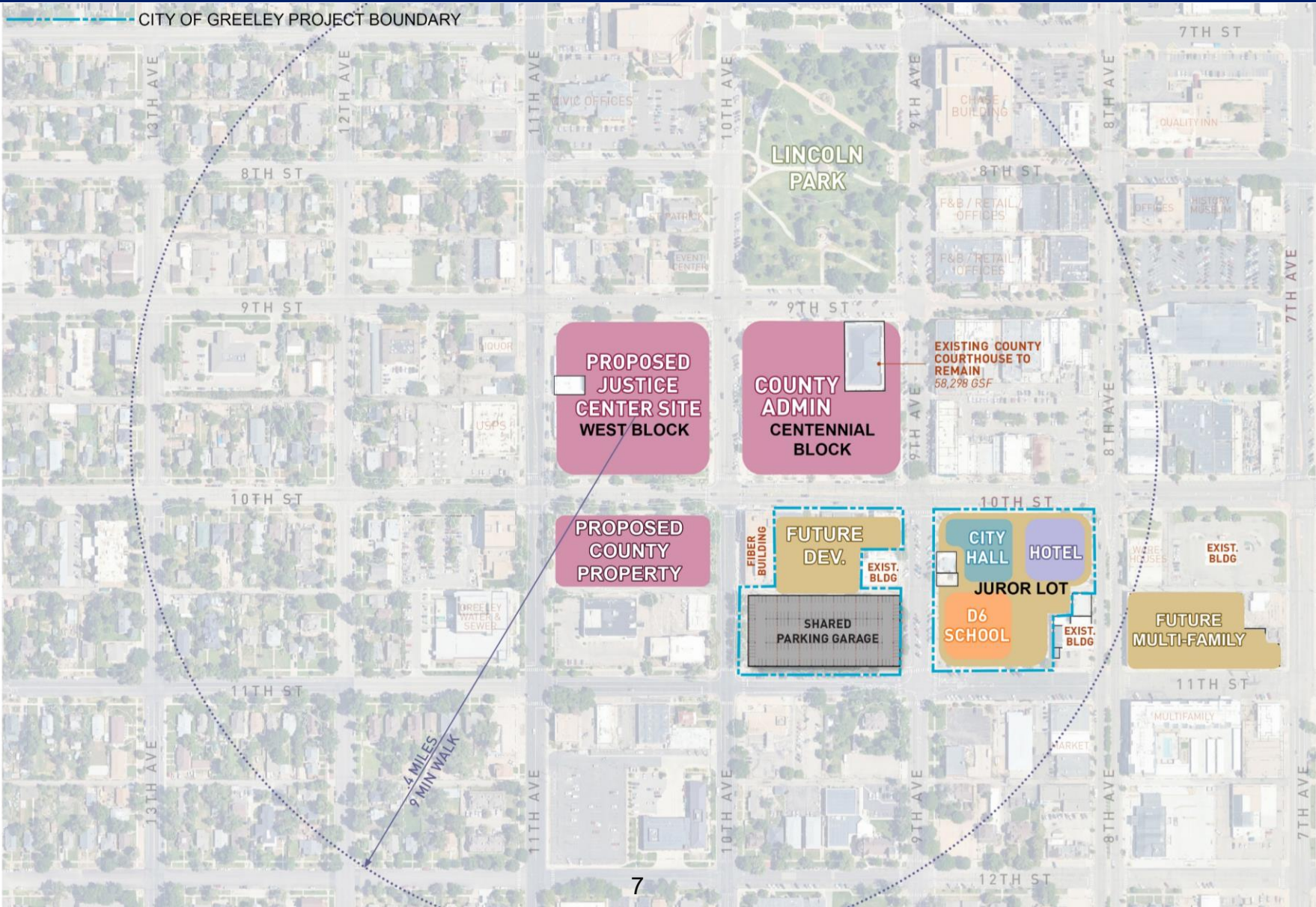
🔨 Drafting land swap agreement with Weld County.

💰 Cost estimates and construction budget forthcoming with design progress.

Project Overview – Development Area, Elements, and Timing



Development Area Map



Development Elements

Building	Square Feet	Stories	Construction Start	Construction End
City Hall	95,000-107,000	5	Winter 2026	Winter 2028
District 6 Admin*	70,000-80,000	3-5	Fall 2026	Summer 2028
Hotel	85 keys + restaurant & bar	3-4	Winter 2026	Fall 2028
Parking Garage	1,000 stalls	4.5	Fall 2028	Winter 2029
Justice Center*	250,000	3	Winter 2026	Spring 2029
County Admin*	150,000	3	Fall 2029	Winter 2031

* Design and construction by others

Milestones - Schedule



Finalize Land Trade Agreement

Design City Hall

City staff relocation

Demo
(Various
blocks)

Demo
(Various
blocks)

Site Mobilization at Juror Block

Construction of Juror Block

Construction of
Parking Garage

Parking Concept

Parking Summary - County

- Centennial Center underground	120
- Justice Center underground	210
- City Hall Round Building	192
- Parking Garage (\$21.5M/\$45k)	478
- On-street parking	437
ADDITION TOTAL	1437
NEEDS (1600)	

Parking Summary - City

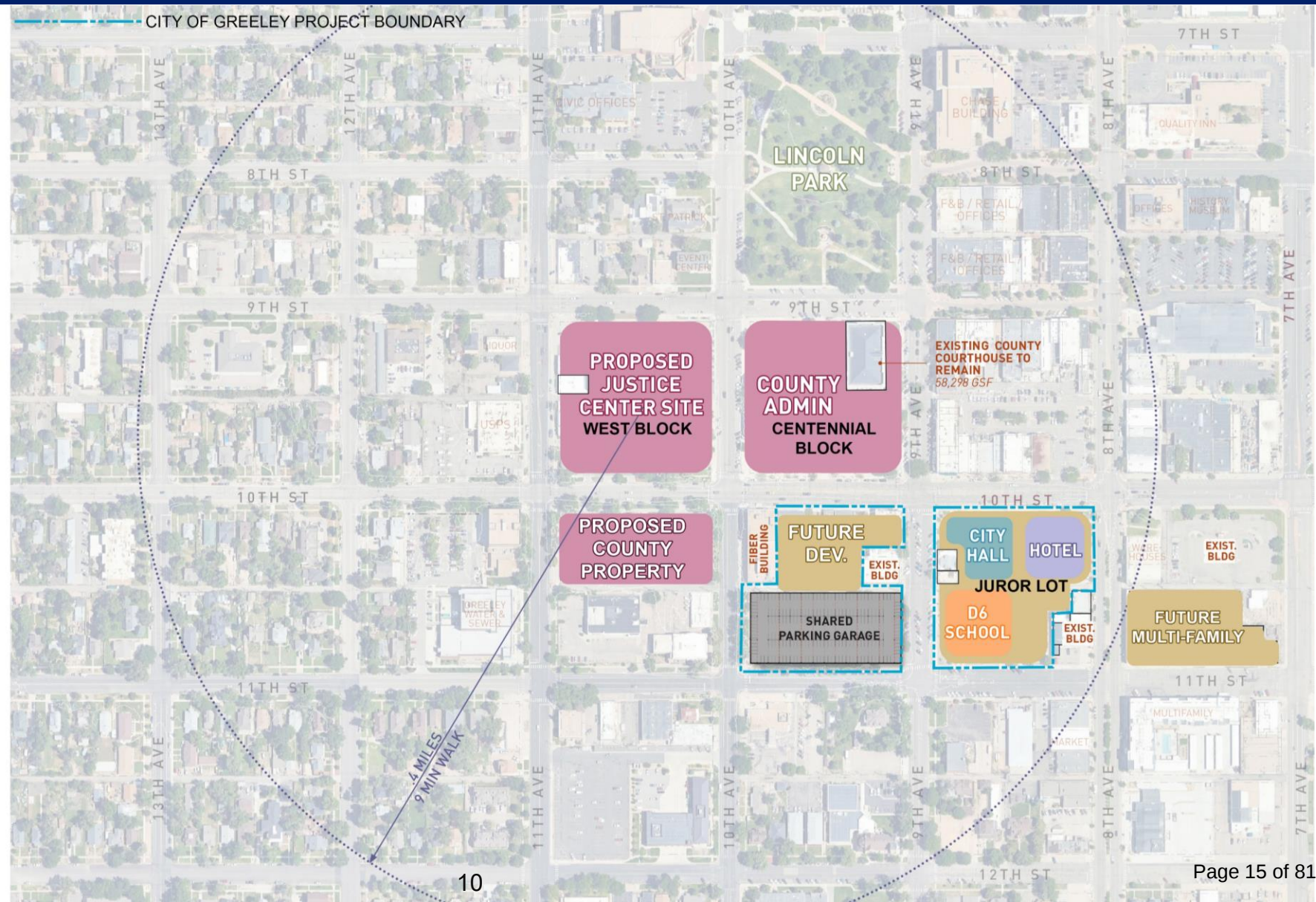
- Juror Lot surface parking	5
- Parking Garage	347
ADDITION TOTAL	352
NEEDS(352)	

Parking Summary - D6

- Juror Lot surface parking	5
- Parking Garage	170
ADDITION TOTAL	175
NEEDS (175 SPACES)	

Parking Summary - Hotel

- Parking Garage	80
ADDITION TOTAL	80
NEEDS (94)	



Juror Block



Juror Block



Juror Block



Project Overview – Funding and Financing



Sources & Uses – Total Project

For Discussion Purposes Only

Source	Amount
Debt	\$92.0M
EDUR Incentive	\$6.5M
Food Tax	\$4.2M
Total	\$102.7M

Uses	Amount
Pre-development Costs	\$10.7M
Construction	\$70.2M
Furniture Fixtures & Equipment	\$3.5M
1% for Art	\$800K
Developer Incentives	\$6.5M
Cost of Issuance	\$1.4M
Contingency	\$9.6M
Total	\$102.7M

**Estimates presented are subject to change, does not include Plaza Development or other garage contributions*

Financing - Certificate of Participation

A building under construction can serve as collateral for the Certificate of Participation by securing investors' interest through lease agreements backed by the future value and use of the completed facility. This is like the financing for City Center South, Fire Stations 2 and 6.

- Collateral will be the City Hall and Garage buildings
- Due to timing, it may be necessary to have separate debt issuances for the City Hall and Garage
- Reimbursement Resolution – will be necessary for reimbursement of certain predevelopment costs

Financing Options Under Review

Options being reviewed:

Option	Payment Terms
Certificate of Participation	20 Years
Lease from Developer with COP take out	25 – 30 Years
Municipal Property Authority Creation	30 Years
General Obligation with voter approval	30 Years

Longer payment terms result in lower annual debt service, but higher total costs due to interest.

Financing -Lease vs Purchase Evaluation

Criteria	20-Year Lease	Certificate of Participation 20-year	Certificate of Participation Interest Only (5)	General Obligation 30-year	Rent to Own Option Year 5 25-Year
Annual Payment	\$7.4M - \$12.9M Avg:	\$7.7M	\$5M – 5 Yrs \$9M – 15 Yrs	\$6.3M	\$7.4M- \$7.8M Avg: \$7.7M \$5.8M Yrs 6-25
Approval Process	City Council	City Council	City Council	Voter approval required	City Council
Total Payments 20 years	\$187.5M	\$154M	\$162.8M	\$126.6M	\$125.3
Total Payments	\$187.5M	\$154M	\$162.8M	\$168.4	\$180M
Asset Ownership	Developer	City	City	City	Developer/City

Potential Funding Sources

- *On May 27, 2025 – Council directed staff to determine funding without an additional revenue source.*
- Use of current resources will result in Short Term (3-5 Years) Deferral of projects and/or restructuring of services

Potential Funding Sources

- General Fund
- Food Tax
- Public Facilities Impact Fee (if approved by City Council)
- Tax Increment Fund (Under Review)

Importance of Cascadia development

- Public Facilities Impact Fee
- Tax Revenues

Funding Sources – Gradual Allocation Shift

For Discussion Purposes Only

Proposed Funding Sources	2027	2028	2029	2030	2031	2032	2033
Quality of Life Reallocation	\$0	\$2,309,550	\$2,309,550	\$1,924,625	\$1,154,775	\$0	\$0
Food Tax	\$7,698,498	\$2,309,550	\$2,309,550	\$1,924,625	\$1,154,775	\$0	\$0
Public Facilities Impact Fee	\$0	\$1,539,700	\$1,539,700	\$1,539,700	\$1,539,700	\$1,539,700	\$0
General Fund	\$0	\$1,539,700	\$1,539,700	\$2,309,550	\$3,849,249	\$6,158,799	\$7,698,498
Total	\$7,698,498	\$7,698,498	\$7,698,498	\$7,698,498	\$7,698,498	\$7,698,498	\$7,698,498
Gradual Allocation Shift							
Quality of Life		30%	30%	25%	15%	0%	0%
Food Tax	100%	30%	30%	25%	15%	0%	0%
Public Facilities Fee	0%	20%	20%	20%	20%	20%	0%
General Fund	0%	20%	20%	30%	50%	80%	100%

- Debt structure can be backloaded which means the principal & interest payments are structured to be smaller in the early years and larger in the later years of the debt term

Proposed Funding Sources	2027	2028	2029	2030	2031	2032	2033
Quality of Life Reallocation	\$0	\$1,518,000	\$1,518,000	\$1,265,000	\$759,000	\$0	\$0
Food Tax	\$5,060,000	\$1,518,000	\$1,518,000	\$1,265,000	\$759,000	\$0	\$0
Public Facilities Impact Fee	\$0	\$1,012,000	\$1,012,000	\$1,012,000	\$1,012,000	\$1,833,000	\$0
General Fund	\$0	\$1,012,000	\$1,012,000	\$1,518,000	\$2,530,000	\$7,332,000	\$9,164,225
Total	\$5,060,000	\$5,060,000	\$5,060,000	\$5,060,000	\$5,060,000	\$9,165,000	\$9,164,225

Thank You





Work Session Agenda Summary

Item: 6.

September 23, 2025

Key Staff Contact: Paul Trombino, Managing Director

Title:

West Greeley Project Update

Background:

The City of Greeley City Council approved the West Greeley Pre-Development Services and Financing Agreement on April 15, 2025, and an ordinance for financing of Pre-Development Services, i.e., West Greeley Certificates of Participation Series 2025 on May 6, 2025. City Staff and the City's Owner's Representative, Legends Global, will provide an update on the project design and upcoming key milestones. Staff last provided an update on the West Greeley Project at the City Council Work Session on August 12, 2025.

Strategic Focus Area:

Business Growth
Community Vitality
Infrastructure and Mobility
Quality of Life

Attachments:

1. Item 6 - Presentation



West Greeley Project Update

City Council Work Session - September 23, 2025

Paul Trombino III, P.E.

Legends Global Team: Rachel Klasey, Senior Project Manager

Agenda

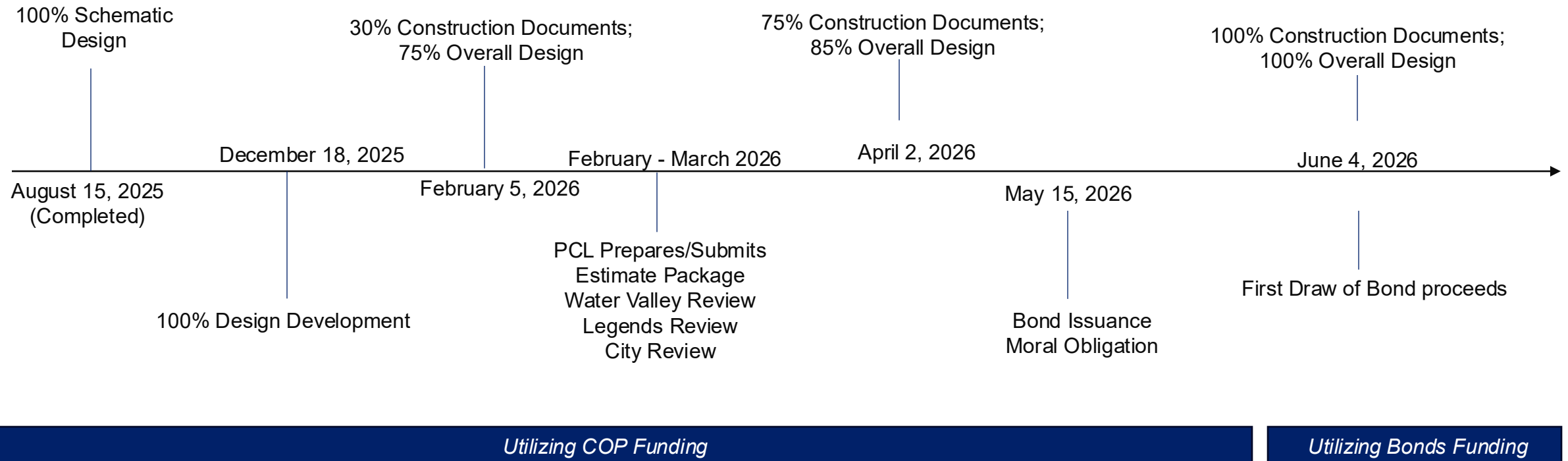


- Design Update
- Budget Update
- Studies Update
- Purpose - Informational



Project Schedule

PROJECT DESIGN MILESTONES



Design Progress Updates

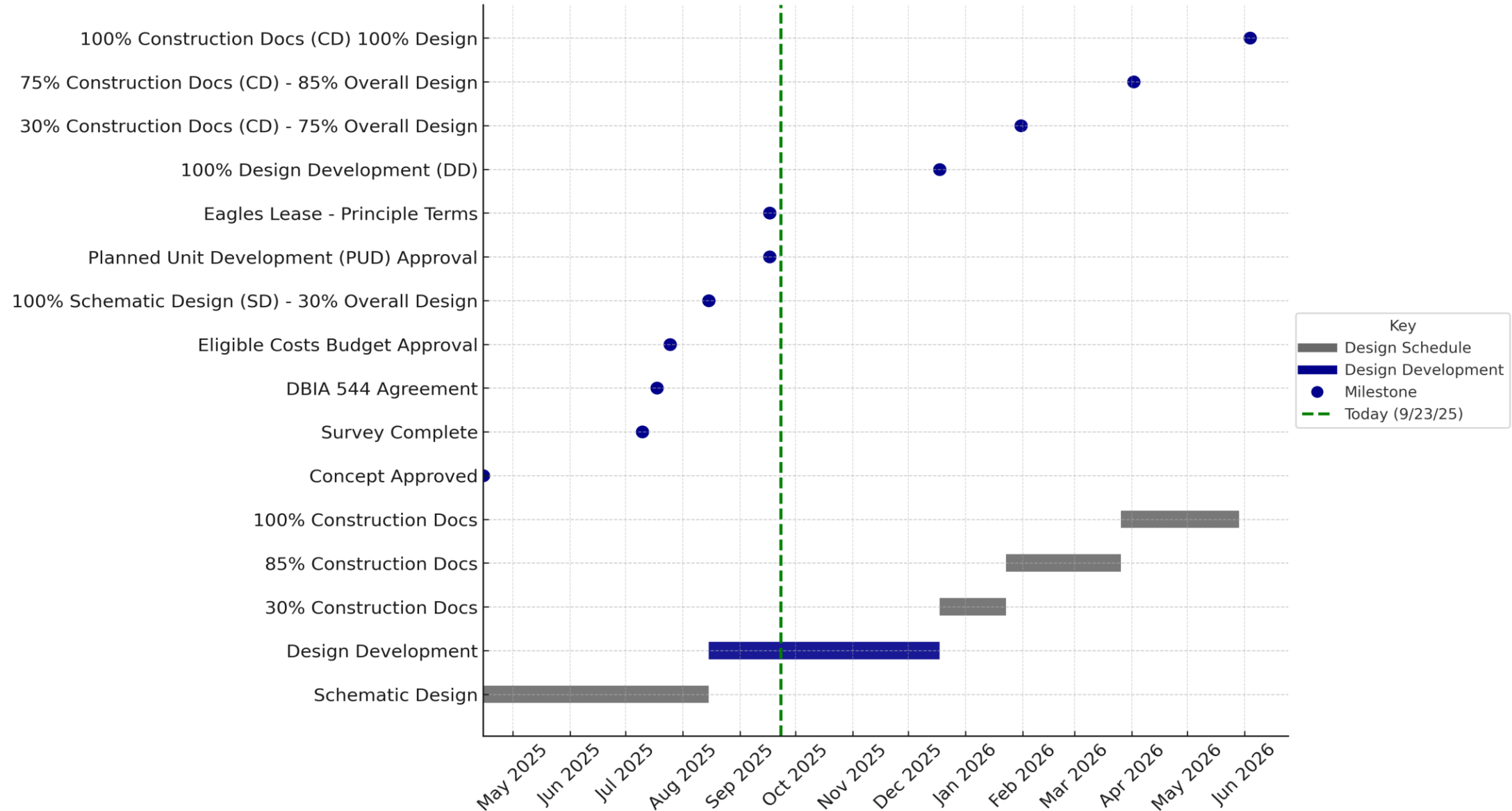
Schematic Design (SD):

- Submitted August 15, 2025
- PCL (General Contractor) performing Pricing Exercise: Anticipate September
- RLB (Independent Cost Consultant) performing Cost Evaluation: Anticipate in October

Design Development (DD)

- Next design Phase underway
- 100% DD Package anticipated in December 2025

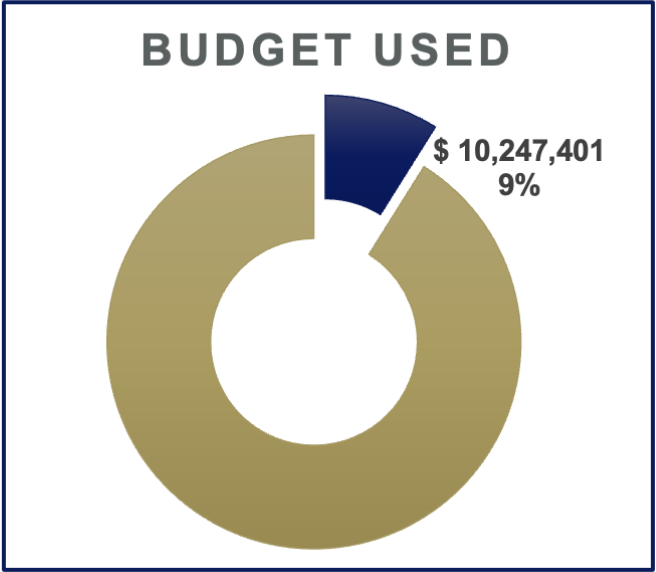
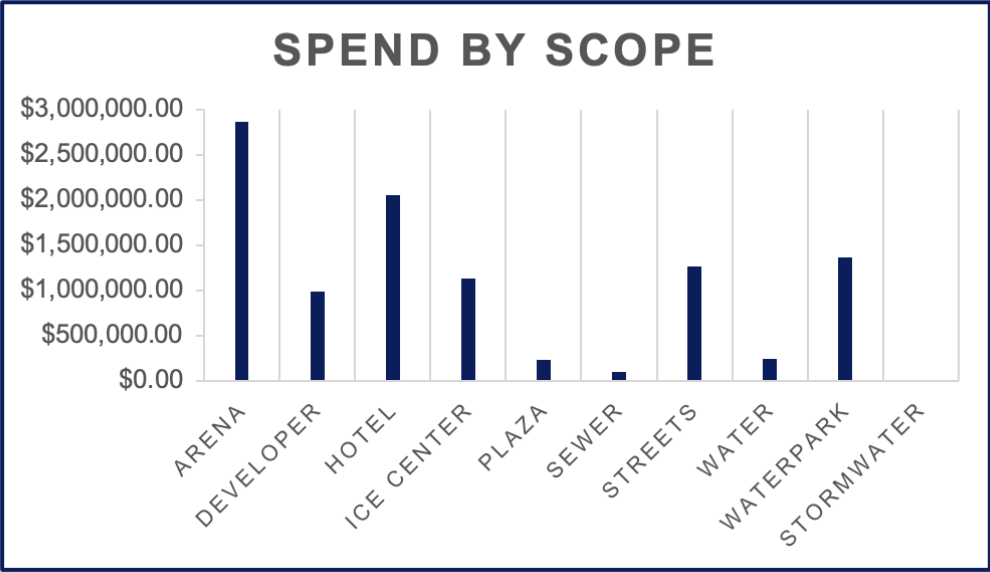
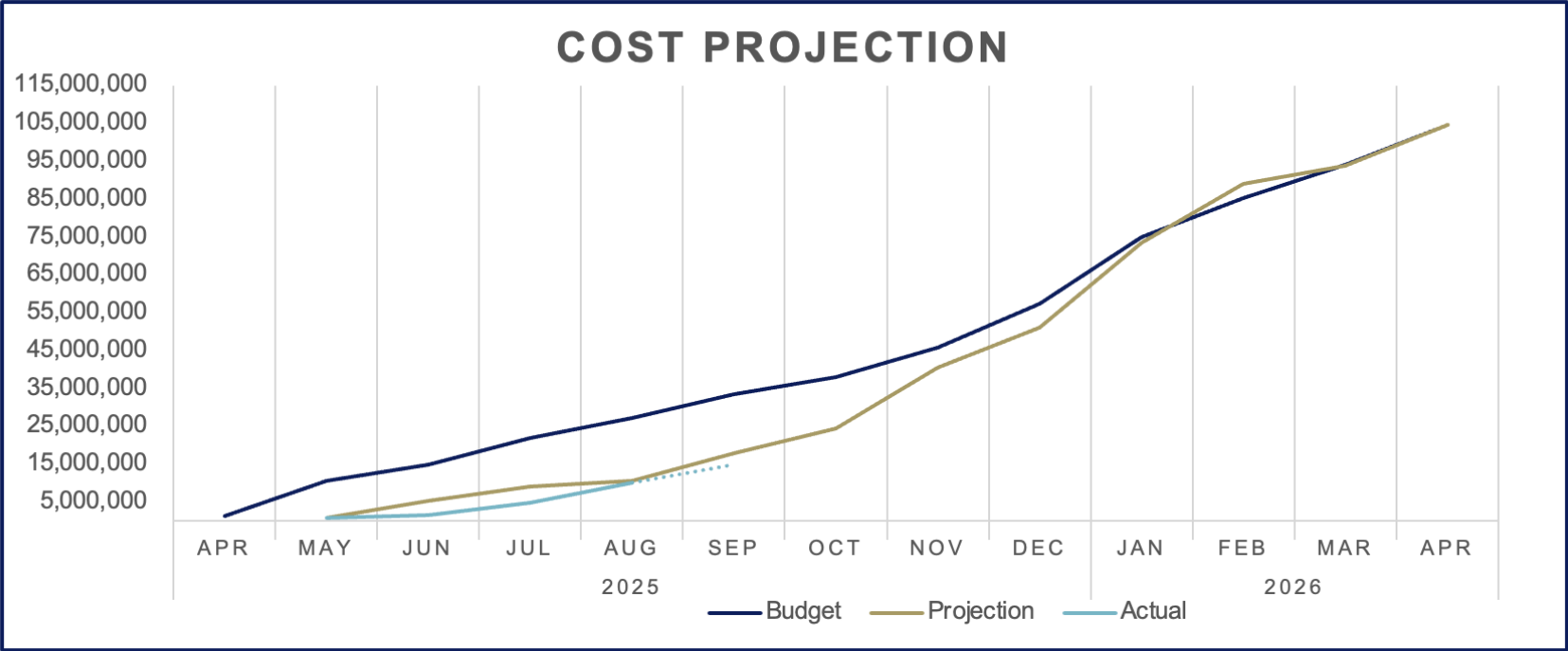
Progress Schedule





Budget

Project Spend





Project Studies

Economic Impact Studies

- **DTA – GID**
- **Zonda – Residential**
- **EPS – Retail/Commercial**
- **HL&A – Reliability/Entertainment District**

- **Coordination Meetings underway**
- **Anticipate initial information by the end of October**

Thank you





Work Session Agenda Summary

Item: 7.

September 23, 2025

Key Staff Contact: Adam Turk, Police Chief

Title:

Real Time Information Center (RTIC) Update

Background:

The Greeley Police Department will provide an update to city council regarding the Real Time Information Center (RTIC). The Real Time Information Center opened in October 2024 to support patrol and investigations. Since the launch of the center, it has assisted with about 7,000 police and fire calls. The RTIC provides real-time intelligence and technology integration to improve response, safety, and efficiency. The RTIC is staffed 7 a.m. through 1 a.m., seven days a week. However, there is a strong demand for 24-hour coverage. The Real Time Information Center operates on Fusus, a “single-pane-of-glass” platform chosen for cost and capability. It integrates traffic and investigative cameras, body-worn cameras, license plate readers, school floor plans, police/fire vehicle data, drones, Automated Vehicle Locating Systems (AVL) for police, fire and ambulance vehicles, and privately registered cameras. A media tour with local and regional coverage was held in October 2024.

A community meeting was held in February 2025 with about 50 attendees. A FAQ video was aired on GTV8 in April 2025. There has been an emphasis on transparency, accountability, and responsible use of city funds. The center has also been a great resource for the Patrol, as they now call RTIC before most incidents, building strong trust and reliability. The RTIC has had an impact on community safety. It has expanded monitoring of public areas such as Lincoln Park and downtown. The City of Greeley has also partnered with the Downtown Development Authority to fund new cameras and license plate readers, which have already captured evidence in a violent crime case. It also supports safe use of Greeley’s entertainment, shopping, and outdoor spaces.

The next steps for the RTIC is to implement Drones as First Responder (DFR) program. This program has been proven in other cities to cut response times, improve officer/community safety, and address staffing shortages. The center will be able to provide real-time intelligence and life-saving support during emergencies. It will not only provide support only in police operations but expand to provide support for the City of Greeley Public Safety; Greeley Police Department, Greeley Fire Department, Office of Emergency Management, and Traffic Department. The center will have live 911 integration and automated license plate readers already identifying stolen, suspect, and fleeing vehicles. Also, the installation of gunshot detection devices is in progress.

Strategic Focus Area:

High-Performance Government
Quality of Life
Safe and Secure Communities

Attachments:

1. Item 7 - Presentation



Real Time Information Center (RTIC) – 1 Year Update

Adam Turk, Chief of Police

Tanya Gutierrez, Police Commander

City Council Work Session – September 23, 2025



Safe and Secure Communities

Agenda



- Staffing Update and Community Education
- Statistics & Wins
- Real Time Information Construction Project
- Drone as a First Responder
- Council feedback & questions

Staffing & Community Education

- 4 Full-Time Technicians and 3 Sworn Officers (Collateral Assignment)
 - 0700-0100, 7 days a week.
- Community Outreach, Education, and Tours

'At the click of a button': Real-Time Information Center to unlock new capabilities for Greeley police

BY CHRIS BOLIN

October 8, 2024 at 4:53 p.m.

October 2024

Greeley Police Department invites public to meeting about Real-Time Information Center

BY MORGAN MCKENZIE

February 28, 2025 at 1:56 p.m.

February 2025

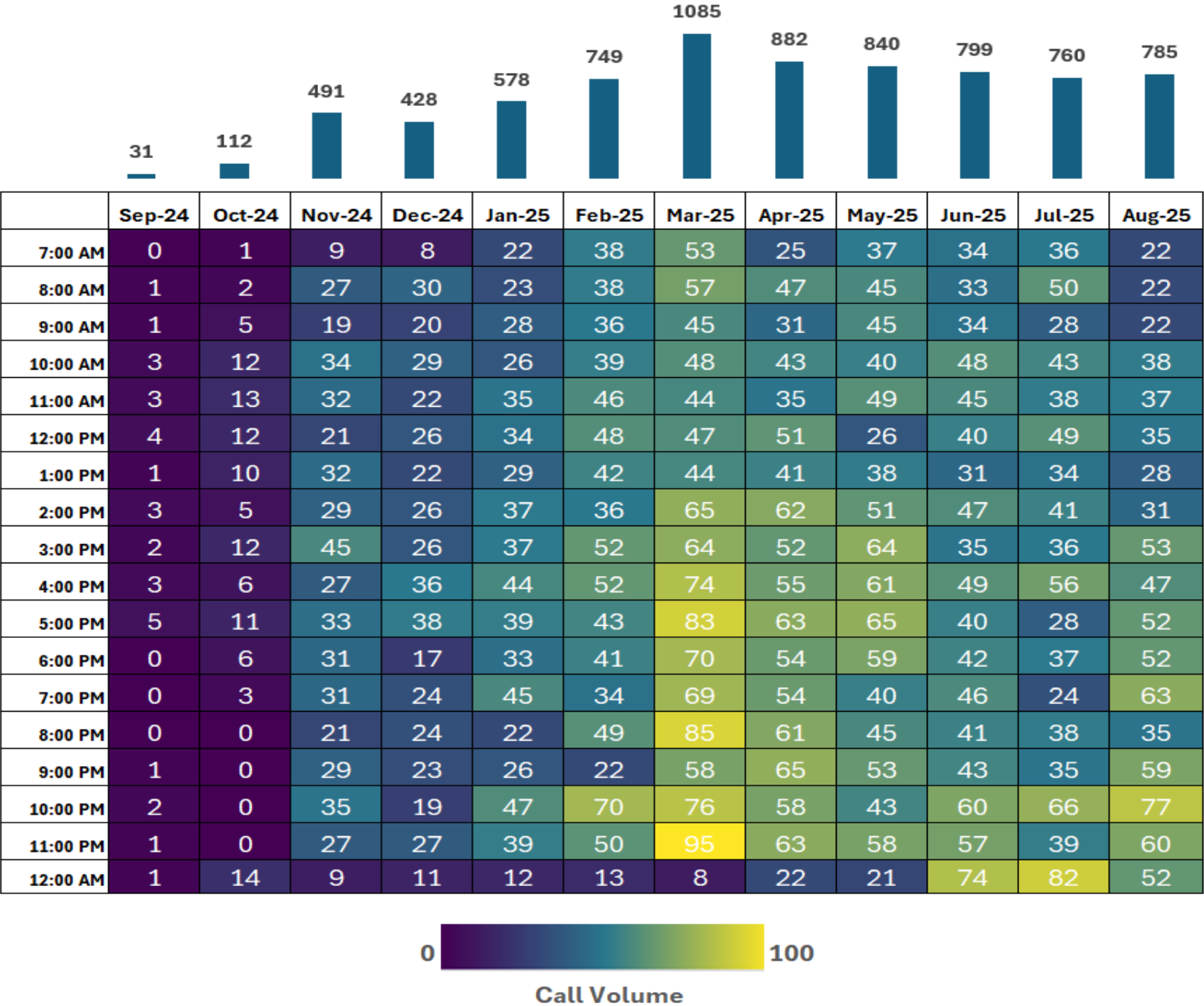
March 2025

Greeley Police: Real-Time Information Center already helping with majority of crimes

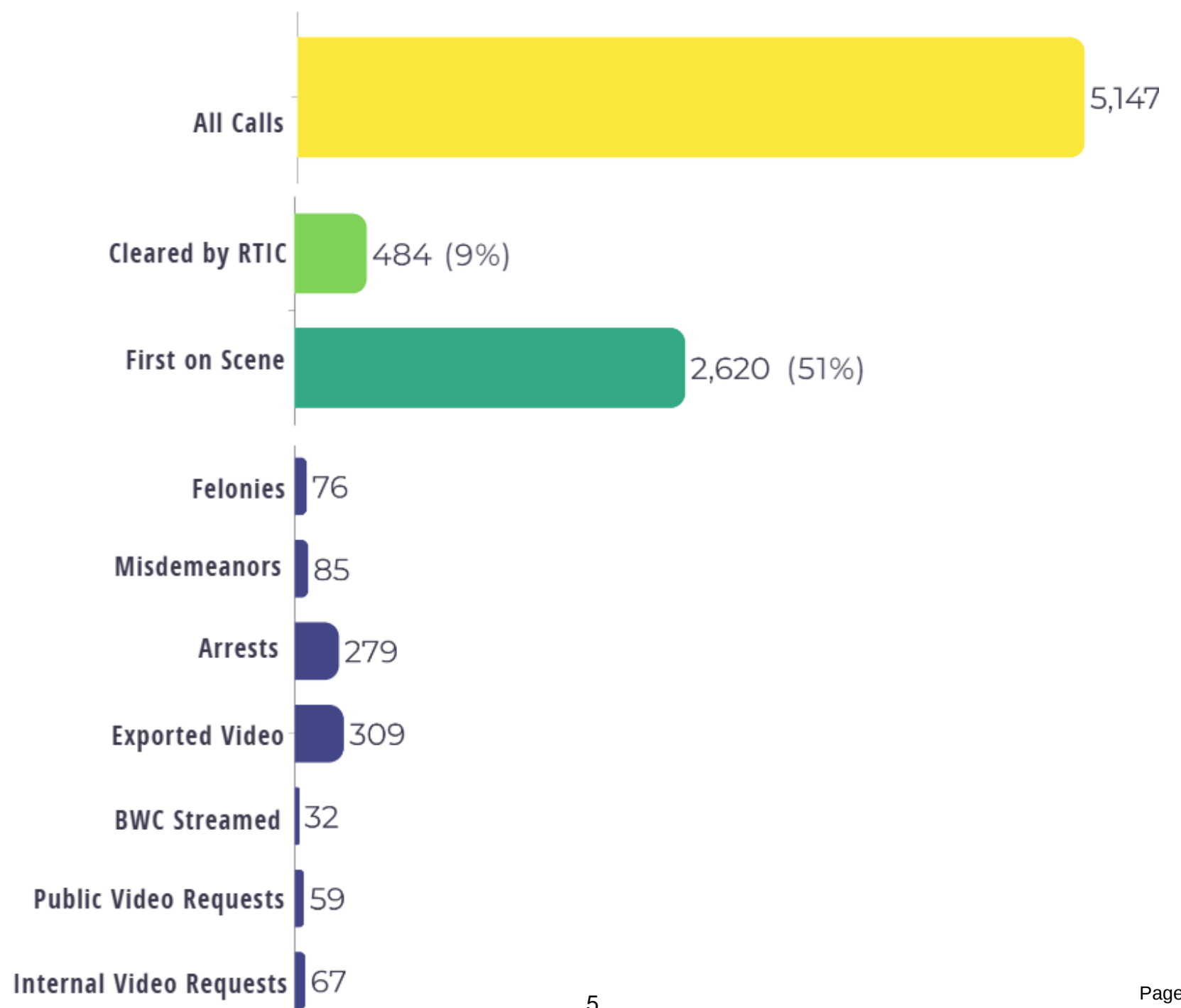
BY TYLER DUNCAN

March 14, 2025 at 4:30 p.m.

RTIC Call Volume



2025 Call Statistics



Notable Wins



6



September 3, 2025

CRIME

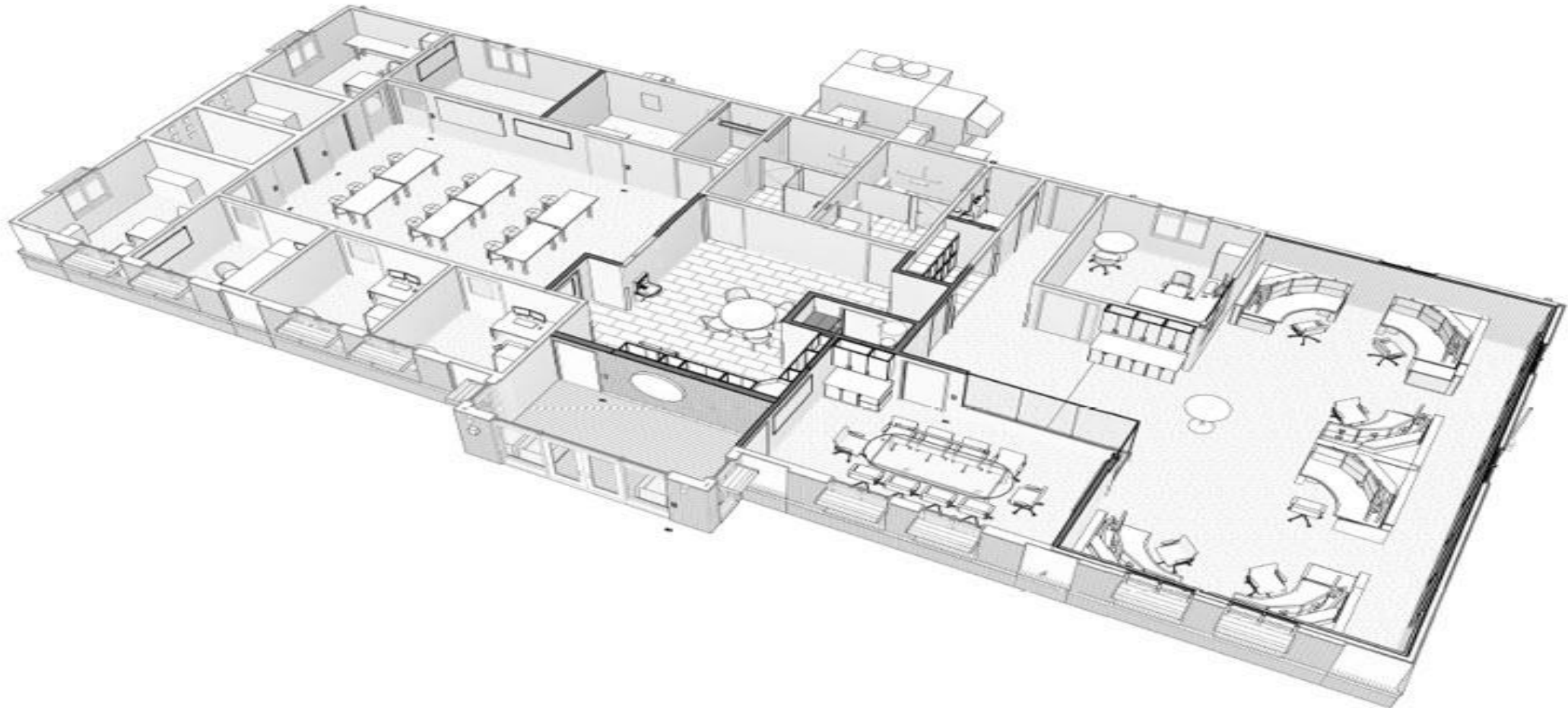
Man accused of throwing 10-pound rock at Greeley photo radar vehicle



4
minutes
later



RTIC Build Future Home



Drone as a First Responder-DFR



At full deployment, 26 Docks in 7 Hives could reduce costs, create operational efficiencies, and mitigate risk



96% of calls
26 Docks 7 Hives

Source: Greeley PD

- Significant financial benefits:
 - **\$1.4M in Savings:**
 - **\$756K** in redistributed labor from clearing 21% (over 16K) of non-priority calls within the designated area when idle
 - **\$591K** in claims and lost time by reducing risk of OIS by 50% and improving crash and crime scene reconstruction durations
- Impactful time savings:
 - Respond to **96%** of ALL CFS in under 2 minutes
 - **11,600 hours** gained from call efficiency + overwatch results in a Force Multiplier equal to **6 FTE's**
- Additional value add (to be quantified):
 - Contribute to **community & officer safety and wellness**
 - Enhance **community trust**



Summary and Next Steps

RTIC Goals

- Continue to advance Council's strategic priority for a Safe and Secure Greeley
- Become a Northern Colorado leader in crime reduction and public safety
- Strengthen community partnerships
- Support internal public safety partners, including Fire, Emergency Management, Traffic, Streets, Public Works, Transit, Water, and more.

Next Steps

- Expand RTIC hours and abilities by hiring additional FTE technicians and/or drone pilots (*pending council approval*).
- Renovation and construction of RTIC permanent home.
- Implement a Drone as First Responder (DFR) program
- Continue to leverage all software and strategically implement more technology.



**Safe and Secure
Communities**

Thank you!





Work Session Agenda Summary

Item: 8.

September 23, 2025

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

Title:

Council Review of Procurement Contracts

Background:

On April 22, 2025, City Council received consensus on an initiative to revisit the contracting process for the City, including City Council's approval of contracts. Currently, the City Charter and Code does not require City Council to review contracts for goods, services, or construction. The Procurement Department is seeking guidance from Council members about this initiative for recommendations, or code or policy changes.

At the August 12, 2025, work session, Council requested more information about what falls into the "other services" and "professional services" categories before providing guidance on potential code changes.

Strategic Focus Area:

High-Performance Government

Attachments:

1. Item 8 - Presentation

Council Review of Procurement Contracts

Allena J. Portis, Chief Financial Officer
Council Work Session | September 23, 2025





Agenda

- Background
- Options for Council Consideration
- Charter & Code Requirements
- Contract Types with Oracle Information
- Contract Statistics
- Contract Process / Timeline
- Discussion / Questions

Background

Currently the City Charter and Code does not require City Council to review contracts for goods, services, or construction.

On April 22, 2025, City Council received consensus on an initiative to revisit the contracting process for the City, including City Council's approval of contracts.

On August 12, 2025, staff provided a presentation to City Council and received direction to return with more information regarding Other Purchased Service and Professional Services categories.

In 2022, the code was changed by Ordinance 16-2022 to require intergovernmental agreement be “approved by city council resolution or ordinance: (1) When the approval of the proposed agreement involves the direct, monetary payment of more than \$100,000.00; (2) In the judgment of the city manager, the proposed agreement entails significant policy considerations; or (3) The approval by city council is required by state or federal law.”

City Charter Requirements

Charter Section 3-5. - Power to make contracts.

The City may enter into agreements, contracts and leases with governmental and private entities which have been authorized by the City Council, or which are consistent with the specific policy established by the City Council by ordinance.

Nothing shall prevent the making of contracts or spending of money for capital improvements to be financed in whole or in part by issuance of bonds, nor making of agreements, contracts or leases for services for a period exceeding the budget year in which a contract is made, if otherwise permissible by law.

Sec. 5-3. - Accounting; supervision and control.

The Financial Officer shall exercise proper accounting controls, and to this end the Financial Officer shall:

b. Examine and approve or disapprove all contracts, orders and other documents by which the City Government incurs financial obligations, having previously ascertained that monies have been appropriated and allotted and will be available when the obligations shall become due and payable;

City Code Requirements

City Municipal Code Title 2, Chapter 4, Section 2-184 – Approvals and signatures:

(b) Conveyance of city-owned water, mineral and real property interests shall be signed by the mayor and attested by the city clerk.

(c) Contracts and agreements for financial obligations. All contracts and agreements for financial obligations to which the city is a party shall require signatures as follows:

(4) For standard and nonstandard contract forms in amounts above \$100,000.00 shall be signed by the city manager or designee, approval as to legal form by the city attorney and review for availability of funds by the director of finance or designee.

Professional Services

Professional services encompass a broader range of activities that fall within the scope of licensed or registered professionals. These services include accounting, architecture, landscape architecture, medicine, and forensic science. For this presentation, professional services related to CIP, such as architects, are included in the CIP category.

Section 6-422 of City Code:

Professional services means services of a specialized nature, including, but not limited to, architecture, engineering, surveying, appraisals, accounting, training, and laboratory testing, the final product of which is predominantly oral or written advice or information or services as promulgated by the city manager.

Professional Services – Continued

Oracle descriptions include:

- Financial Services and Consulting
- Health Services and Consulting
- Legal Services
- Medical Services
- Professional Services
- Real Estate Management Services
- Landscape Design

Consulting Services

Consulting services involve providing expert advice and strategic guidance. These services include conducting studies, offering specialist advice and providing intellectual services that do not involve the traditional employer-employee relationship. Consulting services are often project-based and may include activities such as market research, feasibility studies, and strategic planning.

Section 6-422 of City Code states Services means the furnishing of labor, time or effort by a contractor, not involving the delivery of a specific end product other than reports which are merely incidental to the required performance. The term "services" shall not include employment agreements or collective bargaining agreements.

Consulting Services Continued

Oracle descriptions include:

- Advertising Design and Consulting Services
- Artist and Illustration Design Services & Consulting
- Business Development/Management & Consulting
- Human Resources Services & Consulting
- Market Research Services & Consulting
- Marketing & Product Development Services & Consulting
- Sports & Recreation Training, Services & Consulting

Other Services

Other services include services not classified as professional services or consulting and does not fall into one of the general categories provided.

Oracle descriptions include:

- Advertising
- Building Restoration & Preservation Services
- Bus Transportation Service
- Electrician Services
- Entertainers/Performers/ Artist
- Hazardous Waste Services
- Landscaping Services
- Mail/Delivery Services
- Printing Services
- Security Guard Services
- Temporary Staffing Services
- Transportation Services

Supplies/Goods/Commodities

Section 6-422 of City Code states Supplies means all property, including, but not limited to, equipment, materials, printing, insurance and leases of real property, excluding land or a permanent interest in land.

- Sporting Goods
- Auto and Truck Supply
- Auto and Truck Sales
- Boats and Motors
- Building Supplies
- Capital Equipment
- Chemicals
- Clothing & Uniforms
- Construction Vehicles/Equipment
- Engineering Supplies
- Construction Equipment
- Mobile Equipment
- Fire Protection Supplies
- Fire Trucks
- Firearms and Ammunition
- Fleet Maintenance and Parts/Supplies
- Furniture, Fixtures, Equip

Supplies/Goods/Commodities Continued

Oracle descriptions include:

- Furniture, Fixtures, Equip
- Gas and Fuel
- Insurance/Claims/Settlements
- Lawn & Forestry Equipment
- Lighting Fixtures
- Medical Equipment & Supplies
- Other Machinery & Equipment
- Park/Playground Equipment
- Passenger Vehicles/Trucks
- Paving Materials
- Police Equipment/Supply
- Pool Equipment & Supplies
- Road Salt
- Security/Alarm Products
- Supplies
- Transit Fuel
- Two Way Radio Equip
- Water Equipment

Capital Improvement Program Related

City code states “Construction means the process of building, altering, repairing, improving or demolishing any public structure, or building or other public improvements of any kind to any public real property. The term "construction" does not include the routine operation, routine repair or routine maintenance of existing structures, buildings or real property.”

Due to Council feedback related to CIP contracts, architects and other CIP related professional services are included in this category.

Capital Improvement Program Related Continued

Oracle descriptions include:

- Art Acquisition
- Concrete Contractors
- Construction
- Construction Planning, Management, and Consulting
- Engineering Services
- Improvements other than buildings
- Land/Building Cost/Demolition
- Miscellaneous – Capital Projects
- Utility Services – Capital Projects

Contract Statistics

Contracts \$500k and greater (2022 - 2024)	
CIP	104
SUPPLIES/COMMODITIES	26
ECONOMIC DEVELOPMENT	1
GRANTS	2
IGA	3
REPAIRS & MAINTENANCE	3
PROFESSIONAL SERVICES	3
TECHNOLOGY GOODS & SERVICES	8
UTILITIES	4
Total	154

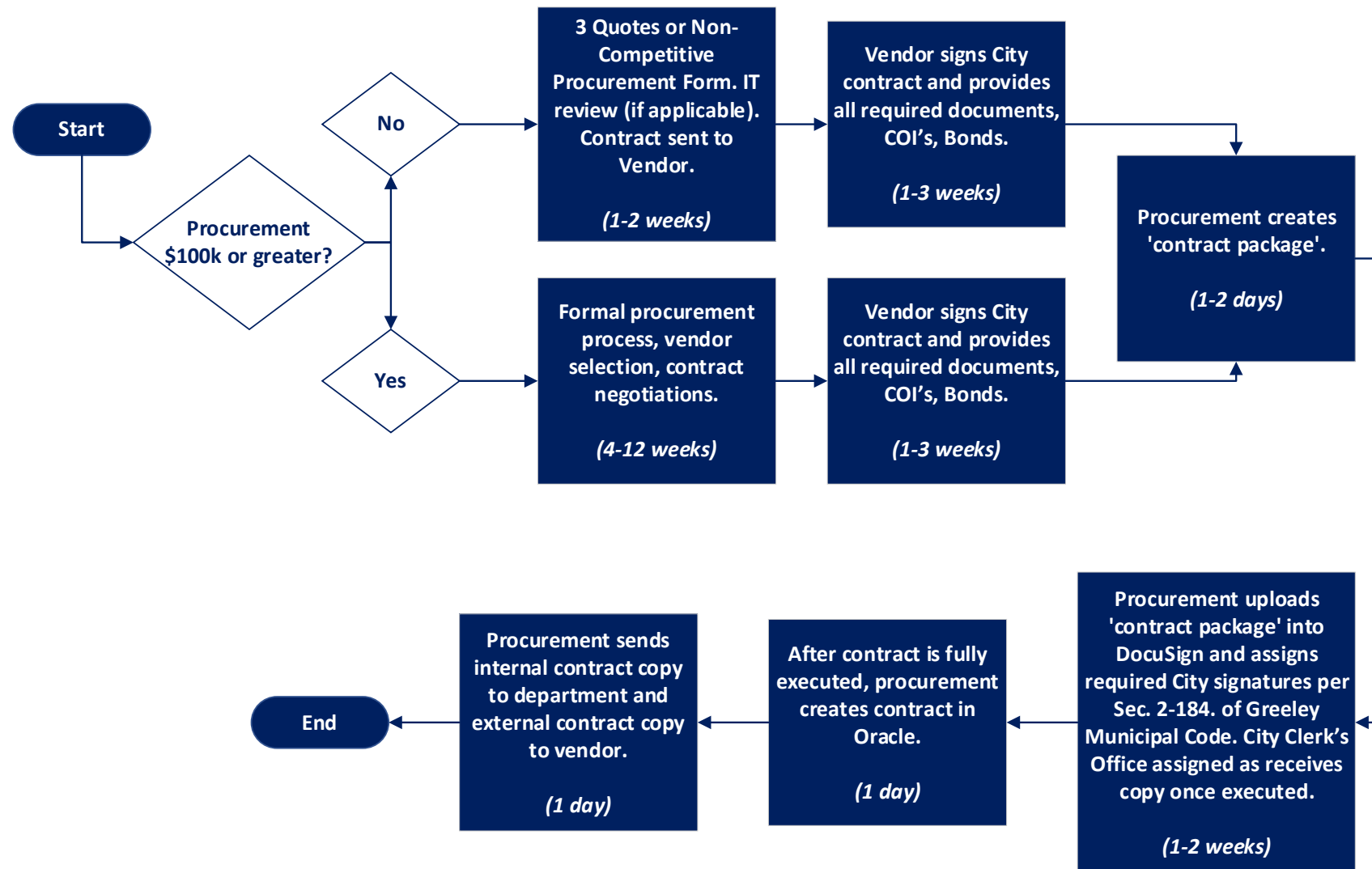
Contracts \$250k and greater (2022 - 2024)	
CIP	189
SUPPLIES/COMMODITIES	63
CONSULTING	5
ECONOMIC DEVELOPMENT	1
GRANTS	2
IGA	4
REPAIRS & MAINTENANCE	4
OTHER SERVICES	5
PROFESSIONAL SERVICES	6
TECHNOLOGY	18
UTILITIES	4
Total	301

Contracts Below \$250k (2022 - 2024)	
CIP	268
SUPPLIES/COMMODITIES	230
CONSULTING	53
ECONOMIC DEVELOPMENT	1
GRANTS	4
IGA	7
REPAIRS & MAINTENANCE	42
OTHER SERVICES	44
PROFESSIONAL SERVICES	28
PROPERTY TAX FEES	1
TECHNOLOGY	56
UTILITIES	12
Total	746

City of Greeley vs Other Municipalities

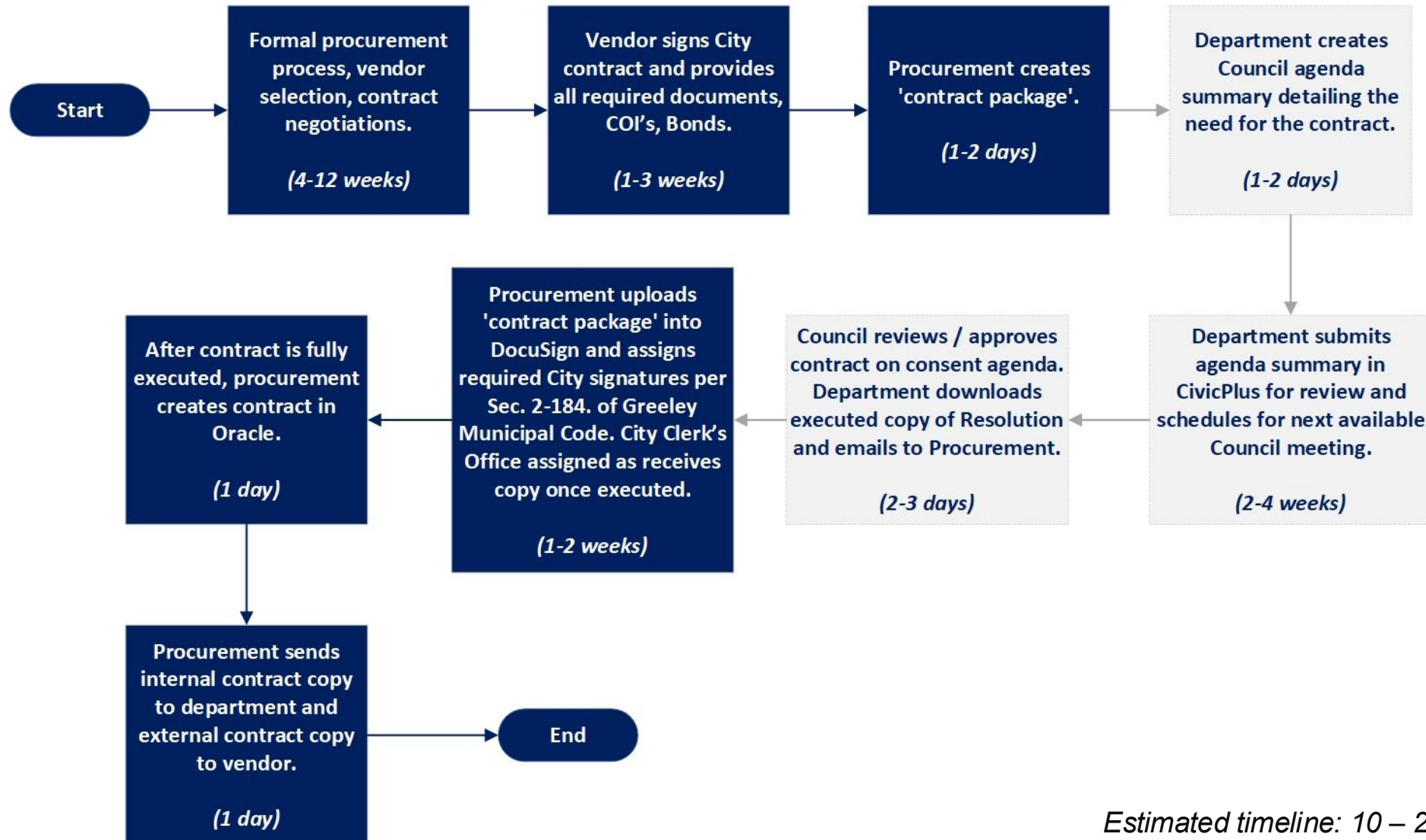
City	2025 Budget	Council Approval	Approval Type
City and County of Denver	\$4.4B	\$500,000	Resolution or Ordinance
City of Aurora	\$1.4B	N/A	
City of Colorado Springs	\$941M	N/A	
City of Fort Collins	\$932M	\$200,000	Resolution
City of Boulder	\$590M	N/A	
City of Broomfield	\$557M	\$200,000	
<u>City of Greeley</u>	<u>\$542M</u>	<u>N/A</u>	
City of Loveland	\$534M	N/A	
City of Thornton	\$486M	N/A	
City of Longmont	\$470M	N/A	
City of Arvada	\$366M	\$500,000	Resolution
City of Westminster	\$333M	\$250,000	
City of Lakewood	\$316M	Unbudgeted contracts	
City of Brighton	\$255M	\$500,000	
City of Englewood	\$207M	\$250,000	Resolution
City of Golden	\$198M	\$100,000	
City of Lafayette	\$122M	\$100,000	

Contract Process / Timeline (*Current*)



Estimated timeline: 4 – 18 weeks

Contract Process / Timeline (*Council Review*)



Estimated timeline: 10 – 23 weeks

Options for Determining Council Review

Options presented are not mutually exclusive

Procurement Method

- ITB
- RFP
- RFQ
- Cooperative Purchases

Dollar Threshold

- \$100,000-\$249,999
- \$250,000 and greater
- \$500,000 and greater

Contract Type

- Professional Services
- Consulting Services
- Supplies/Goods
- CIP Related

Next Steps

At this time, we are seeking guidance from Councilmembers about this initiative for recommendations, or code or policy changes based on the information provided herein.

Thank you





Work Session Agenda Summary

Item 9.

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

September 21– October 18, 2025

Monday, September 22, 2025

- Greeley Chamber of Commerce 11:30 a.m.

Tuesday, September 23, 2025

- 2025 State of the University Address 11:30 a.m. University Center (2101 10th Ave Greeley CO 80639)
- 10th Anniversary of Prairie Heights Middle School 5 p.m. Prairie Heights Middle School (3737 65th Ave Evans CO 80634)
- City Council Work Session Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Wednesday, September 24, 2025

- Upstate Colorado Economic Development 7 a.m. Upstate Colorado Conference Room (822 7th Street Greeley CO 80631)
- West Greeley Groundbreaking 10 a.m. Future Catalyst Site

Thursday, October 2, 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, October 7, 2025

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

Monday, October 13, 2025

- Greeley/Weld Quarterly Breakfast 7 a.m. Epic Egg (3830 W 10th St C-1, Greeley, CO 80634)

Tuesday, October 14, 2025

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

Wednesday, October 15, 2025

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

Thursday, October 16, 2025

- District 6 Business Partner Appreciation Breakfast 7:30 a.m. Aims Community College Welcome Center (4901 W. 20th Street Greeley CO 80634)
- Downtown Development Authority 7:30 a.m. (802 9th Street, Greeley CO 80631)
- Airport Authority 3:30 p.m. Greeley-Weld Airport (600 Airport Road, Greeley CO 80631)

2025 Council Meeting/Work Session Agenda Items Schedule

9/15/2025			
This schedule is subject to change			
October 07, 2025 Council Meeting	UNC Fall Update	Mayor	Consent
	Proclamation - National Federation of the Blind Greeley Chapter Blind Awareness Day	Mayor	Consent
	Proclamation - Community Planning Month	Mayor	Consent
	Minutes - September 2 RM; September 9 WS	Heidi Leatherwood	Consent
	Resolution - Reimbursement - Civic Campus	Allena Portis	Consent
	Intro & 1st Rdg Ord - Authorization of Eminent Domain for West Greeley Sewer System	Adam Prior/ Sean Chambers	Consent
	Intro & 1st Rdg Ord - Eminent Domain Authority acquire real property development West Greeley Sanitary Sewer Infrastructure	Adam Prior/ Sean Chambers	Consent
	Intro & 1st Rdg Ord - Pay Plan	Martha Lanaghen	Consent
	Intro & 1st Rdg Ord - Final 2025 Appropriation	Nathan Mosley	Consent
	PH & 1st rdg Ord - 2026 Budget	Nathan Mosley	Regular
October 14, 2025 City Council Work Session	NFRMPO Coordinated Plan	Will Jones	WS
	Initiative 3-2025 - Public Art Update	Kalen Myers/Diana Frick	WS
	CAO Organizational Assessment (Tentative)	Stacey Aurzada	WS
	Sponsorship Policy	Allena Portis	WS
	Development Text Code Amendment for Accessory Dwellings (Hold)	Caleb Jackson/Don Threewitt	WS
October 21, 2025 Council Meeting	Minutes - September 16 RM; September 23 WS	Heidi Leatherwood	Consent
	Motion - 2026 Council Meeting Schedule Approval	Heidi Leatherwood	Consent
	PH & 2nd Rdg Ord - Authorization of Eminent Domain for West Greeley Sewer System	Adam Prior/ Sean Chambers	Regular
	PH & 2nd Rdg Ord - Eminent Domain Authority acquire real property development West Greeley Sanitary Sewer Infrastructure	Adam Prior/ Sean Chambers	Regular
	PH & 2nd Rdg Ord - Lake Bluff LID	Ryan Duve/Sean Chambers	Regular
	PH & 2nd Rdg Ord - Pay Plan	Martha Lanaghen	Regular
	PH & 2nd Rdg Ord - 2026 Budget	Nathan Mosley	Regular
	PH & 2nd rdg Ord - Final 2025 Appropriation	Nathan Mosley	Regular
	B&C Appointments	Jennifer Middleton	Regular
October 28, 2025 City Council Work Session	Tree Canopy Plan	Diana Frick	WS
	Development Text Code Amendment for Affordable Housing (Hold)	Caleb Jackson/Don Threewitt	WS
	Development Text Code Amendment for Signs (Hold)	Caleb Jackson/Don Threewitt	WS
	B&C Triennial Review	Jennifer Middleton	WS
November 04, 2025 Council Meeting	Cancelled - No Meeting- Election Day		
November 11, 2025 City Council Work Session	Cancelled -No Meeting- Veteran's Day		
November 18, 2025 Council Meeting	Minutes - October 7; October 21 RM; October 14 WS; October 28 WS	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Development Code Text Amendment for Accessory Dwellings	Caleb Jackson/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Development Code Text Amendment for Annexations	Caleb Jackson/Don Threewitt	Consent
	Comprehensive Financial Policies	Allena Portis	Informational
	B&C Appointments	Jennifer Middleton	Regular
November 25, 2025 City Council Work Session	Cancelled- No Meeting -Thanksgiving Holiday		
December 02, 2025 Council Meeting	Minutes	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Development Code Text Amendment for Affordable Housing	Caleb Jackson/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Development Code Text Amendment for Signs	Caleb Jackson/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Reauthorize Boards	Jennifer Middleton	Consent
	PH & 2nd Rdg Ord - Development Code Text Amendment for Accessory Dwellings	Caleb Jackson/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Development Code Text Amendment for Annexations	Caleb Jackson/Don Threewitt	Regular
	Private Activity Bond Affordable Housing Program	Deb Callies	
	Greeley Housing Authority/High Plains Development Loan to Grant Conversions	Deb Callies	
December 09, 2025 City Council Work Session	3 rd Quarter Financial Report	Robert Miller/Tyra Litzau	WS
December 16, 2025 Council Meeting	Minutes	Heidi Leatherwood	Consent
	PH & 2nd Rdg Ord - Development Code Text Amendment for Affordable Housing	Caleb Jackson/Don Threewitt	Consent
	PH & 2nd Rdg Ord - Development Code Text Amendment for Signs	Caleb Jackson/Don Threewitt	Consent
	PH & 2nd Rdg Ord - Reauthorize Boards	Jennifer Middleton	Regular
	B&C Appointments	Jennifer Middleton	Regular

Greeley City Council

Status Report of Council Initiatives

Initiative No.	Council Member Initiating	Council Request	Council Meeting or Work Session Date Requested	Next Steps & Schedule	Anticipated Deliverable & Date (Report, Council Presentation, etc.)	Assigned to:
11-2023	Clark/Butler	Artificial turf and landscape standards	August 1, 2023 Council Meeting	*Come back to Council with a draft ordinance	Staff will schedule for a later date.	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	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. At the June 10 WS council requested staff to pause construction to ensure Lincoln Park compliments future vision for Greeley's Downtown Civic Campus.	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. The consultant is working on completing the study which is tentatively planned for September.	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	Following the February council meeting Code Compliance has been focusing on the council's direction to: Explore how to speed up compliance without immediate ticketing. How to enhance voluntary compliance. A more detailed update regarding Code Compliance progress was provided in the August 29 weekly update. A follow-up worksession will be scheduled this winter.	Kelli Johnson/Buxton Demers
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 Starting phase 1 (procedures chapter) and remaining phases are on hold pending budget.	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 October 14 WS.	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.	Staff will return with a presentation including the Financial Model at the Aug 26 WS. Staff will come to Council with the Plan of finance at a work session late fall Oct/Nov timeframe.	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. A presentation is scheduled for the August 12 WS. Staff will return to Council at the Sept 23 work session	Stacey Aurzada/Allena Portis
07-2025	Butler	Quiet Zones	May 6, 2025 Council Meeting	Update at a future work session quiet zone projects.	Memo will be sent to Council.	Public Works
11-2025	McDonald	Contractor Licensing	Council Meeting	Requested staff to come back on a Work Session to present information on changing the code for contractors being licensed in the City specifically roofers.	Staff will be scheduling a work session.	Brian McBroom



Work Session Agenda Summary

Item: 10.

Title

Adjournment