

Greeley City Council Agenda

Work Session

Tuesday, October 28, 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, October 28, 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. City of Greeley Urban Forest Strategic Plan
6. Development Code Text Amendment for Affordable Housing
7. Motion to go into an Executive Session to receive legal advice regarding personnel matters
8. Scheduling of Meetings, Other Events
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.

October 28, 2025

Key Staff Contact: Diana Frick, Cultural Parks and Recreation Director

Title:

City of Greeley Urban Forest Strategic Plan

Background:

The Greeley Urban Forest Strategic Plan (UFSP) was developed by the City's Forestry Program in partnership with Davey Resource Group, Inc., and in collaboration with City departments, community stakeholders, and regional partners between July 2024 and September 2025. The Plan establishes a 20-year vision for managing, enhancing, and growing Greeley's urban forest to support community health, environmental sustainability, and equitable access to nature. Greeley's tree canopy has increased from 6.3% in 2009 to 8.2% in 2023—an addition of more than 600 acres—reflecting significant growth in both canopy coverage and program responsibilities, with over 12,700 trees currently maintained and more than 7,800 planted in recent years.

The Plan is grounded in extensive public engagement involving more than 340 residents through focus groups, surveys, public meetings, and presentations.

It identifies six strategic objectives:

- Improving data collection and canopy analysis
- Promoting equitable and resilient canopy growth
- Increasing proactive tree management
- Expanding community education and engagement
- Strengthening interdepartmental coordination
- Building regional partnerships around shared priorities such as water conservation and access to nature

The purpose of this work session is to present the final Urban Forest Strategic Plan and request City Council approval to adopt it as the guiding framework for future urban forestry policy, planning, and investment in Greeley.

Strategic Focus Area:

Quality of Life

Attachments:

1. Item 5 - Presentation



Urban Forest Strategic Plan

Shiloh Hatcher, Forestry Manager

Dana Karcher, Project Developer Davey Resource Group

City Council Work Session – October 28, 2025



Quality of Life

Agenda



—CITY OF—
GREELEY
Urban Forest Strategic Plan

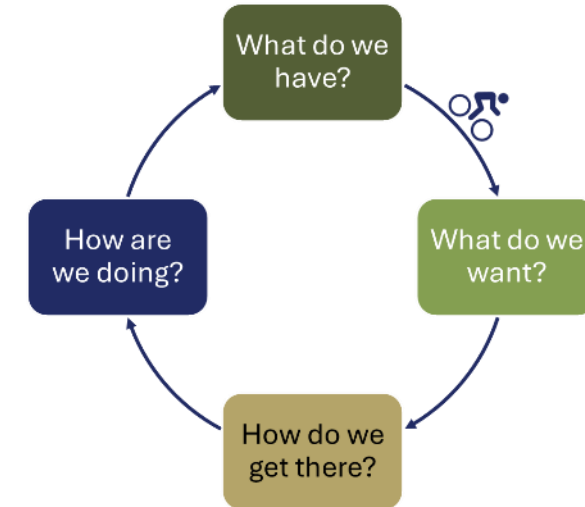
Plan Estratégico de Bosques Urbanos

- Community engagement
- UFSP planning findings
- Strategic objectives & initiatives
- Endorsement of the Urban Forest Strategic
- Purpose: Council Endorsement

Community Engagement

Engagement Activities

- Involvement of 341 community members to date:
- Stakeholder focus groups (7)
- UFSP public meetings (2)
- Community group presentations (8)
- Community survey (1)
- Public plan review (30)
- Planned future engagement:
- UFSP public meeting #3, 10/23



Engagement Findings

“Which benefits of trees are most important to you?”



79%

Create cooling shade



27%

Beautify my property



36%

Reduce air pollution/
Improve air quality



23%

Increase property values



32%

Provide wildlife habitat



21%

Reduce noise

Engagement Findings

“Which possible downsides of trees most concern you?”



53%

Obstruct signs, streetlights, or vistas



31%

Damage sidewalks and streets



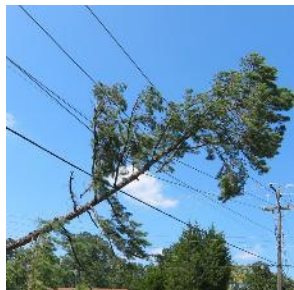
34%

Drop leaves, seeds, or fruit



26%

Are expensive to maintain



34%

Threaten utility lines

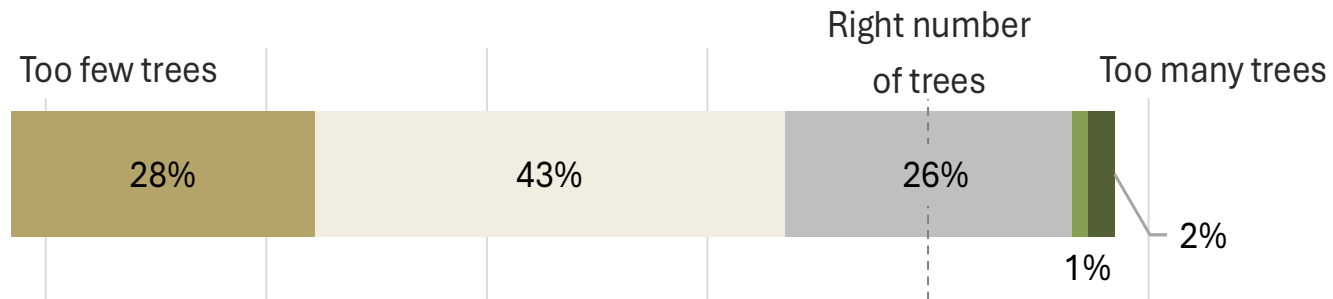


24%

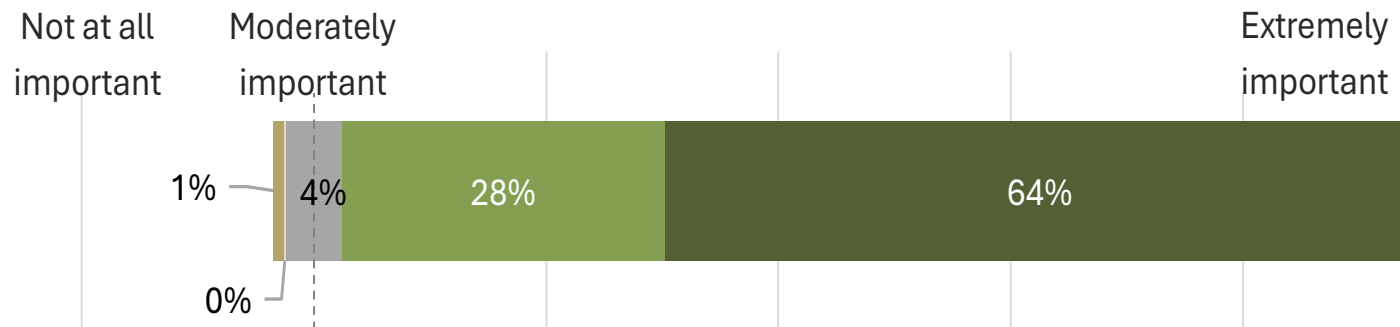
Require water

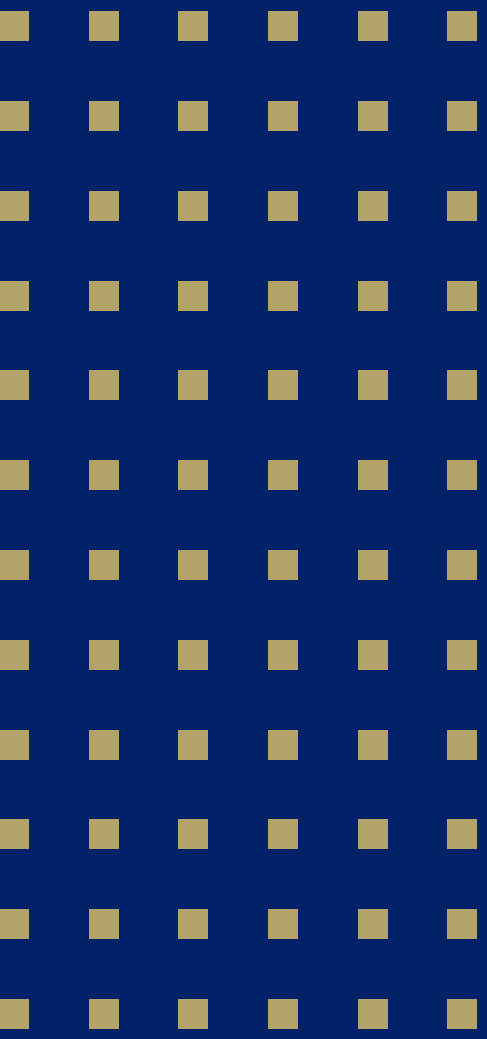
Engagement Findings

How do you feel about the number of trees in your neighborhood?



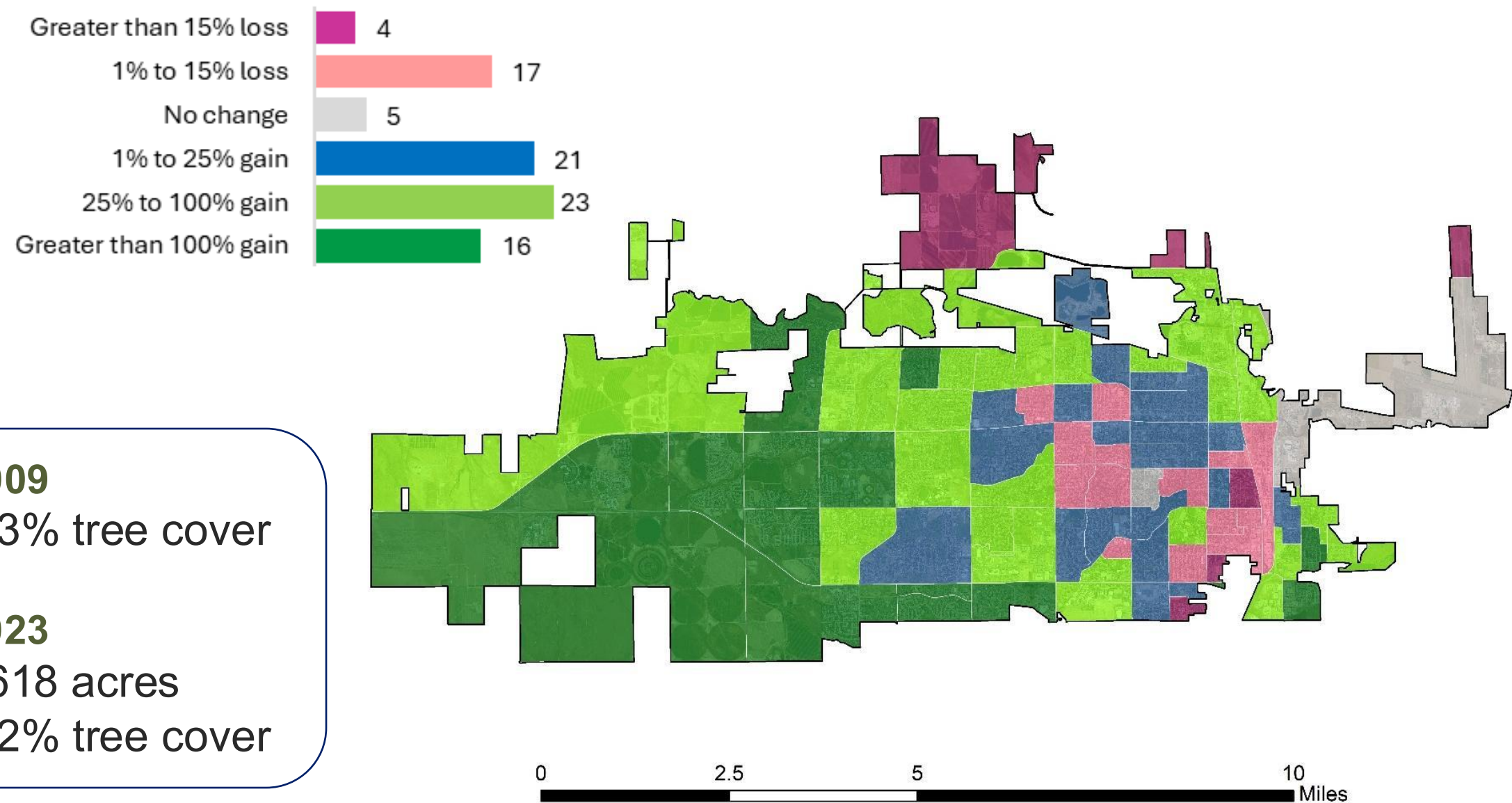
How important is having trees in your neighborhood?

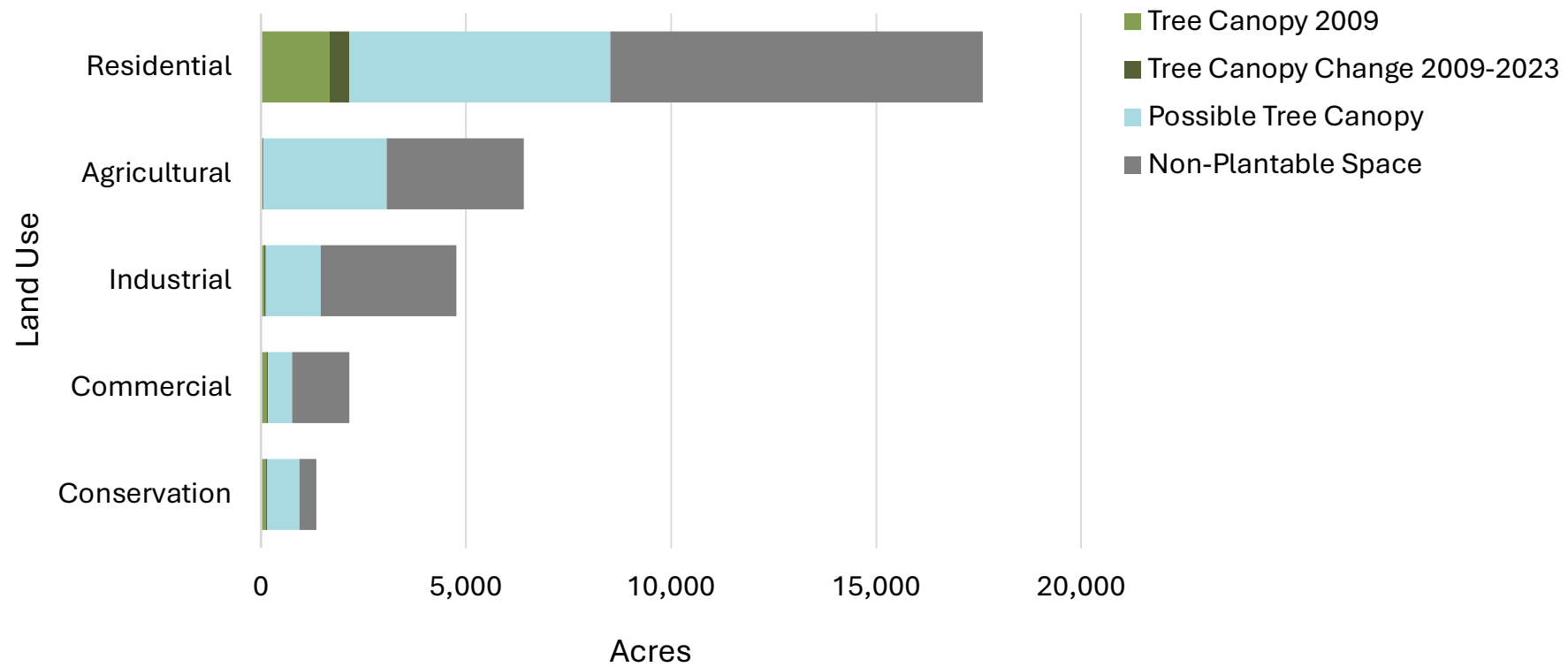




Urban Forestry Strategic Plan Findings

Tree Canopy is Growing

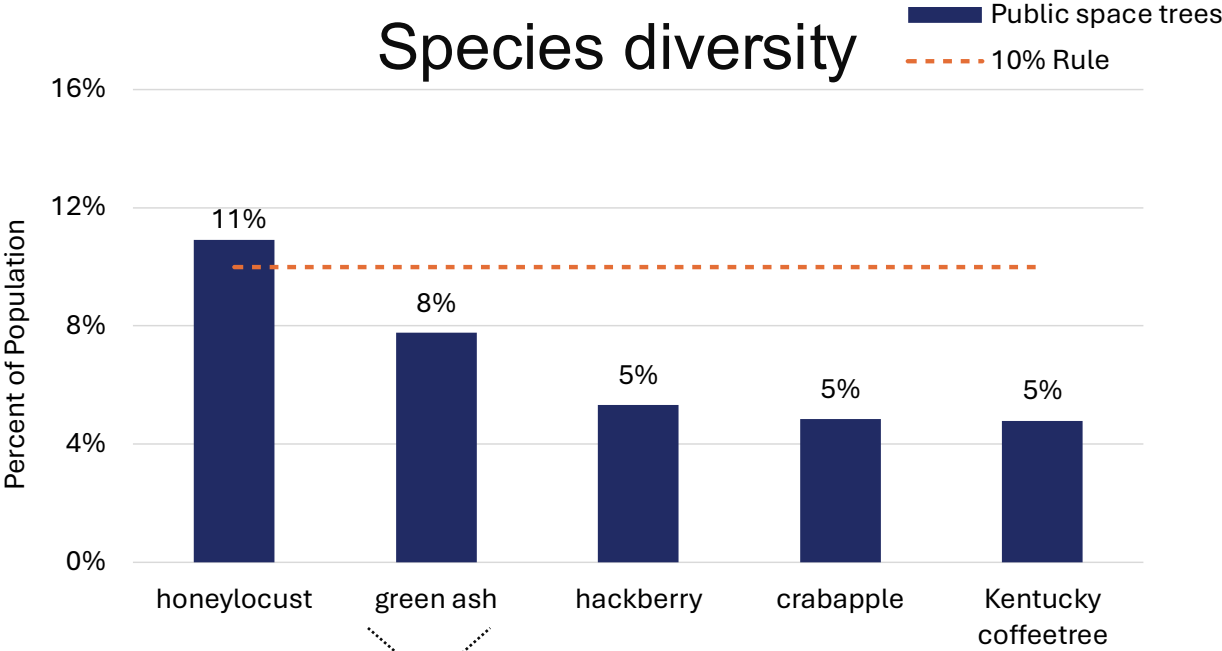




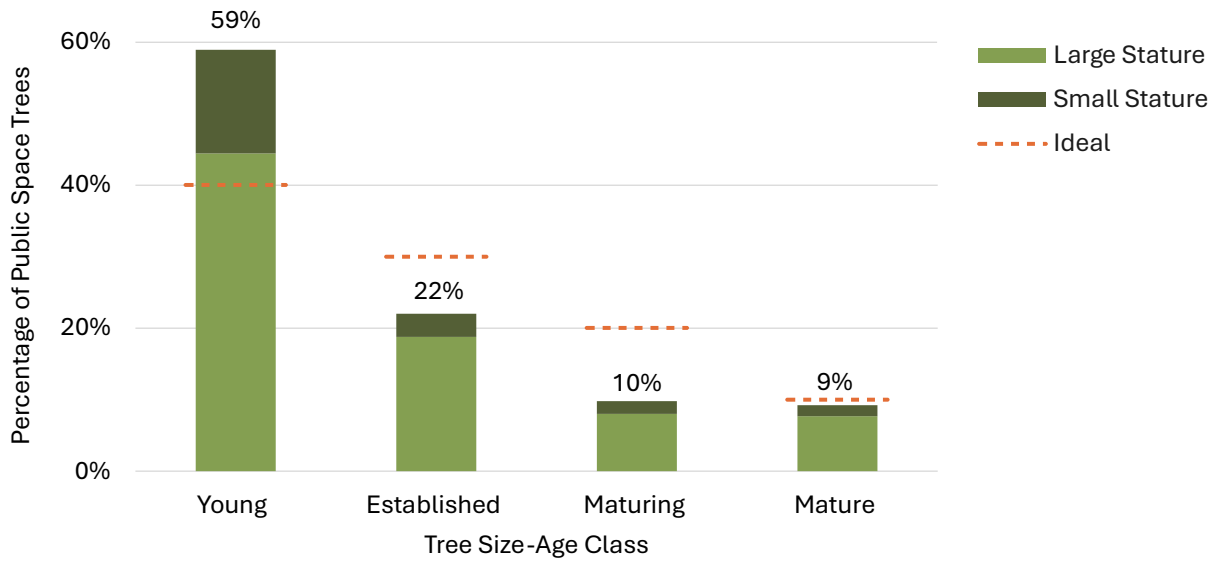
Residential Land is Key

Continue to Build Urban Forest Resilience

Species diversity



Age diversity

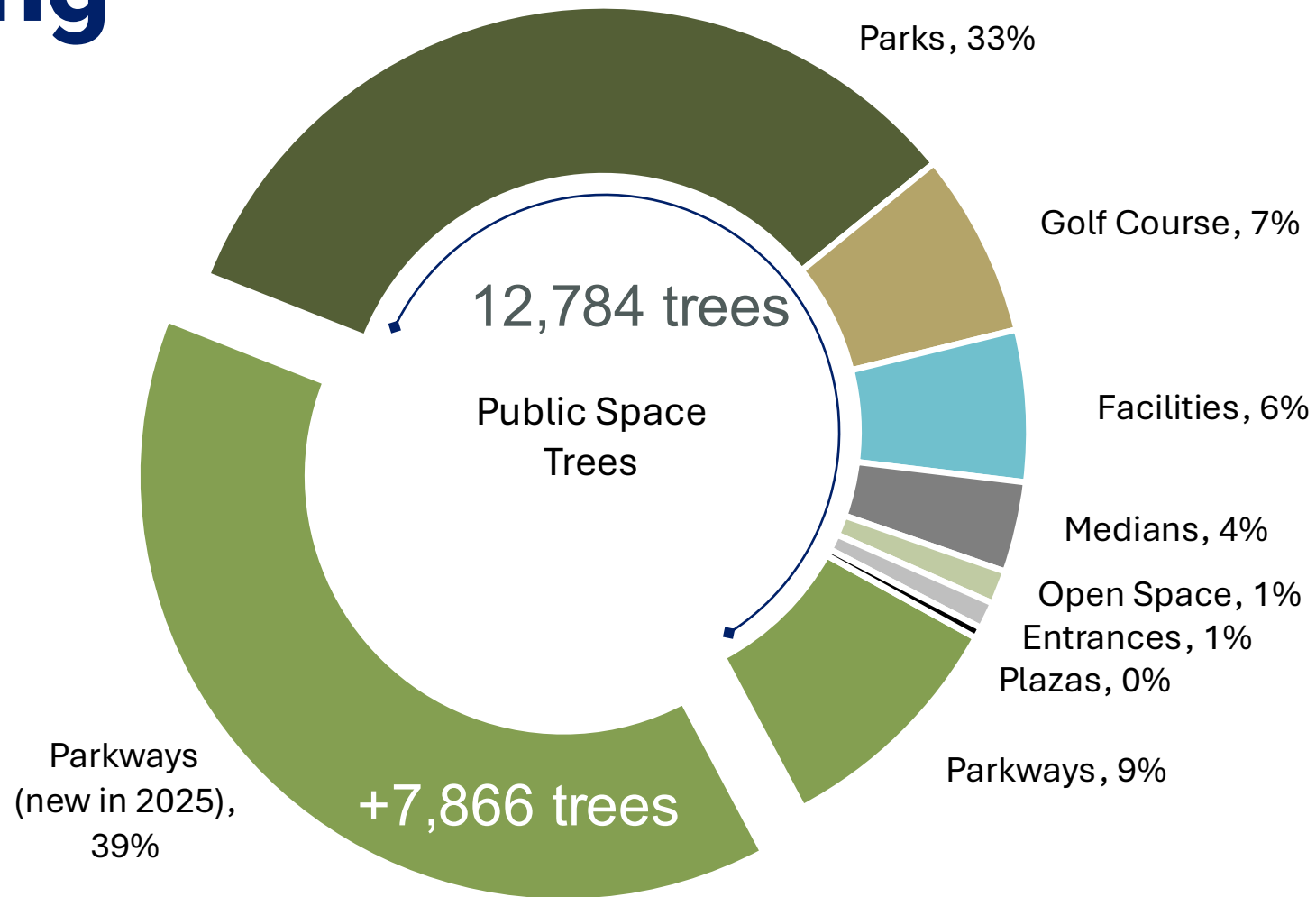


Drought resistance

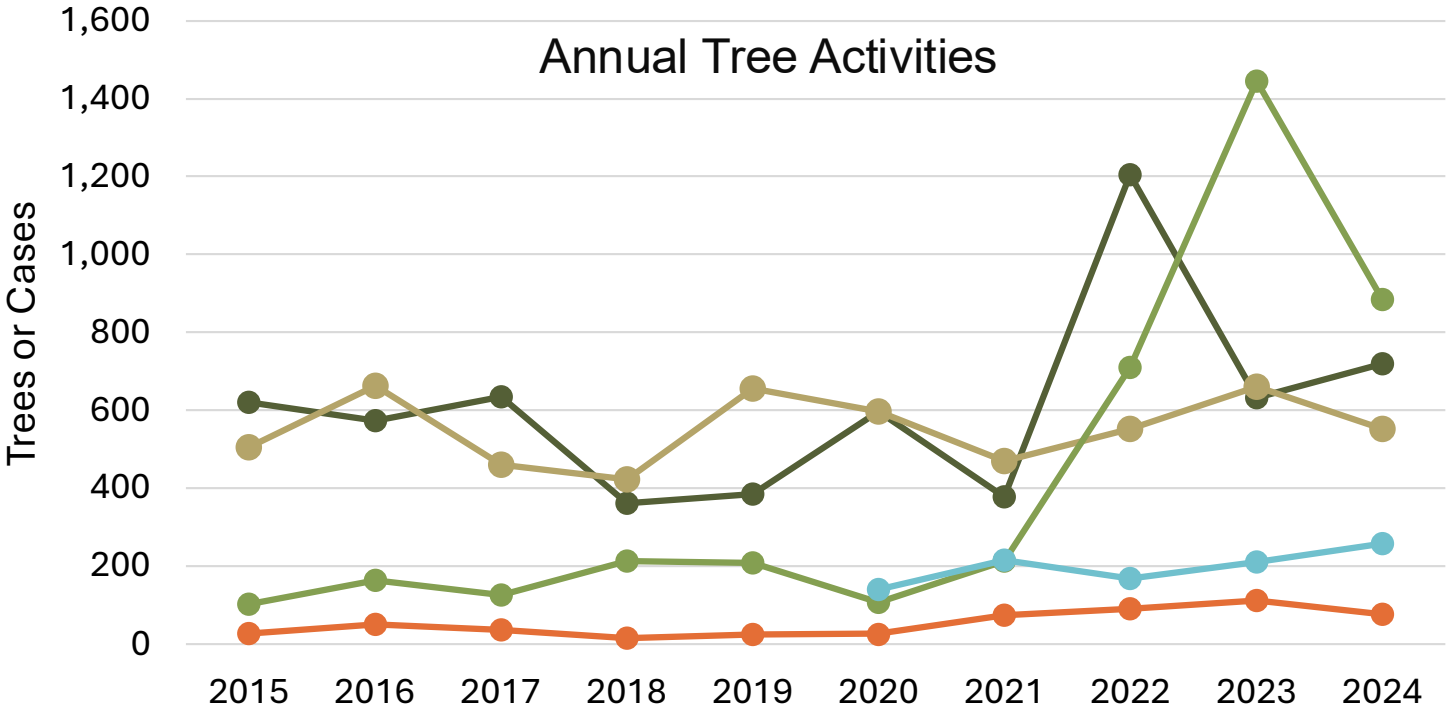


Climate resilience

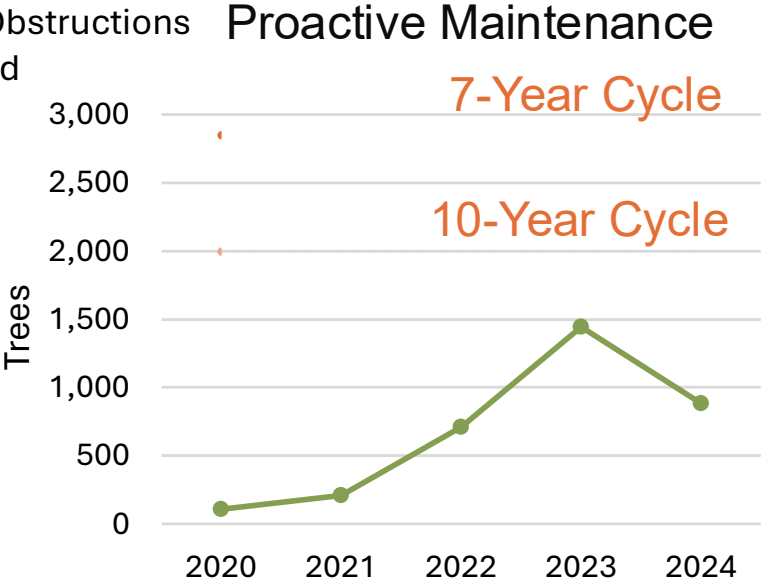
Forestry's Responsibilities are Growing



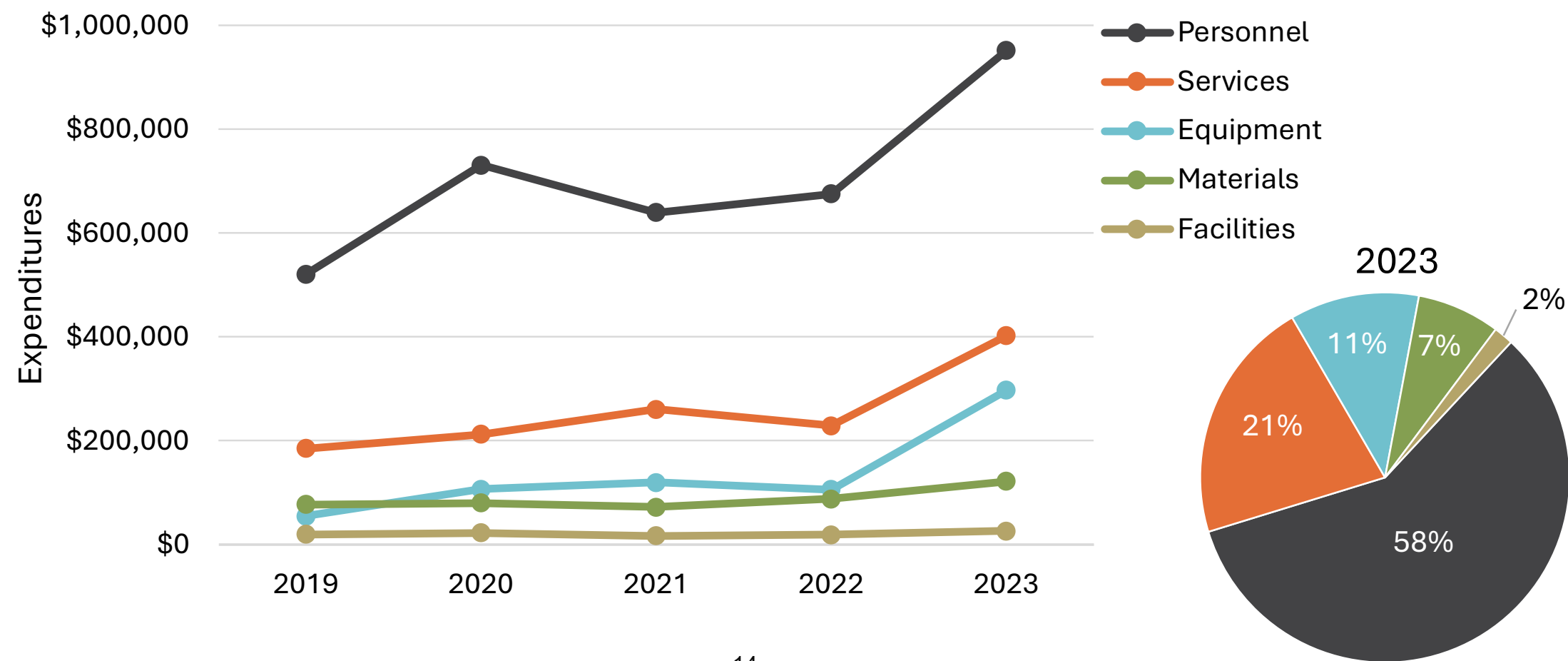
Forestry's Responsibilities are Growing



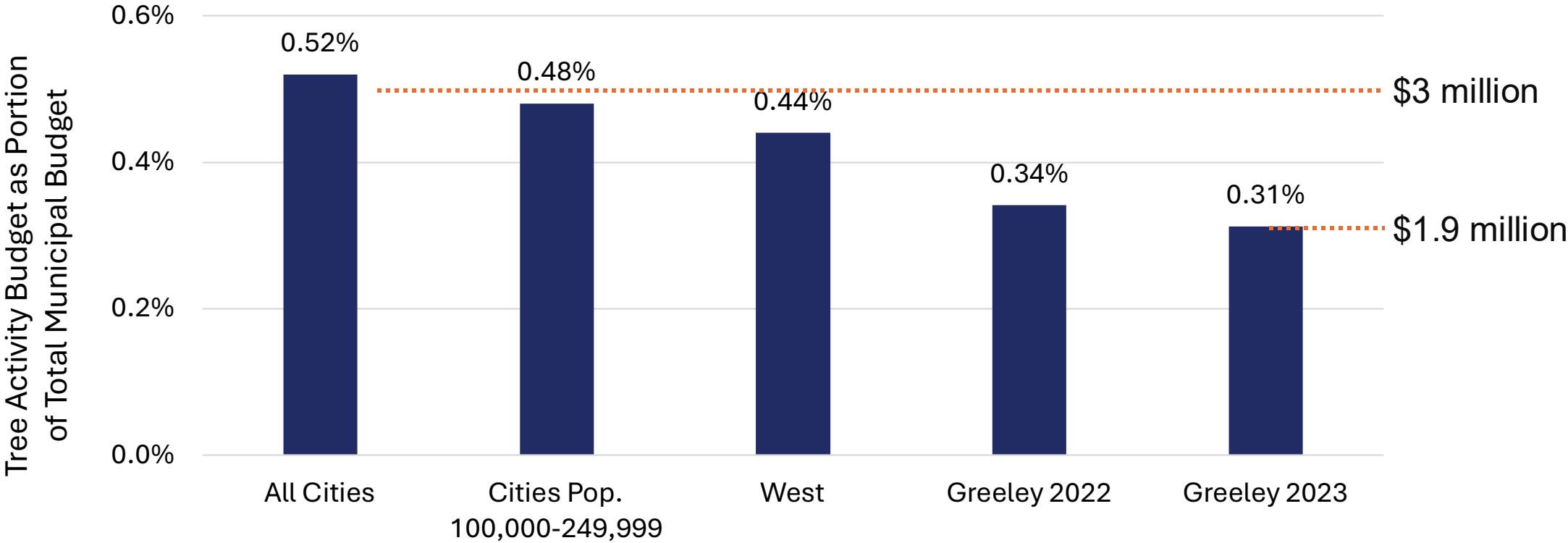
- Planted
- Removed
- Pruned
- Inspected
- Traffic Obstructions Resolved



Forestry's Responsibilities are Growing



Plan for Sustainable Growth



Strategic Objectives

Mission & Vision



Forestry Program Mission



Steward an urban forest that promotes community, health, and wellbeing for all.



Vision for Greeley's Urban Forest



A thriving and vibrant community connected through trees and nature.

Strategic Objectives

Objective 1.
Support informed
management of
Greeley's urban
forest

Objective 2.
Promote equitable
and resilient growth
of citywide tree
canopy

Objective 3.
Increase proactive
management of
trees within Public
Space

Objective 4.
Continue to “share
the shade” with the
community

Objective 5.
Increase citywide
coordination on
urban forestry

Objective 6.
Expand regional
and strategic
partnerships

Next Steps



SPANISH-LANGUAGE
TRANSLATION OF THE
PLAN



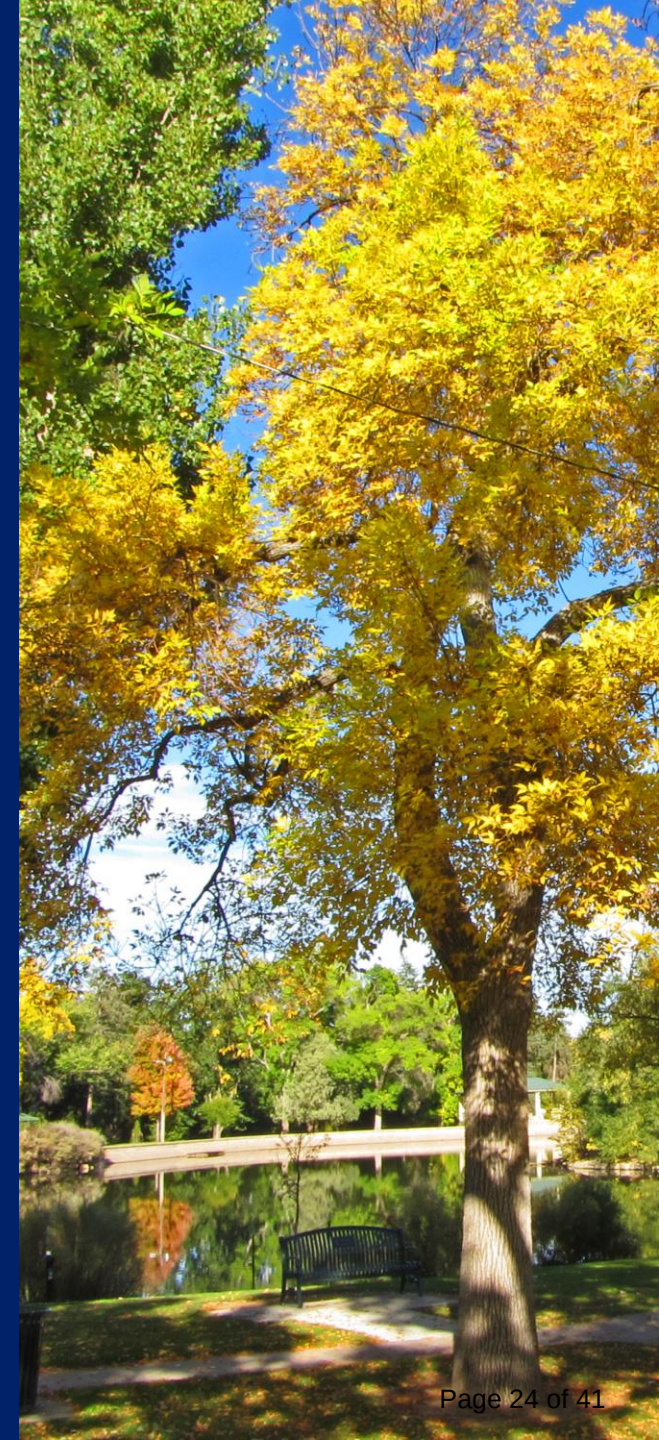
COUNCIL
ENDORESEMENT



PLAN
IMPLEMENTATION



Questions





Work Session Agenda Summary

Item: 6.

October 28, 2025

Key Staff Contact: Caleb Jackson, Planning Supervisor

Title:

Development Code Text Amendment for Affordable Housing

Background:

The City opted in to Proposition 123, which provides state funding for affordable housing. To qualify, the City must expedite review of affordable housing developments. Additionally, the City recently adopted the Housing for All Strategic Plan, which supports the vision for expedited review and encourages relaxing development standards to incentivize affordable housing. The drafted Development Code amendment seeks to codify the City's expedited review process for affordable housing and relaxes several Development Code standards to encourage deed-restricted affordable housing, especially near existing public transit, parks, and recreational amenities.

After discussion, feedback, and consensus, at the work session, staff will bring an ordinance for the Council's consideration to a future Council Meeting.

Strategic Focus Area:

Community Vitality
Housing For All

Attachments:

1. Item 6 - Presentation



Affordable Housing Code Update

**Caleb Jackson, AICP | Planning Supervisor
City Council Work Session - October 28, 2025**



Agenda

- Define Affordable
- Purpose
- Fast Track Review
- Development Flexibility
- Questions & Feedback



Define Affordable

- Rental
 - 30% of income
 - Max rent determined by annual HUD chart
- Owner
 - 30% of income
 - Max sales price determined by City policy
- Deed restriction

Purpose

- Proposition 123
- Housing for All Strategic Plan
- Fast-Track Review
- Incentivize - Relaxed Development Standards

Fast-Track Review

If 50%+ are affordable units:

Pre-App / Scoping	Completeness	Decision	City Extension	Applicant Extension
Pre-application meetings and scopings may be required to ensure the applicant is informed about expectations	7 business days for the City to confirm an application is complete	Approval, denial, or extension within 90 calendar days	30-day extensions available for reviewing applicant changes, unique circumstances, public hearings, neighborhood meetings	One-time 90-day extension to address City review comments

Relaxed Standards

If 50%+ are affordable units:

Setbacks

20% reduction

On-Lot Open Space

10% reduction

Park Proximity

No land dedication

Height

15' increase

Density

No maximum

Parking

25% reduction

Lot Area

5% reduction

Perimeter Treatment

10% reduction

Transit Proximity

15' height increase
25% parking reduction
Counts as amenity

Amenities

Count public amenities

**Questions &
Feedback**

**Consensus
to Proceed**



Thank you





Work Session Agenda Summary

Item: 7.

October 28, 2025

Key Staff Contact: Stacey Aurzada, City Attorney

Title:

Motion to go into an Executive Session to receive legal advice regarding personnel matters

Background:

During the Executive Session, the City Council will request and receive legal advice regarding personnel matters.

Council's Recommended Action:

A motion to go into an Executive Session to discuss the following matter as provided under C.R.S. Section 24-6-402(4)(b) and Greeley Municipal Code Section 2-151(a)(2):
To receive legal advice regarding personnel matters.

Strategic Focus Area:

High-Performance Government

Attachments:

None



Work Session Agenda Summary

Item 8.

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

November 2, 2025 – November 29, 2025

Tuesday, November 4, 2025

- **City Council Meeting Cancelled due to Election Day**

Thursday, November 6, 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, November 11, 2025

- Veteran's Day Proclamation at Bittersweet Park 11 a.m. Bittersweet Park (35th Ave & 16th St, Greeley, CO 80634)
- **City Council Work Session Cancelled due to Veteran's Day**

Thursday, November 13, 2025

- Northern Colorado Refugee Quarterly Consultations 9:30 a.m. (3001 8th Ave Suite 100 Evans, CO 80620)

Tuesday, November 18, 2025

- Outgoing Mayor and Councilmembers Reception 5:15 p.m. Lobby of City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)
- City Council Meeting (New Council Sworn In) 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Wednesday, November 19, 2025

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

Thursday, November 20, 2025

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

Monday, November 24, 2025

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

Tuesday, November 25, 2025

- **City Council Work Session – Cancelled**

Wednesday, November 26, 2025

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

2025 Council Meeting/Work Session Agenda Items Schedule

10/20/2025			
This schedule is subject to change			
November 11, 2025 City Council Work Session	Cancelled -No Meeting- Veteran's Day		
November 18, 2025 Council Meeting			
CCS Lobby	5:15-5:45 p.m. Celebration for outgoing Councilmembers and Mayor		
Current Council	Minutes - October 7; October 21 RM; October 14 WS; October 28 WS	Heidi Leatherwood	Consent
	Proclamation - Crash Responder Safety Week	Mayor	
	Proclamation - Law Enforcement Records Personnel Week	Mayor	
	Proclamation -		
	Adjournment		
Swearing In of New Council and Seating	Oath	Judge Gonzales	
New Council	Call to Order, Roll Call	Mayor	
	Intro & 1st Rdg Ord - Development Code Text Amendment for Annexations	Caleb Jackson/Don Threewitt	Consent
	B& C Triennial Review	Jennifer Middleton	
	Comprehensive Financial Policies	Allena Portis	Regular/Informational
	B&C Appointments	Jennifer Middleton	Regular/Informational
November 25, 2025 City Council Work Session	Cancelled- No Meeting -Thanksgiving Holiday		
December 2, 2025 Commercial GID Board Meeting - 5:30 p.m.	Approval of Minutes		
	Resolution - approve 2026 Budget	Brian McBroom	
December 2, 2025 Residential GID Board Meeting - 5:40 p.m.	Approval of Minutes		
	Resolution - approve 2026 Budget	Brian McBroom	
December 02, 2025 Council Meeting	Minutes	Heidi Leatherwood	Consent
	Resolution - DDA Mill Levy	Nathan Mosley	Consent
	Intro & 1st Rdg Ord - Development Code Text Amendment for Affordable Housing	Caleb Jackson/Don Threewitt	
	Intro & 1st Rdg Ord - Reauthorize Boards	Jennifer Middleton	
	Intro & 1st Rdg Ord - Setting forth procedure for City Appointments to 501 (c)(3) Board	Blair Snow	Consent
	PH & 2nd Rdg Ord - Development Code Text Amendment for Annexations	Caleb Jackson/Don Threewitt	Consent
	Private Activity Bond Affordable Housing Program	Deb Callies	Regular
	Greeley Housing Authority/High Plains Development Loan to Grant Conversions	Deb Callies	Regular
December 09, 2025 City Council Work Session	3 rd Quarter Financial Report	Robert Miller/Tyra Litzau	WS
	Urban Renewal 101	GURA/Brian McBroom	WS
December 16, 2025 Council Meeting	Minutes	Heidi Leatherwood	
	PH & 2nd Rdg Ord - Development Code Text Amendment for Affordable Housing	Caleb Jackson/Don Threewitt	
	PH & 2nd Rdg Ord - Reauthorize Boards	Jennifer Middleton	Consent
	PH & 2nd Rdg Ord - Setting forth procedure for City Appointments to 501 (c)(3) Board	Jennifer Middleton	Consent
	B&C Appointments		Regular
December 23, 2025 City Council Work Session	Cancelled- No Meeting- Christmas/Holiday		

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 by the end of Sep.	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.	Recieved 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.	A follow up presentation is scheduled for the January 13 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. Consensus was provided at the Sept. 23 ws for an ordinance to be brought to Council. An ordinance will be considered for adoption at the Oct. 21 Council Meeting.	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.	A work session is tentatively scheduled for January 13, 2026.	Brian McBroom



Work Session Agenda Summary

Item: 9.

Title

Adjournment