

# Greeley City Council Agenda

## Work Session

Tuesday, March 10, 2026 at 5:00 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](mailto:cityclerks@greeleygov.com) or 970-350-9740.



**Mayor**  
Dale Hall

**Mayor Pro Tem**  
Melissa McDonald - At-Large

**Councilmembers**  
Tommy Butler - Ward I  
Deb DeBoutez - Ward II  
Johnny Olson - Ward III  
Brian Rudy - Ward IV  
Ryan Roth - At-Large



## **City Council Work Session Agenda**

**Tuesday, March 10, 2026 at 5:00 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. Motion to go into an Executive Session to discuss Personnel Matters related to the City Manager Search
6. Scheduling of Meetings, Other Events
7. Adjournment



# Work Session Agenda Summary

**Title:**

Reports from Mayor and Councilmembers

**Background:**

| <b>Board/Committee</b>                                                         | <b>Meeting Day/Time</b>        | <b>Assignment</b> |
|--------------------------------------------------------------------------------|--------------------------------|-------------------|
| Airport Authority                                                              | 3 <sup>rd</sup> Thu, 3:30 p.m. | Hall/McDonald     |
| 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                      | McDonald/McBroom  |
| Downtown Development Authority                                                 | 3 <sup>rd</sup> Thu, 7:30 a.m. | Butler/Roth       |
| Employee Health Board                                                          | as needed                      | DeBoutez          |
| Highway 34 Coalition                                                           | as needed                      | Olson             |
| Highway 85 Coalition                                                           | as needed                      | Rudy              |
| Historic Preservation Loan Committee                                           | as needed                      | DeBoutez          |
| Human Relations Commission                                                     | 2 <sup>nd</sup> Monday, 5 p.m. | DeBoutez          |
| Interstate 25 Coalition                                                        | as needed                      | Olson             |
| Island Grove Advisory Board                                                    | 1 <sup>st</sup> Thu, 3:30 p.m. | Butler/Roth       |
| National League of Cities Transportation and Infrastructure Services Committee | as needed                      | Olson             |
| Parks & Recreation Board                                                       | 1 <sup>st</sup> Friday, 7 a.m. | DeBoutez          |
| Police Pension Board                                                           | quarterly                      | Rudy              |
| Poudre River Trail                                                             | 1 <sup>st</sup> Thu, 7 a.m.    | Hall              |
| Regional Opioid Council                                                        | as needed                      | Hall              |
| Transportation/Air Quality MPO                                                 | 1 <sup>st</sup> Thu, 6 p.m.    | Olson/Rudy        |
| Upstate Colorado Economic Development                                          | last Wed, 7 a.m.               | Hall              |
| Water & Sewer Board                                                            | 3 <sup>rd</sup> Wed, 2 p.m.    | Hall              |
| Weld Project Connect Committee (United Way)                                    | as needed                      | Rotation          |
| Youth Commission Liaison                                                       | 4 <sup>th</sup> Mon, 6 p.m.    | McDonald          |
| Clearview Library District Liaison                                             | As needed                      | Rudy              |
| US34 TMO                                                                       | 1 <sup>st</sup> Thu, 4:30 p.m. | DeBoutez          |



## Work Session Agenda Summary

March 10, 2026

Key Staff Contact: Martha Lanaghen, Human Resources Director

### **Title:**

Motion to go into an Executive Session to discuss Personnel Matters related to the City Manager Search

### **Background:**

The City Council has received recommendations for advancing candidates in the City Manager search process. The candidates still under consideration remain confidential until Finalists are identified. This session provides City Council the opportunity to discuss these candidates, meet with them for preliminary discussions about the position, and determine which, if any, candidates will advance in the process to the next phase.

### **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)(f) and Greeley Municipal Code Section 2-151(6)(a): To discuss personnel reporting to the City Council.

### **Strategic Focus Area:**

High-Performance Government

### **Attachments:**

None



## Work Session Agenda Summary

### 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

## March 9 – April 3, 2026

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### **Tuesday, March 10, 2026**

- City Council Work Session Meeting 5 p.m. City of Greeley Council Chambers (1001 11<sup>th</sup> Ave Greeley CO 80631)

### **Friday, March 13, 2026**

- Greeley Fire Department's Awards & Recognition Ceremony Dinner 6 p.m. Greeley Recreation Center (651 10th Ave, Greeley, CO 80631)

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### **Tuesday, March 17, 2026**

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

### **Wednesday, March 18, 2026**

- 2026 Greeley Day at the Capitol 8 a.m. Colorado State Capitol (200 E Colfax Ave, Denver, CO 80203)
- Water & Sewer Board Meeting 2 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

### **Thursday, March 19, 2026**

- Downtown Development Authority 7:30 a.m. (802 9th Street, Greeley CO 80631)
- Airport Authority 3:00 p.m. Greeley-Weld Airport (600 Airport Road, Greeley CO 80631)

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### **Monday, March 23, 2026**

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

### **Tuesday, March 24, 2026**

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

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**Thursday, April 2, 2026**

- Island Grove Advisory Board 3:30 p.m. (600 N. 14<sup>th</sup> 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)

## 2026 Council Meeting/Work Session Agenda Items Schedule

|                                                |                                                                                                |                                  |         |
|------------------------------------------------|------------------------------------------------------------------------------------------------|----------------------------------|---------|
|                                                | 03/02/2026                                                                                     |                                  |         |
|                                                | This schedule is subject to change                                                             |                                  |         |
| March 17, 2026<br>City Council Regular Meeting |                                                                                                |                                  |         |
|                                                | UNC Spring Update                                                                              | Mayor                            | Intro   |
|                                                | Proclamation - Red Cross Month                                                                 | Mayor                            | Intro   |
|                                                | Proclamation - National Developmental Disabilities Month                                       | Mayor                            | Intro   |
|                                                | Minutes - Feb. 17 & March 3 Regular Meeting                                                    | Heidi Leatherwood                | Consent |
|                                                | Resolution - Introduction to consider the GWIP Annexation                                      | Michael Franke/Don Threewitt     | Consent |
|                                                | Resolution - Professional Services with Independent Cost Estimating Services                   | Wendy Bethel                     | Consent |
|                                                | Resolution - Comprehensive Financial Policies                                                  | Kirk Jones                       | Consent |
|                                                | Intro & 1st Rdg Ord - Appropriation of 2026                                                    | Nathan Mosley                    | Consent |
|                                                | PH & 2nd Rdg Ord adopting Wildfire Resiliency Code                                             | Brian Kuznik                     | Regular |
|                                                | Consensus - Affordable Housing Incentive Policy                                                | Kaileen Whaley/Deb Callies       | Regular |
| March 24, 2026<br>City Council Work Session    |                                                                                                |                                  |         |
|                                                | Legislative Update                                                                             | Stacy McNamara                   | WS      |
|                                                | Council Vacancy Appointment Process- Tentative                                                 | Heidi Leatherwood/Stacey Aurzada | WS      |
|                                                | Eastside Area Plan Update                                                                      | Doug May/Don Threewitt           | WS      |
|                                                | Spin Pilot & Micromobility Update                                                              | Hanna Feldmann/Bret Naber        | WS      |
|                                                | Stormwater Program Manager General Contractor (PMGC) Update                                    | Adam Prior                       | WS      |
| April 7, 2026<br>City Council Meeting          |                                                                                                |                                  |         |
|                                                | Proclamation - Holocaust Remembrance Month                                                     | Mayor                            | Intro   |
|                                                | Proclamation - Victims' Rights Week                                                            | Mayor                            | Intro   |
|                                                | Minutes - March 10 WS; March 17 Regular Meeting                                                | Heidi Leatherwood                | Consent |
|                                                | Resolution - Appointment - Weld County for Island Grove Advisory Board                         | Jennifer Middleton               | Consent |
|                                                | Resolution - Appointment - District 6 Human Relations Commission                               | Jennifer Middleton               | Consent |
|                                                | Resolution - MOU with West Greeley GID's and Water and Sewer Enterprises                       | Sean Chambers                    | Consent |
|                                                | Resolution - Development Agreement with Richmark Vertikal                                      | Kelli Johnson                    | Consent |
|                                                | Resolution - Land Exchange Agreement                                                           | Kelli Johnson                    | Consent |
|                                                | Resolution - 10th Street TIF Boundary Amendment                                                | Don Threewitt                    | Consent |
|                                                | Resolution - Approval for Design Services Calabaza Park                                        | Diana Frick                      | Consent |
|                                                | Intro & 1st Rdg Ord - Setting forth procedure for City Appointments to 501 (c)(3) Board (Hold) | John Herge/Bret Naber            | Consent |
|                                                | Intro & 1st Rdg Ord - Water Revenue Improvement Revenue Bonds Series 2026                      | Robert Miller                    | Consent |
|                                                | Intro & 1st Rdg Ord - First-Lien Sewer Improvement Revenue Bonds Series 2026                   | Robert Miller                    | Consent |
|                                                | Intro & 1st Rdg Ord - West Lowell Annexation/Zoning                                            | Michael Franke/Don Threewitt     | Consent |
|                                                | Intro & 1st Rdg Ord - Reappointment of Municipal Judge Mark Gonzales                           | Martha Lanaghan                  | Consent |
|                                                | Intro & 1st Rdg Ord - Development Code Amendment West Greeley GID Inclusion Area               | Caleb Jackson                    | Consent |
|                                                | TEFRA Hearing                                                                                  | Allena Portis                    | Consent |
|                                                | PH & 2nd Rdg Ord - Appropriation of 2026                                                       | Nathan Mosley                    | Regular |
| April 14, 2026<br>City Council Work Session    |                                                                                                |                                  |         |
|                                                | Code Compliance Process Improvement Update                                                     | Buxton Demers                    | WS      |
|                                                | Weld County Hazard Mitigation                                                                  | Dom Tatti/ Peter Perez           | WS      |
|                                                | Moral Obligation and Appropriation Pledge                                                      | John Herge/Bret Naber            | WS      |
|                                                | City Image and Branding Update                                                                 | Winna Ironkwe                    | WS      |
|                                                | Civic Campus Project Update                                                                    | Kelli Johnson                    | WS      |
| April 21, 2026<br>City Council Meeting         |                                                                                                |                                  |         |
|                                                | Minutes - March 24 WS; April 7 Regular Meeting                                                 | Heidi Leatherwood                | Consent |
|                                                | Resolution - Weld County Hazard Mitigation                                                     | Dom Tatti/ Peter Perez           | Consent |

|                                             |                                                                                             |                              |         |
|---------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------|---------|
|                                             | Resolution - Affordable Housing Incentive Policy                                            | Deb Callies                  | Consent |
|                                             | Resolution - Approving Moral Obligation and Appropriation Pledge                            | John Herge/Bret Naber        | Consent |
|                                             | PH & 2nd Rdg Ord - Water Revenue Improvement Bonds Series 2026                              | Robert Miller                | Regular |
|                                             | PH & 2nd Rdg Ord - First-Lien Sewer Improvement Revenue Bonds Series 2026                   | Robert Miller                | Regular |
|                                             | PH & 2nd Rdg Ord - Setting forth procedure for City Appointments to 501 (c)(3) Board (Hold) | John Herge/Bret Naber        | Regular |
|                                             | Resolution - Council Appointments to 501 (c)(3) board (tentative)                           | John Herge/Bret Naber        | Consent |
|                                             | PH & 2nd Rdg Ord - West Lowell Annexation/Zoning                                            | Michael Franke/Don Threewitt | Regular |
|                                             | PH & 2nd Rdg Ord - Reappointment of Municipal Judge Mark Gonzales                           | Martha Lanaghan              | Regular |
|                                             | PH & 2nd Rdg Ord - Development Code Amendment West Greeley GID Inclusion Area               | Caleb Jackson                | Regular |
|                                             |                                                                                             |                              |         |
| April 28, 2026<br>City Council Work Session |                                                                                             |                              |         |
|                                             | Q2 Finance/Budget Update                                                                    | Robert Miller/Nathan Mosley  | WS      |
|                                             | Follow Up CPRD Combining Boards                                                             | Megan Weiler/Diana Frick     | WS      |

**Greeley City Council**

**Status Report of Council Initiatives**

| <b>Initiative No.</b> | <b>Council Member Initiating</b> | <b>Council Request</b>                         | <b>Council Meeting or Work Session Date Requested</b> | <b>Next Steps &amp; Schedule</b>                                                                                                                                                                                                                                                                                                                       | <b>Anticipated Deliverable &amp; Date (Report, Council Presentation, etc.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Assigned to:</b>         |
|-----------------------|----------------------------------|------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 11-2023               | Clark/Butler                     | <b>Artificial turf and landscape standards</b> | August 1, 2023<br>Council Meeting                     | *Come back to Council with a draft ordinance                                                                                                                                                                                                                                                                                                           | Staff will schedule for a later date.                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Don Threewitt               |
| 5-2024                | Hall                             | <b>Impact Fee Study Structure</b>              | May 7, 2024<br>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.<br><br>The consultant is working on completing the study by the end of December. Then it will be brought to Council by March/April.                                                                                                                                                                                                                                                                                               | Allena Portis               |
| 8-2024                | Olson                            | <b>Code Compliance</b>                         | Oct 1, 2024<br>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<br><br>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.<br><br>Remains on track. The snow removal education campaign was launched via the City Scoop on December 4, 2025. Council was updated through the Weekly Council Update on December 5, 2025. A follow-up presentation is scheduled to be brought back to Council on April 14, 2026. | Kelli Johnson/Buxton Demers |
| 13- 2024              | Butler                           | <b>Audit of Development Code</b>               | Dec 10, 2024<br>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<br><br>Starting phase 1 (procedures chapter) and remaining phases are on hold pending budget.                                                                                                                                                                                                                                                                                                                                               | Don Threewitt               |
| 3-2025                | DeBoutez                         | <b>Public Art Program</b>                      | March 18, 2025<br>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.                                                                                    | Staff will be returning at a later time to provide another update to Council.                                                                                                                                                                                                                                                                                                                                                                                                                    | Diana Frick                 |
| 11-2025               | McDonald                         | <b>Contractor Licensing</b>                    | <br><br>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 are working on the program and implementation strategy/timeline and will take an ordinance to council at a later time.                                                                                                                                                                                                                                                                                                                                                                     | Don Threewitt               |
| 01-2026               | Olson                            | <b>MERGE Project Update</b>                    | Council Meeting<br>1/6/2025                           | Monthly MERGE update with Mayor and Councilmember Olson. A quarterly meeting to done at a meeting.                                                                                                                                                                                                                                                     | Staff is working on scheduling a monthly meeting with Mayor Hall and Councilmember Olson.                                                                                                                                                                                                                                                                                                                                                                                                        | Public Works                |
| 02-2026               | Hall                             | <b>Economic Development Mayor Task Force</b>   | Council Meeting<br>1/6/2026                           | Focus is on business retention, business attraction, workforce development, and housing. The task force would include business leaders, educators, developers, small businesses, and residents. The objective is to see why businesses are closing, what can be done to improve, and look into whether it is the economy or the causes.                | Staff will have a follow up meeting on March 30.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | EDUR/CMO                    |

|         |        |                                                           |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                 |                 |
|---------|--------|-----------------------------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------|
| 03-2026 | Butler | <b>Marijuana Feasibility Preliminary Information</b>      | Council Meeting<br>1/20/2026 | Preliminary information for a feasibility study for sale, enforcement and regulation of MJ to include potential revenue. Include best practices from other municipalities.                                                                                                                                                                                                                                                                                                 | Staff will have a follow up meeting on April 6. | CD/CCO          |
| 05-2026 | Rudy   | <b>KFKA Radio Communication on Council Meeting Action</b> | Council Meeting<br>1/20/2026 | Staff to connect with KFKA Radio for opportunities to alternate with commissioners to share information on council meetings                                                                                                                                                                                                                                                                                                                                                | C&E provided a memo to Council on Feb. 20.      | C&E             |
| 06-2026 | Butler | <b>Signs in Parkways and Enforcement</b>                  | Council Meeting<br>2/17/2026 | Staff to look at Sign Code section that relates to parkways and enforcement. Parkway is an area that homeowners have between the sidewalk and curb and the current code is not clear on whether a sign can be placed in that area. Therefore the request is for staff to bring back information on this and options to change that code. Particular one of the options being that homeowners can place signs in this area and allow an opportunity for council to discuss. |                                                 | Code Compliance |



## Work Session Agenda Summary

*Title*

Adjournment