

Greeley City Council Agenda

Work Session

Tuesday, April 28, 2026 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
Dale Hall

Mayor Pro Tem
Melissa McDonald

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



City Council Work Session Agenda

Tuesday, April 28, 2026 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. Eastern Greeley Subarea Plan
6. 2026 First Quarter Financial Update
7. West Greeley Financial Update
8. Ward I Vacancy Process and Council Direction
9. Motion to go into an Executive Session for the purpose of discussing employment matters related to appointment of a City Manager
10. Scheduling of Meetings, Other Events
11. Adjournment



Work Session Agenda Summary

Title:

Reports from Mayor and Councilmembers

Background:

Board/Committee	Meeting Day/Time	Assignment
Airport Authority	3 rd 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 rd Thu, 7:30 a.m.	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 nd Monday, 5 p.m.	DeBoutez
Interstate 25 Coalition	as needed	Olson
Island Grove Advisory Board	1 st Thu, 3:30 p.m.	Roth
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	Rudy
Poudre River Trail	1 st Thu, 7 a.m.	Hall
Regional Opioid Council	as needed	Hall
Transportation/Air Quality MPO	1 st Thu, 6 p.m.	Olson/Rudy
Upstate Colorado Economic Development	last Wed, 7 a.m.	Hall
Water & Sewer Board	3 rd Wed, 2 p.m.	Hall
Weld Project Connect Committee (United Way)	as needed	Rotation
Youth Commission Liaison	4 th Mon, 6 p.m.	McDonald
Clearview Library District Liaison	As needed	Rudy
US34 TMO	1 st Thu, 4:30 p.m.	DeBoutez



Work Session Agenda Summary

April 28, 2026

Key Staff Contact: Douglas May, Planner III

Title:

Eastern Greeley Subarea Plan

Background:

The Eastern Greeley Area Plan is currently in the early stages, with initial work focused on building a strong foundation through outreach, analysis, and concept development.

To date, staff has met individually with property owners, conducted pop-up engagement in multiple locations throughout the community. They hosted a public open house, and convened stakeholders and a technical advisory committee to gather input.

In parallel, we have evaluated existing conditions, including land use, infrastructure, transportation, and environmental factors, and have begun developing high-level concepts for potential community centers. As the process moves forward, staff is seeking input from Planning Commission and City Council to help refine priorities, guide policy direction, and shape the next phase of the plan.

Strategic Focus Area:

Community Vitality

Attachments:

1. Item - Presentation



East Greeley Subarea Plan

Doug May, Principal Planner – Long Range
Doug.may@greeleygov.com, (970) 350-9784

City Council Meeting – April 28, 2026



Agenda

- Outreach to Date
- Community Takeaways
- Neighborhood Infill Concept
- East-West Corridor Planning
- Multi-modal Connection Concept
- Purpose – Council Feedback and Consensus to Proceed

Bilingual Outreach to Date



- Community-Wide Open House, August (110 Attendees)
- Stakeholder Meetings with Property Owners, City Departments
- Pop-Up Outreach (Survey & Visual Preference Exercise)
- Delta Park Grand Opening
- Greeley Farmers Market
- LULAC Green Chili Cook-Off
- Generation Wild Community Event
- Retail Pop-Ups



Community Survey Takeaways

- 620 Total Surveys
- Top Three Issues Facing East Greeley
- Condition of Streets / Roads
- Job Opportunities & Economic Development
- Housing Affordability & Availability
- Most Important Planning Priorities
- Protecting Farmland & Ag Uses
- Avoiding Cookie-Cutter / Generic Development
- Preserve & Improve Natural Open Spaces



Community Survey Takeaways



- Housing Preferences
- Need More Single-Family Homes, Independent Senior Living
- Split Between “Need More” & “Neutral” – Townhomes & Assisted Living
- Stores, Businesses, Services Desired in East Greeley
- Grocery Stores
- Family Entertainment & Activities
- Restaurants
- Small, Locally Owned Businesses



Community Survey Takeaways



- **Parks & Open Space Priorities**

- Further Developing Trail Networks
- Diverse Recreation Activities to Meet Residents' Needs
- Programming Special Events (Festivals, Gatherings, etc.)
- Improving Existing Parks

- **Transportation Priorities**

- Connectivity, Safety for Walking & Biking
- Reduce Truck Traffic on Local Streets
- Fix Major Highways & Local Streets
- Improve Public Transit Services



Community Survey Takeaways



- Environmental, Health, Resilience Priorities
 - Reducing Flood Risks
 - Access to Healthy Food Options
 - Condition of Local Rivers & Streams
 - Access to Local Health Care Services
- Infrastructure Priorities
 - Stormwater & Drainage
 - High Cost of Water

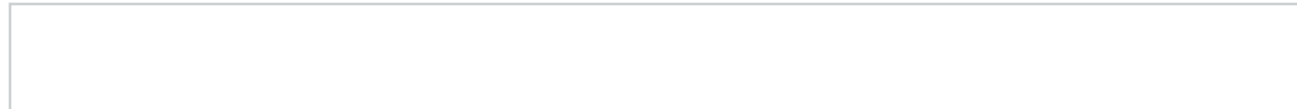


Community Survey Takeaways

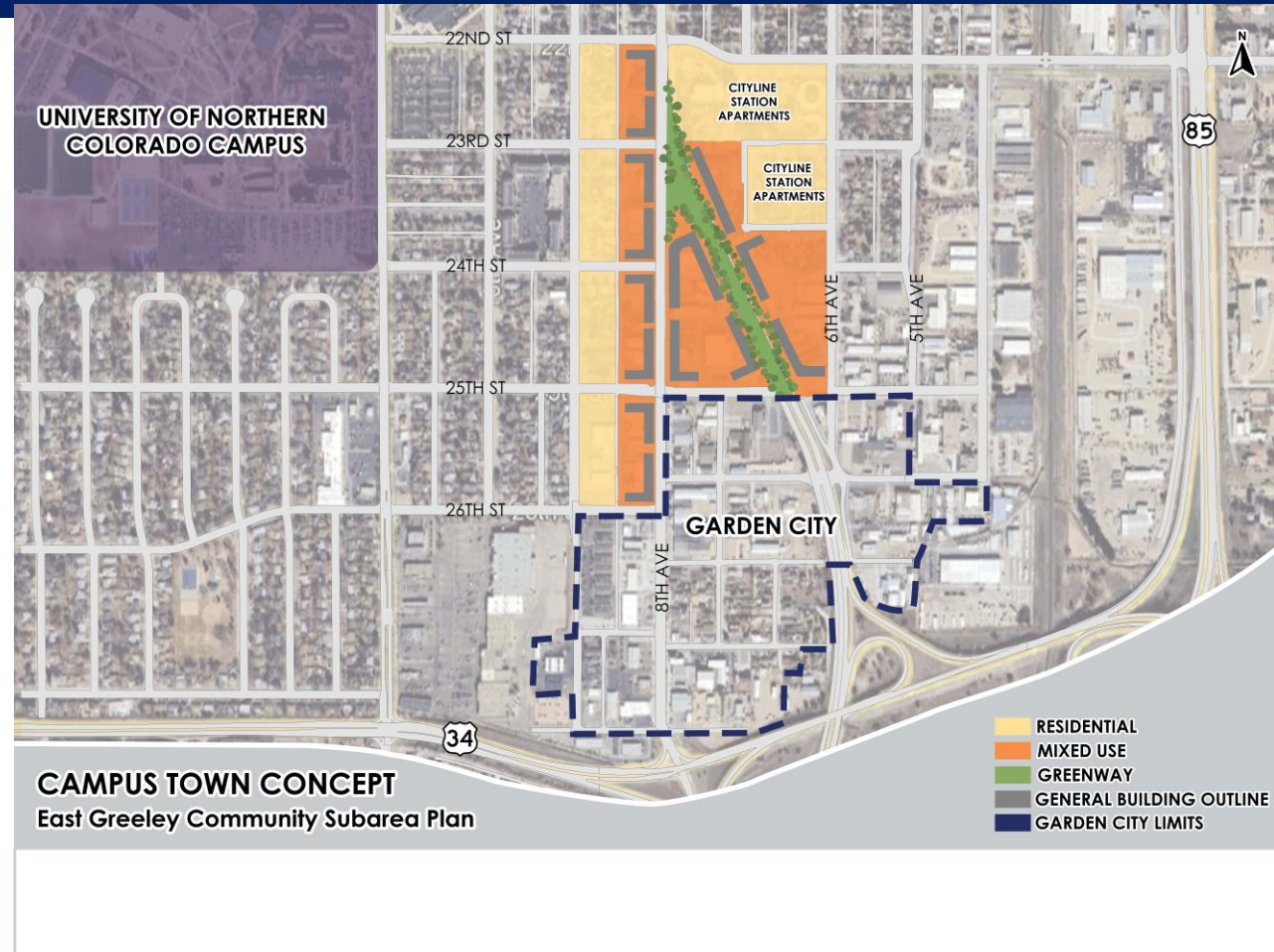


Top Ideas to Explore for Community Character

- Neighborhood Hubs With Shops, Housing, Gathering Places
- Agricultural Tourism
- Improve Connections to Downtown
- Preserve Farmland
- Improve Connections to the Rivers
- Plazas & Gathering Places That Reflect Neighborhood History
- Focus on Historic Preservation



"Campus Town" Concept

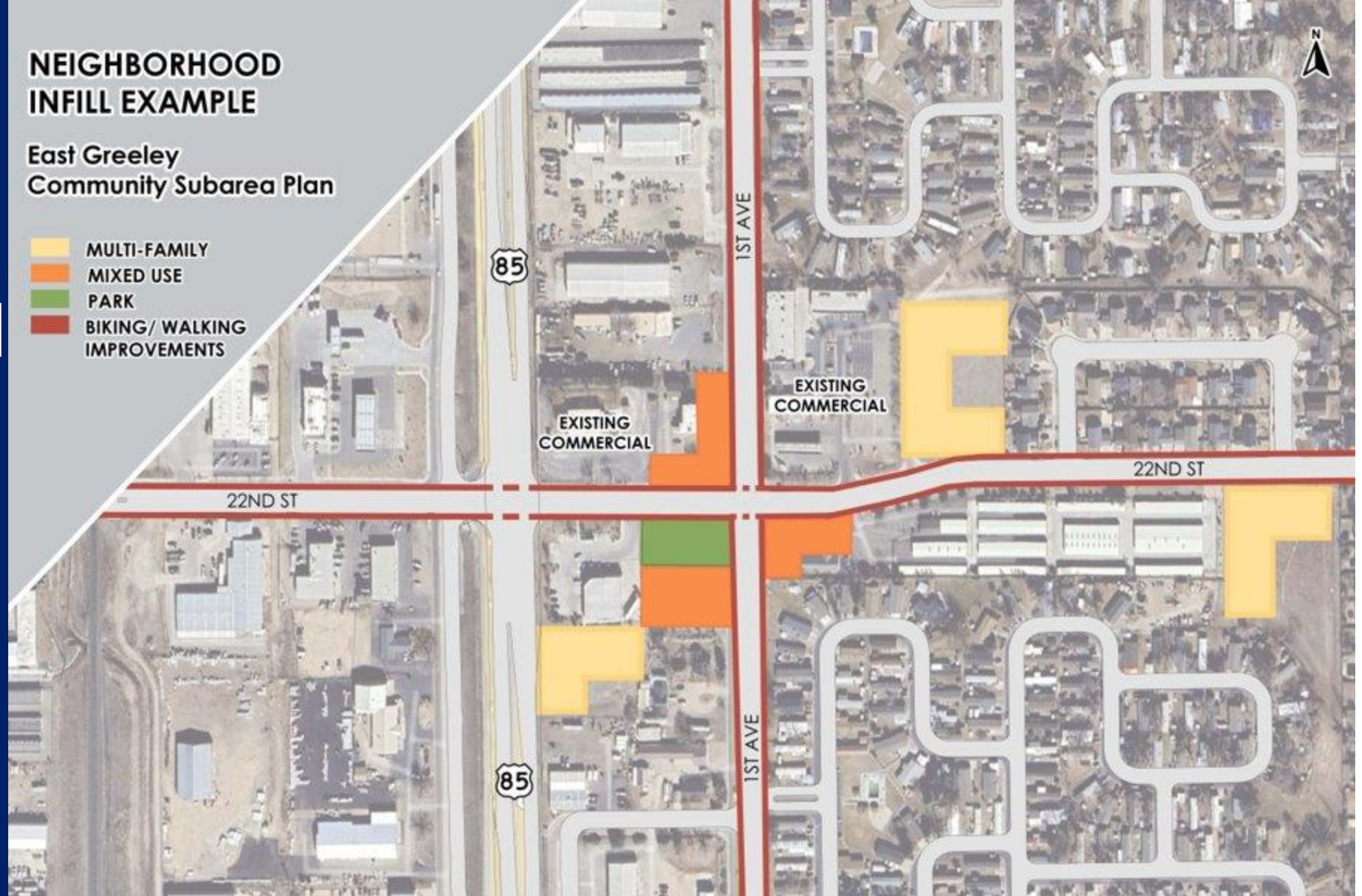


Neighborhood Infill Concept

NEIGHBORHOOD INFILL EXAMPLE

East Greeley
Community Subarea Plan

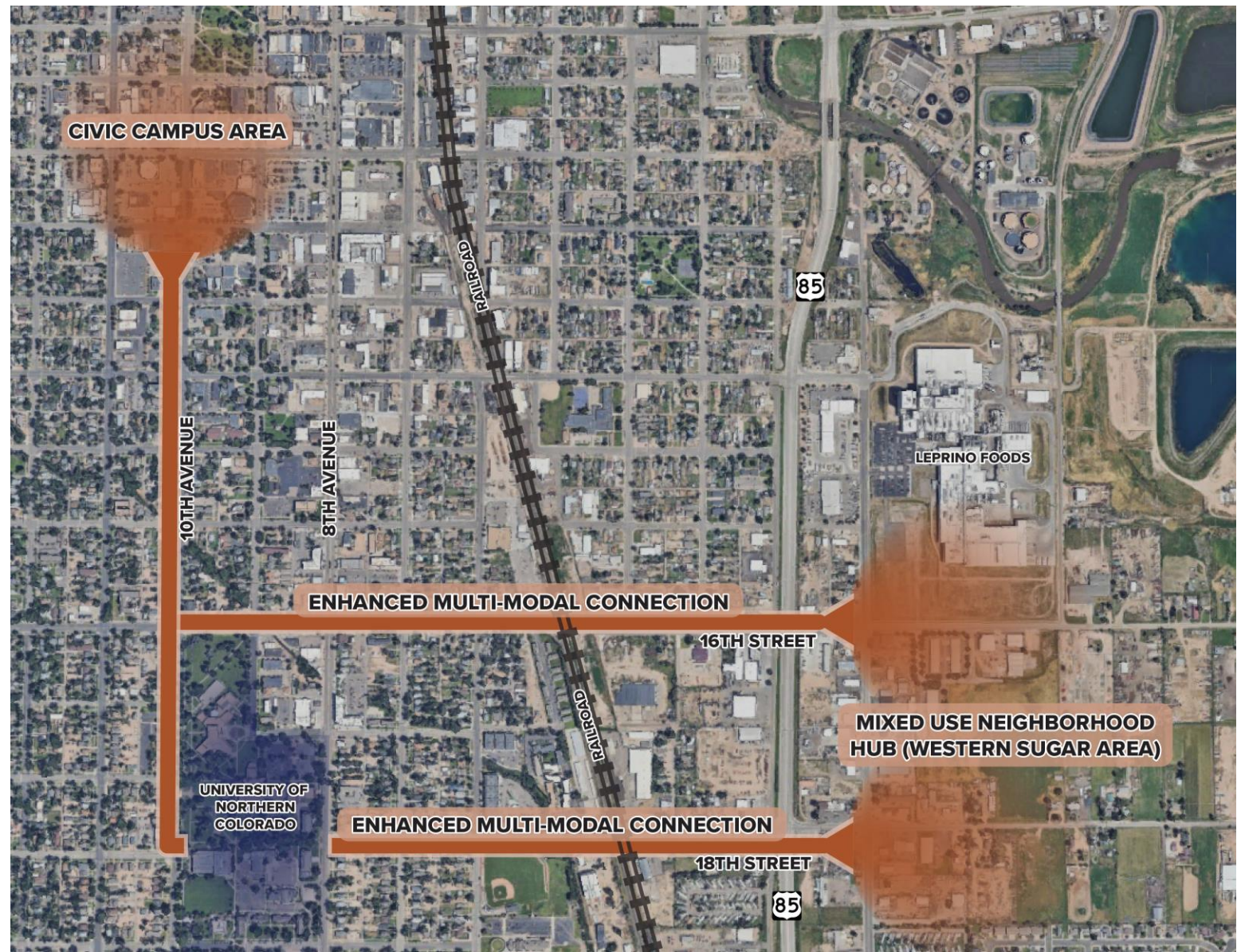
- MULTI-FAMILY
- MIXED USE
- PARK
- BIKING/ WALKING IMPROVEMENTS



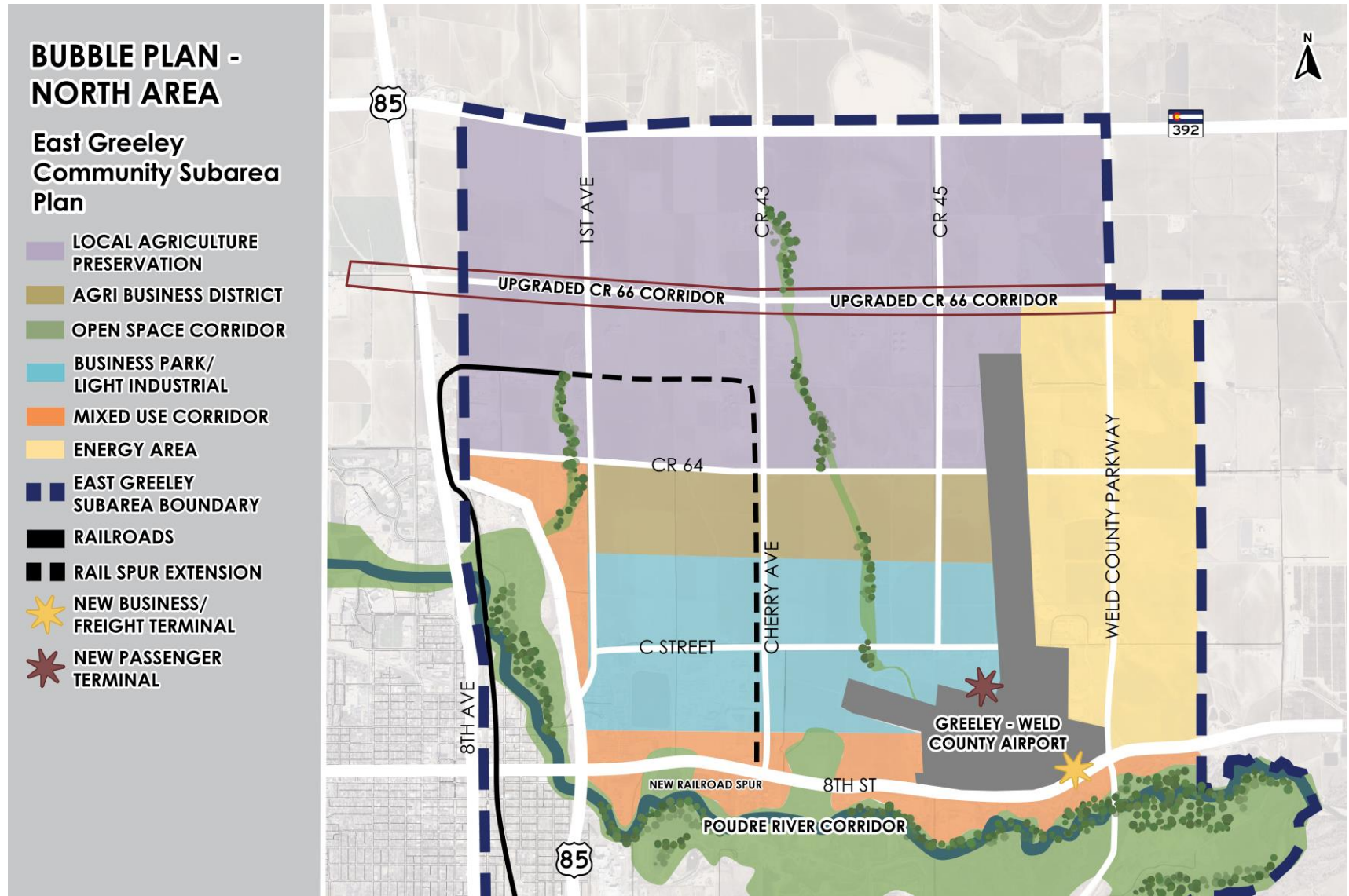
East West Corridor Planning



Multi-modal Connection Concept



Land Use Concept – North of Cache la Poudre River



Next Steps



- Phase II
 - Community Survey
 - Stakeholder Meetings
 - Collaboration with Airport, Economic Development, Other Agencies
 - Refine Alternatives & Concepts
- Phase III
 - Draft plan review
 - Adoption by Q2 2027



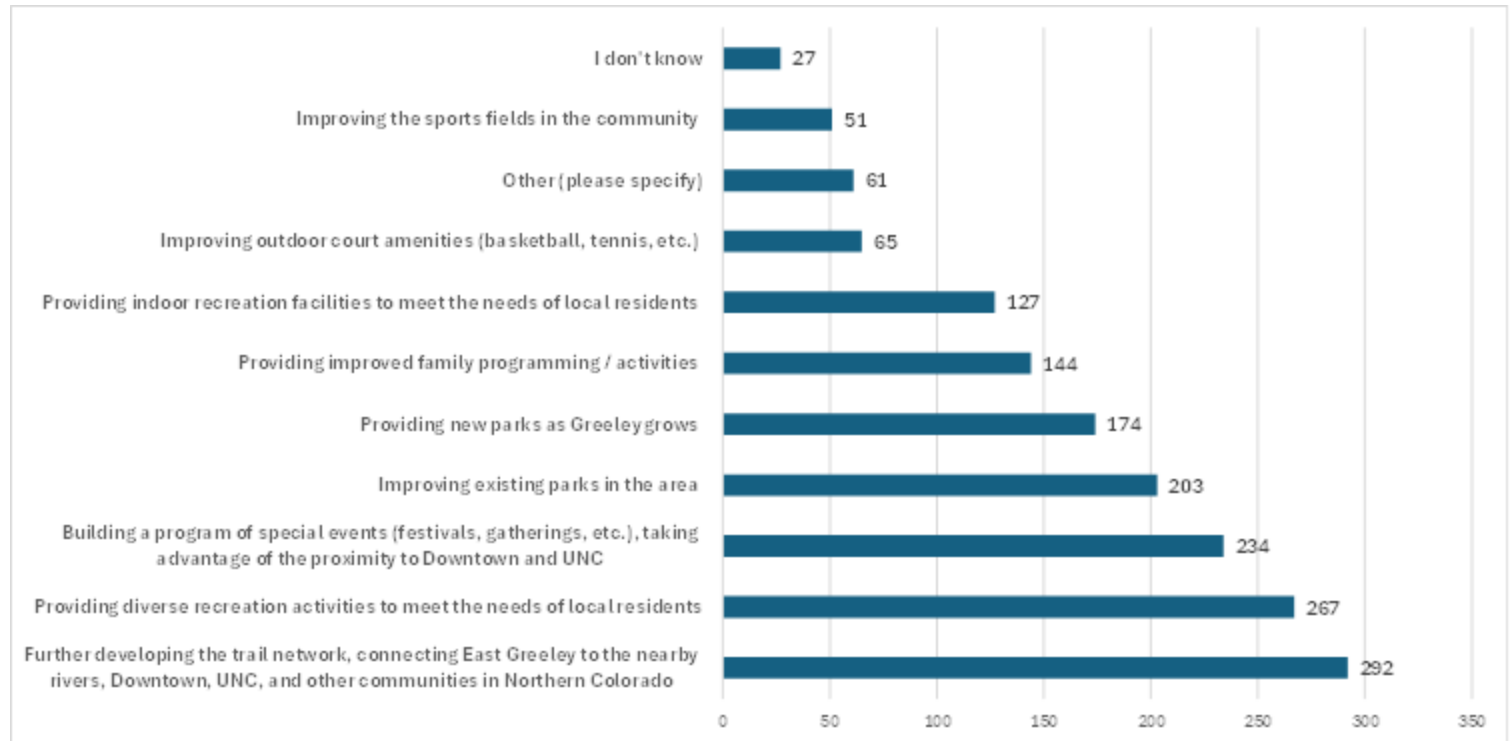
Thank you



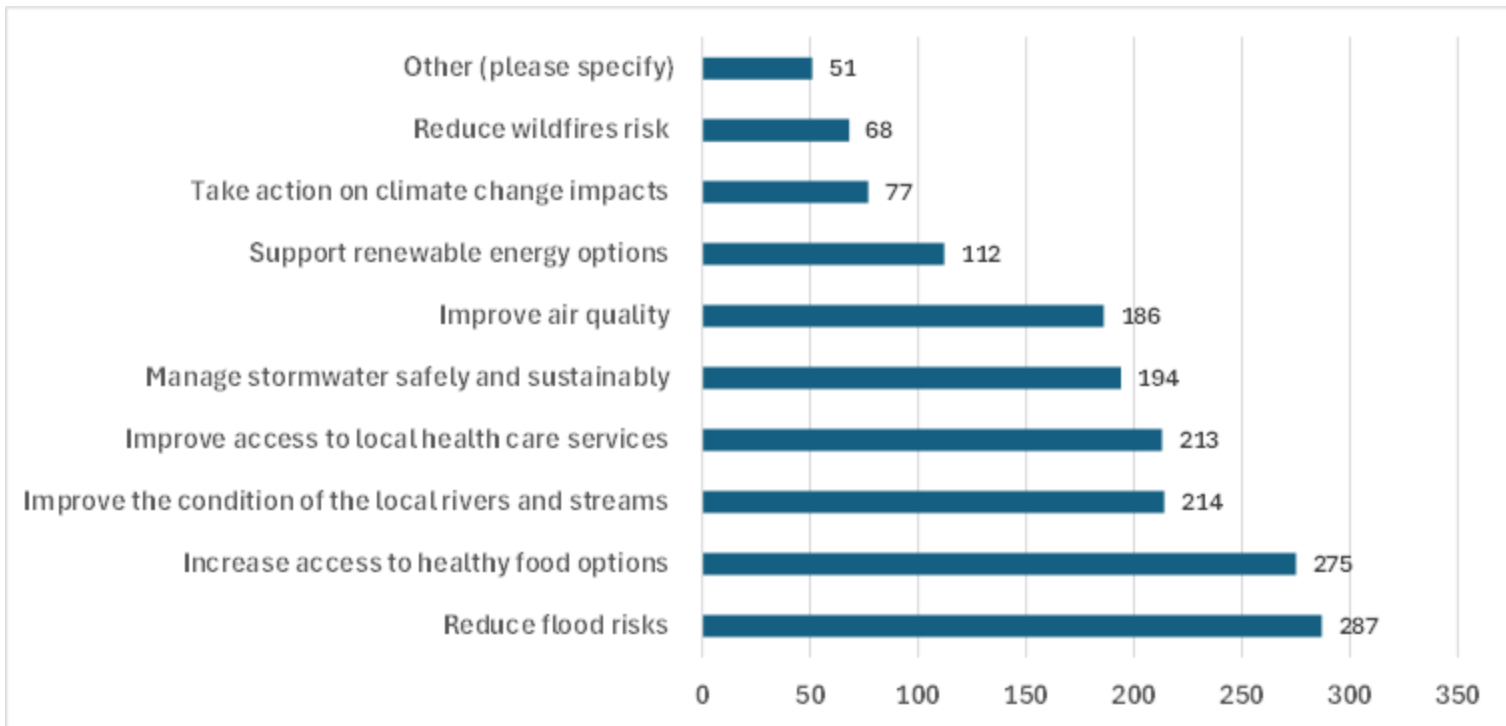
Appendix Slides



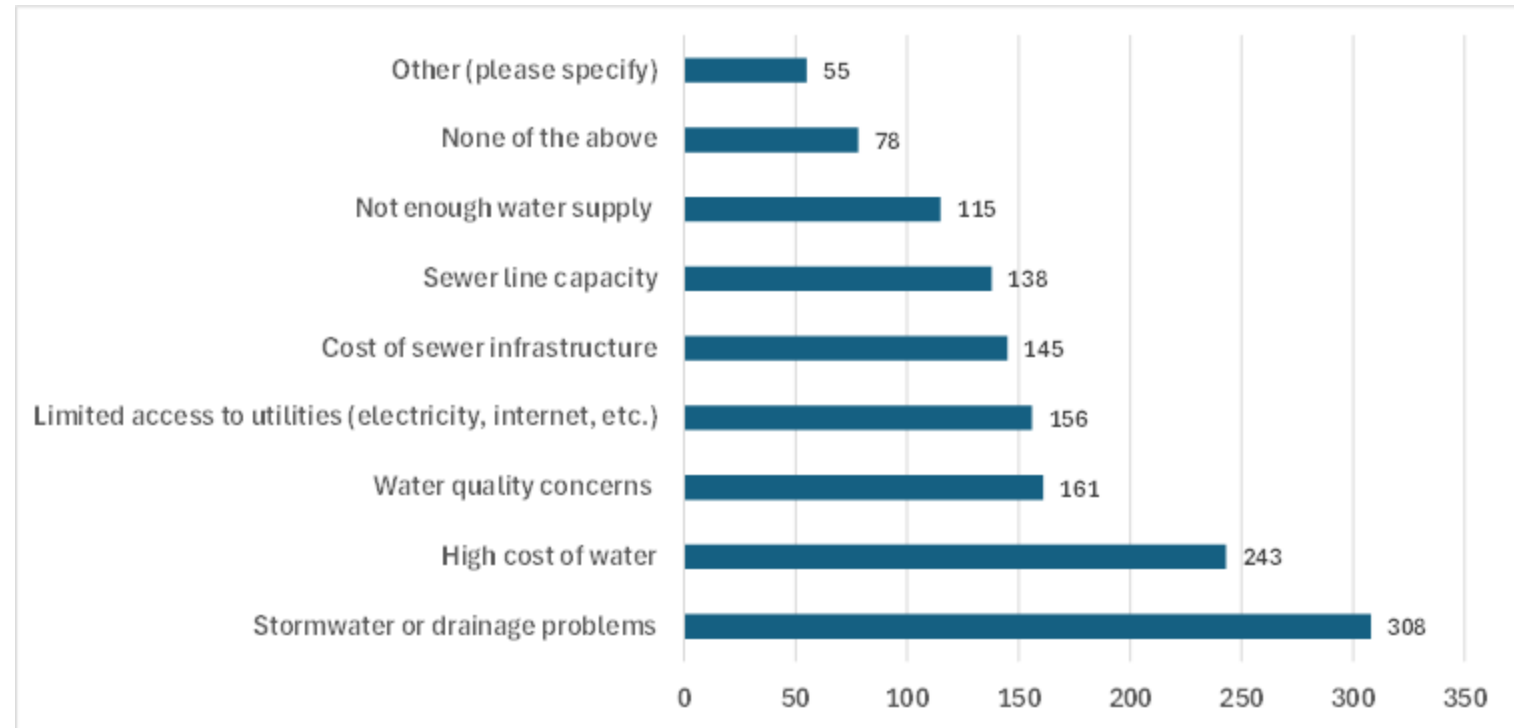
Survey Results: Priorities for Parks & Open Space



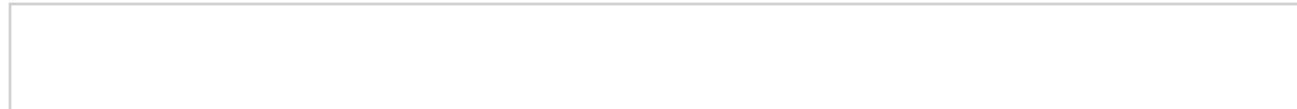
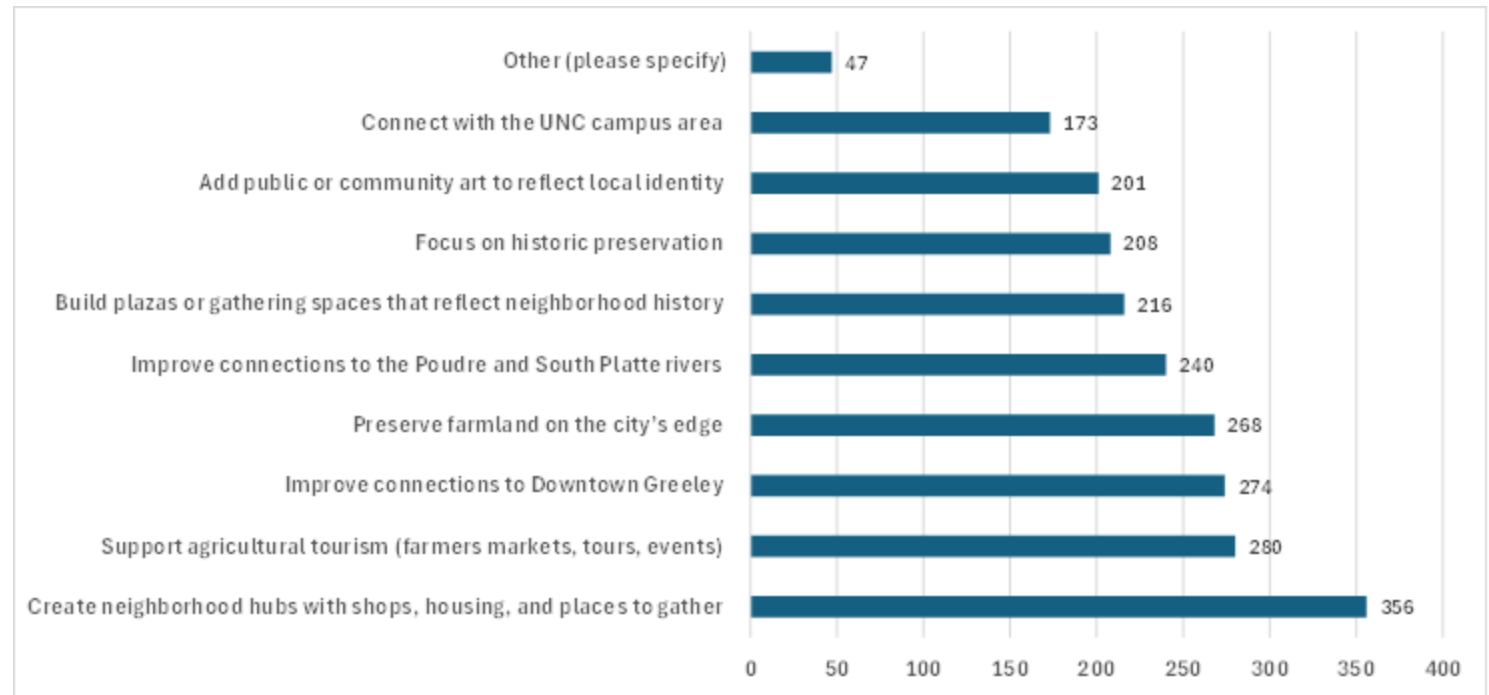
Survey Results: Priorities for Environmental, Health, Resiliency



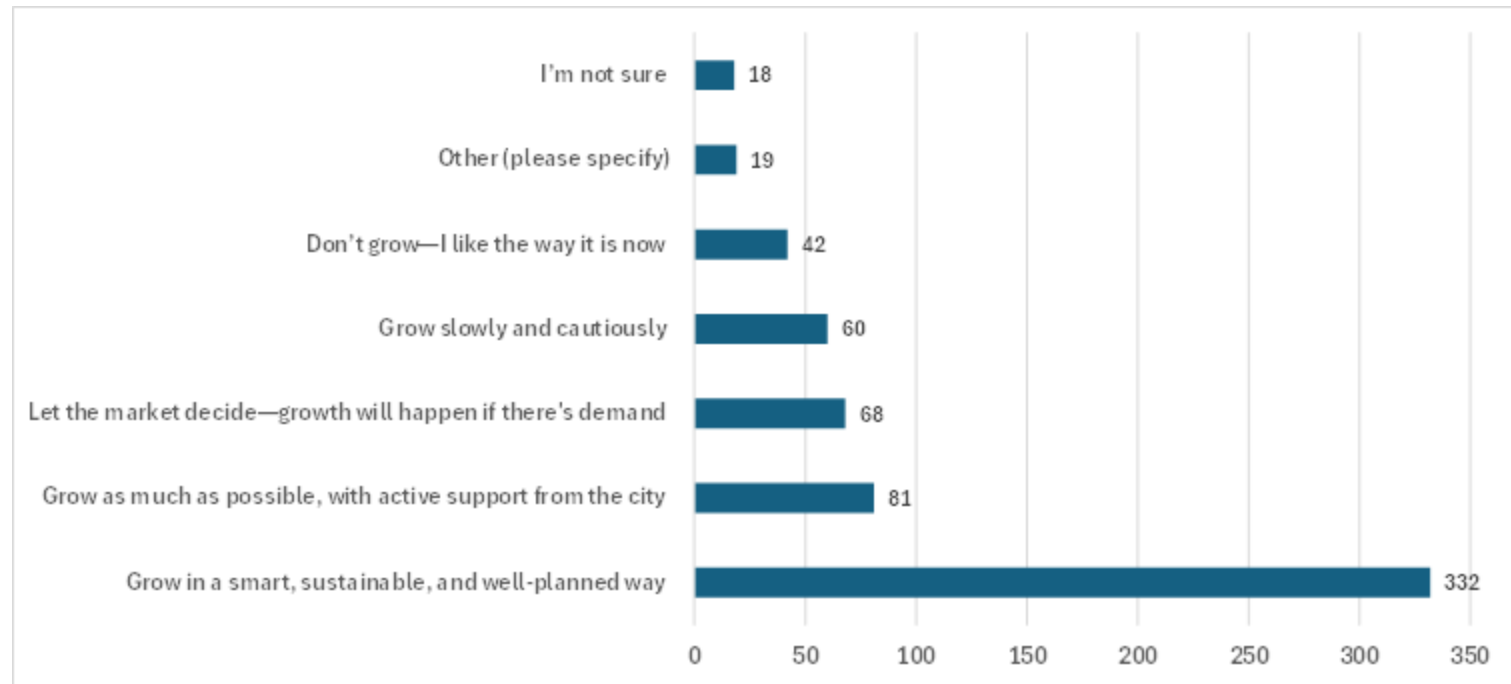
Survey Results: Most Important Infrastructure Concerns



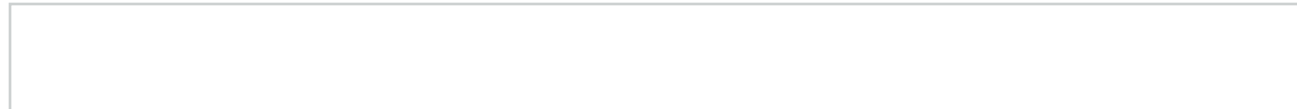
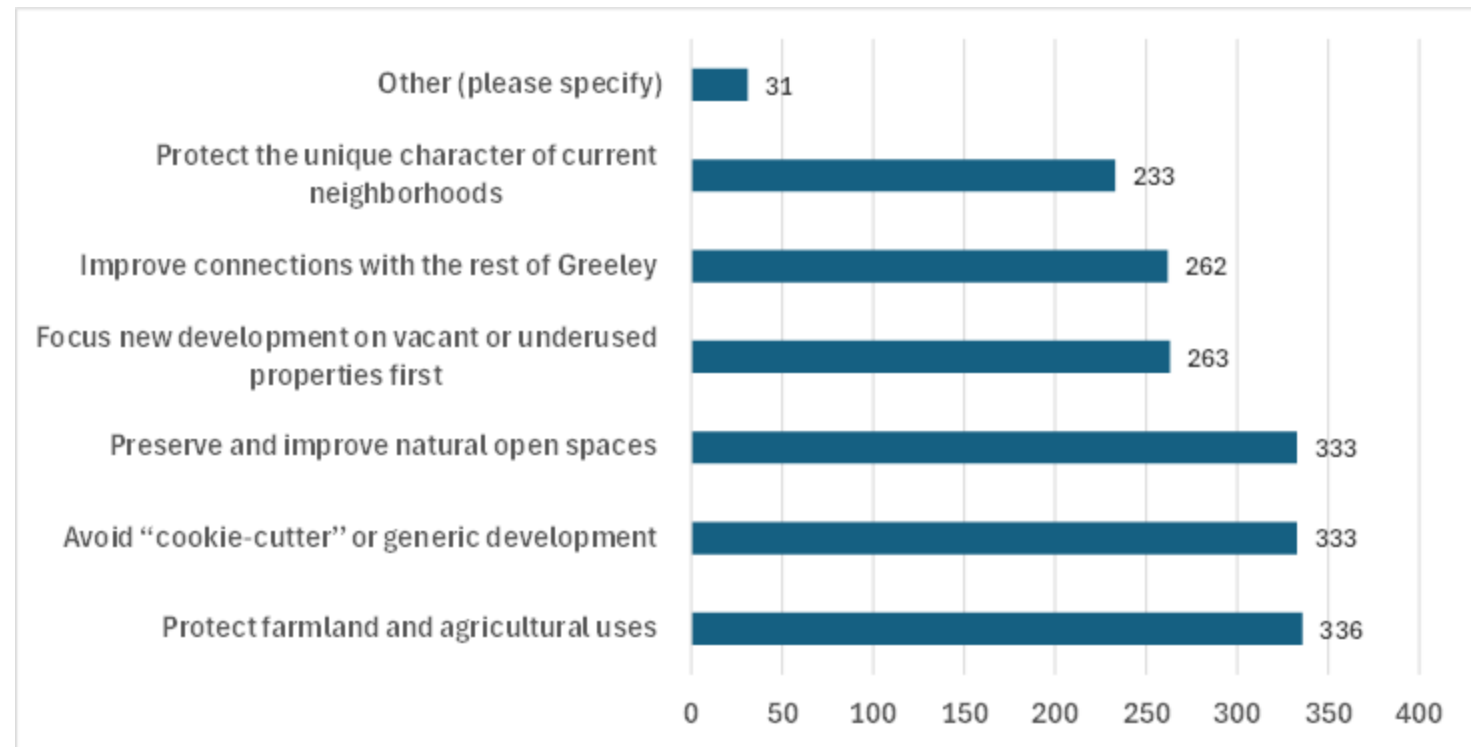
Survey Results: Ideas to Explore to Preserve or Enhance Community Character



Survey Results: How Would You Like East Greeley to Grow Over the Next 20 Years?



Survey Results: What Planning Priorities Matter Most for East Greeley's Future?





Work Session Agenda Summary

April 28, 2026

Key Staff Contact: Robert Miller, Division Treasurer

Title:

2026 First Quarter Financial Update

Background:

Staff will provide an overview of the City's first quarter of 2026 financial state and 2026 grants received by the City.

The City continues to maintain its good financial condition by applying sound budgeting and accounting policies and procedures in the midst of the current economic uncertainty. The current financial presentation includes many of the trends and other highlights impacting available City resources. Overall revenues and expenditures are within projected variances for the 2026 budget. The City is currently seeing a slight overall increase from the adopted 2026 budget across all funds. The City also continues to maintain revenue stabilization funds of \$4.8 million to cover adopted operating expenditures for 2026. The City currently has sufficient reserves to meet the required reserve requirements in 2026 and has the ability to allocate existing one-time monies to adjust for unforeseen circumstances or events.

Strategic Focus Area:

High-Performance Government

Attachments:

1. Item - Presentation



First Quarter Financial Review January 1, 2026 to March 31, 2026

Robert Miller, Division Treasurer

Kirk Jones, Finance Director

City Council Work Session – April 28, 2026



Agenda



- Overall Economic Conditions and Outlook
- Summary of Greeley's Financial Condition
- Total Investments and Cash
- Overview of Revenues and Expenditures
- Financial Impact
- Federal Grants and 2025 Audit

Overall Economic Conditions and Outlook

- Retail spending in Colorado increased by 3.2% in 2025
- Inflation is moderate nationally at 3.3% and at 4.2% in Colorado
- Unemployment remains low-to-moderate at 4.3% as of December and has declined slightly in the last 12 months in Weld County
- Short term interest rates are very volatile with a projected decrease range of up to 0.5% in 2026
- Economic growth continues to exceed prior expectations
- There is still considerable economic uncertainty that will continue to have an impact on the City's resources and expenditures
- State of Colorado has projected a 40% chance of a recession



Summary of Financial Condition – Greeley

Positive Impacts to 2026 City Resources

- New Construction: Building Use, Development Fees, & Permits
- Maintained Higher Reserve & Fund Balances: Interest Earnings
- Oil and Natural Gas Prices: Oil Royalties, Sales Tax, and Estimated Severance Taxes

Negative Impacts to 2026 City Resources

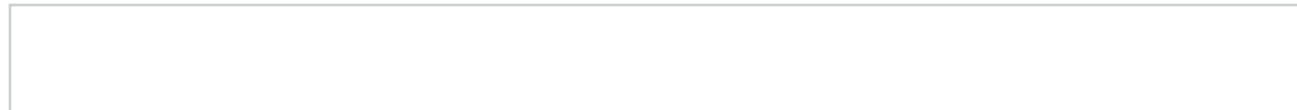
- Sales Tax: Year to Date Increase of 5.2% from 2025 vs. Budget of 5.6%.

Additional Focus Areas Related to Future City Resources

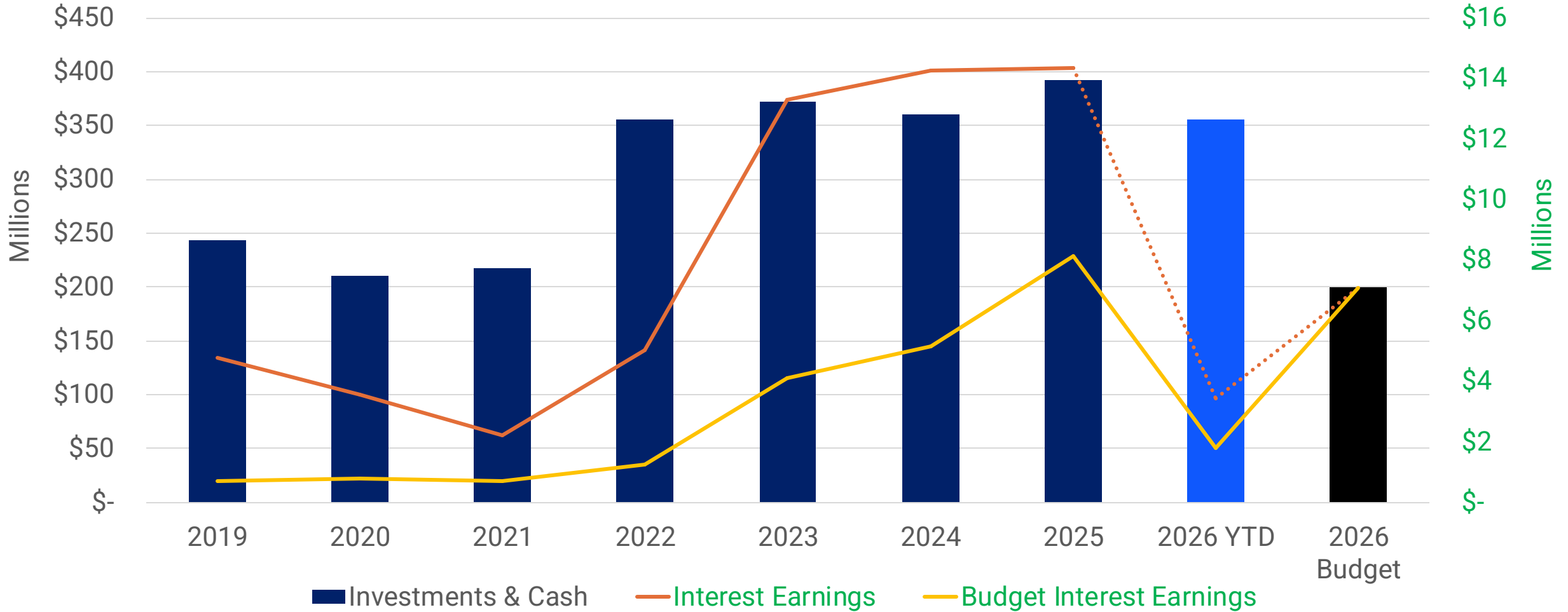
- Economic Uncertainty
- Overall 2026 Resources are Above Budget

Impacts to Revenue in 2026

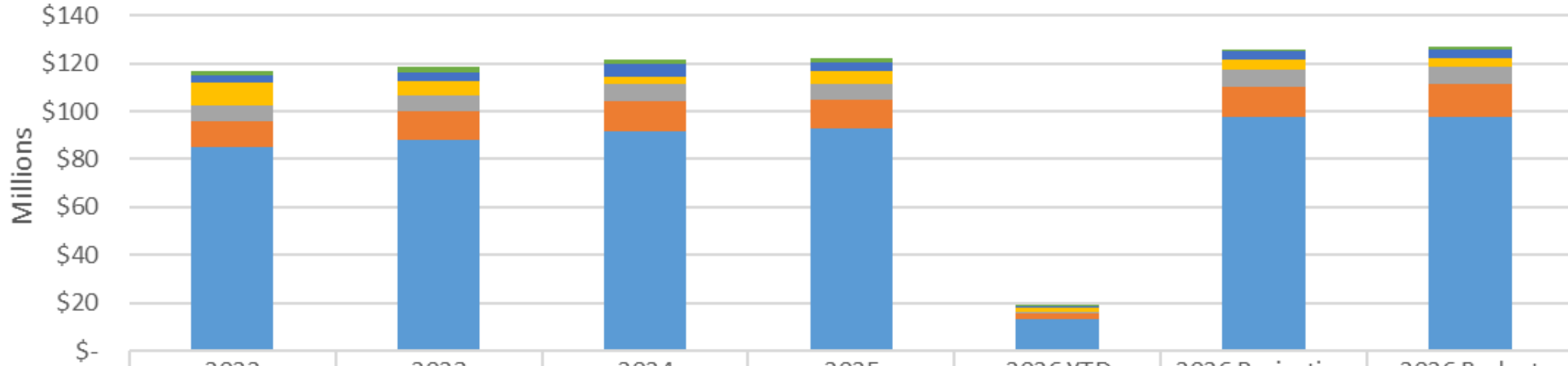
- Estimated \$2.8 Million in 2025 General Fund Carryover and \$4.8 Million in Reserve Stabilization
- Estimated \$1.8 Million in 2026 General Fund Carryover



Total Investments and Cash



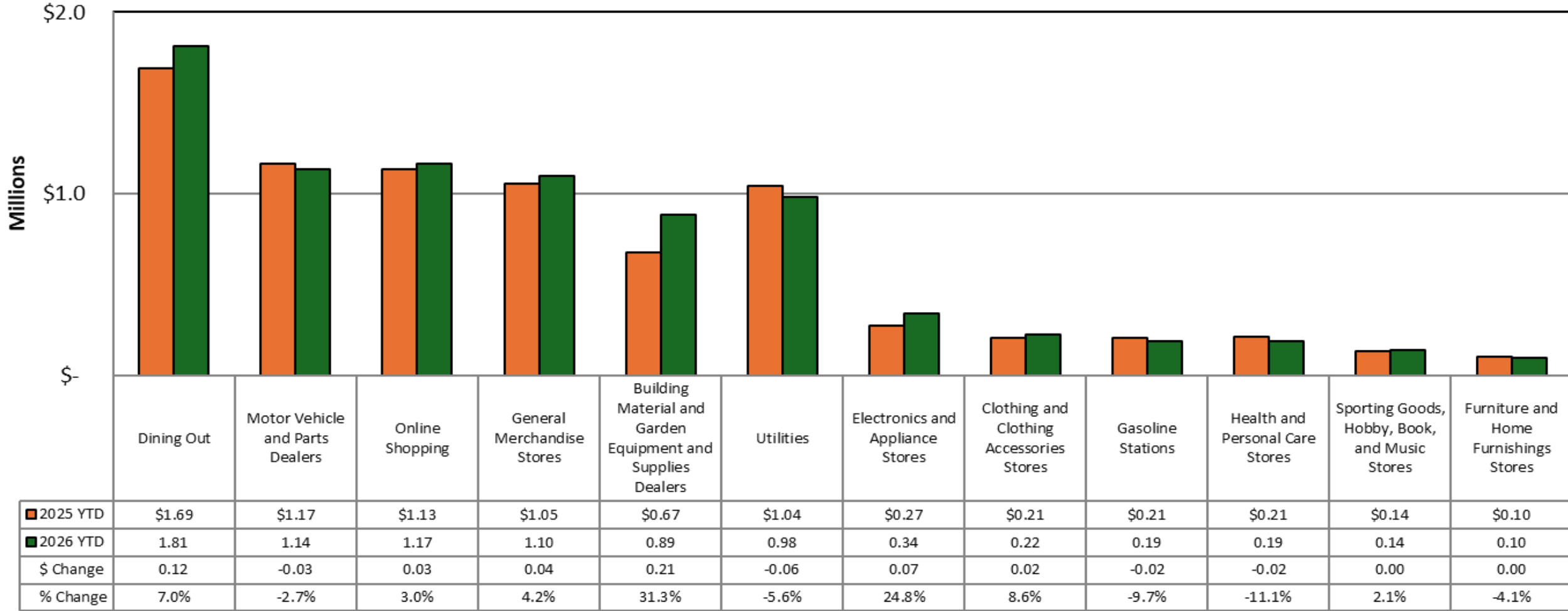
Total Sales and Use Tax Revenues



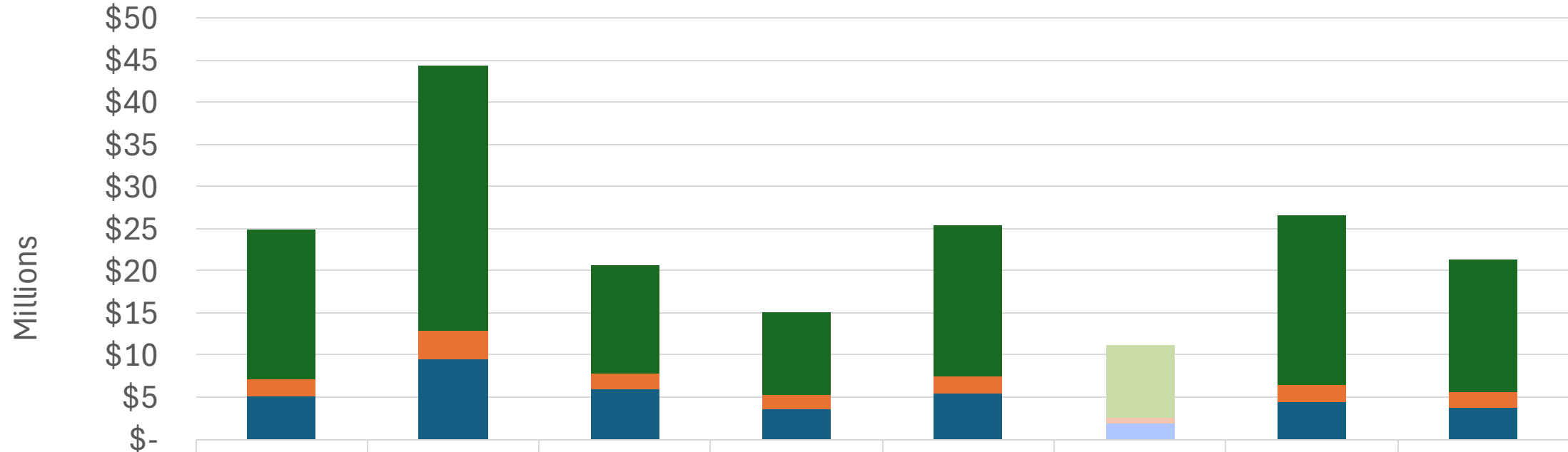
	2022	2023	2024	2025	2026 YTD	2026 Projection	2026 Budget
Other Taxes	\$1.43	\$2.36	\$1.61	\$1.77	\$0.27	\$0.88	\$0.88
General Use - 4.11%	3.29	3.55	5.36	3.38	0.56	3.57	3.57
Building Use - 4.11%	9.52	5.93	3.53	5.34	1.86	4.42	3.80
Auto Use - 4.11%	6.40	6.78	7.18	6.73	1.00	7.07	7.37
Food Tax - 3.46%	11.09	11.86	12.25	12.28	1.92	12.77	13.23
Sales Tax - 4.11%	84.99	87.93	91.77	92.73	13.36	97.37	97.94



Sales Tax Revenues by Category

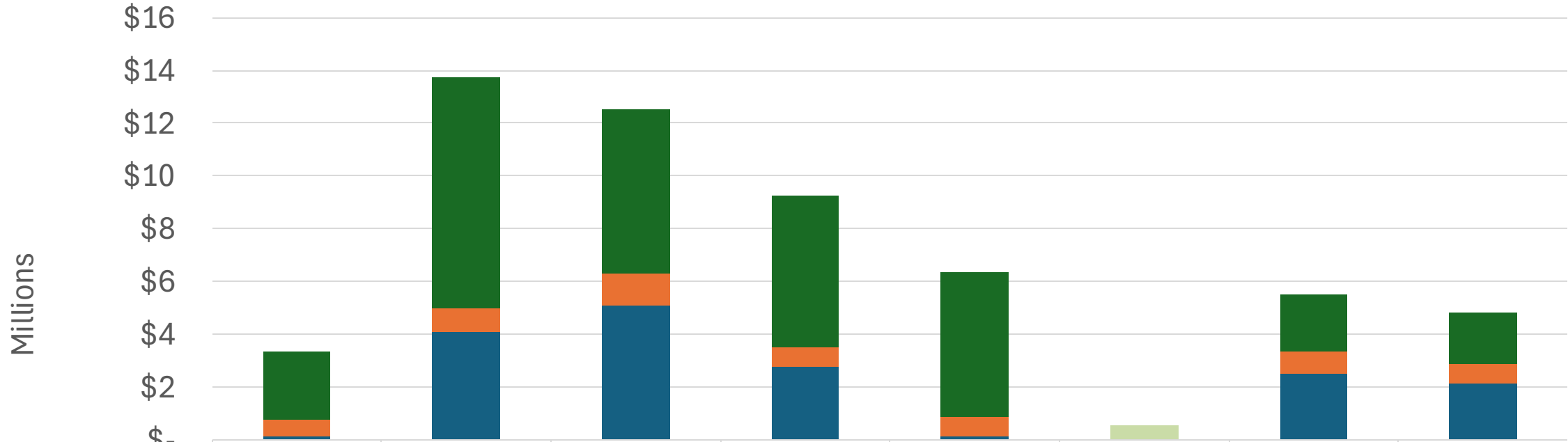


Building Revenues










	2021	2022	2023	2024	2025	2026 YTD	2026 Projection	2026 Budget
Development Impact Fees	\$17.9	\$31.4	\$12.9	\$9.8	\$18.0	\$8.6	\$20.2	\$15.7
Building Permits	2.0	3.4	1.8	1.7	1.9	0.6	2.0	1.8
Building Use	5.0	9.5	5.9	3.5	5.5	1.9	4.4	3.8

Oil and Gas Revenues









	2021	2022	2023	2024	2025	2026 YTD	2026 Projected	2026 Budget
Oil Royalties	\$2.6	\$8.8	\$6.3	\$5.8	\$5.5	\$0.5	\$2.2	\$1.9
Federal Mineral Lease	0.6	0.9	1.2	0.7	0.7	-	0.9	0.8
Severance Taxes	0.1	4.1	5.1	2.8	0.1	-	2.5	2.1

Total Financial Impact Compared to 2026 Budget

	Variance from 2026 Budget	
	(\$ 0.5) Million	Sales and Use Taxes (Excluding Building Use Tax)
	\$ 0.3 Million	Oil and Gas Royalties
	\$ 0.4 Million	Severance & Federal Mineral Lease Taxes (Estimated)
	\$ 1.0 Million	Projected Operating Expenditure Savings
	\$ 1.7 Million	Interest Earnings
	\$ 5.3 Million	Building Permits/Building Use/Development Impact Fees
	\$ 8.2 Million	Total Financial Impact

General Fund Financial Impact to 2026 Budget Based on Current Actuals

	Variance from 2025 Estimate Budget	Major Categories
	(\$ 0.2) Million	Sales and Use Taxes (Excluding Building Use Tax)
	\$ 0.0 Million	Oil and Gas Royalties
	\$ 0.3 Million	Interest Earnings
	\$ 0.4 Million	Severance & Federal Mineral Lease Taxes (Estimated)
	\$ 0.5 Million	Projected General Fund Operating Expenditure Savings
	\$ 0.8 Million	Building Permits/Building Use
	\$ 1.8 Million	Total Financial Impact to 2026 General Fund Budget

Federal Grants

	2023	2024	2025	2026
Total Federal Expenditures	\$ 6,942,971.00	\$ 14,206,309.00	\$ 10,570,601.00	\$ 2,682,283.28
Number of Grants Applications	55	64	69	21
Current Open Grants (2026)	75	86	79	70

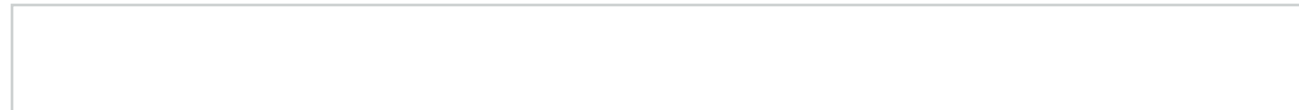
- 2024 expenditures includes approximately \$5.9 Million spent 2021-2023 for the Federal Transit Grants
- Final 2025 expenditures are pending completion of audit



2025 Annual Audit

Annual audit for 2025 is in progress.

- All audit items requested as of early April are expected to be submitted on time
- Completion is targeted for June, subject to auditor follow-up



Thank you





Work Session Agenda Summary

April 28, 2026

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

Title:

West Greeley Financial Update

Background:

This presentation provides City Council with an updated financial overview of the Catalyst project which are listed below:

- revised project cost estimates
- current funding sources and the remaining funding gap
- due diligence and modeling work completed by outside financial and market experts
- fiscal implications of the recent vote on proposed 501(c)(3) financing
- updates to Certificates of Participation for pre-development costs
- key unresolved conditions that will shape the City's path forward

It is intended to connect prior Council discussions with the latest financial assumptions and risks, while outlining the decisions and financing strategies that still require refinement as the project moves ahead.

Strategic Focus Area:

Business Growth
Community Vitality
Quality of Life

Attachments:

1. Item - Presentation



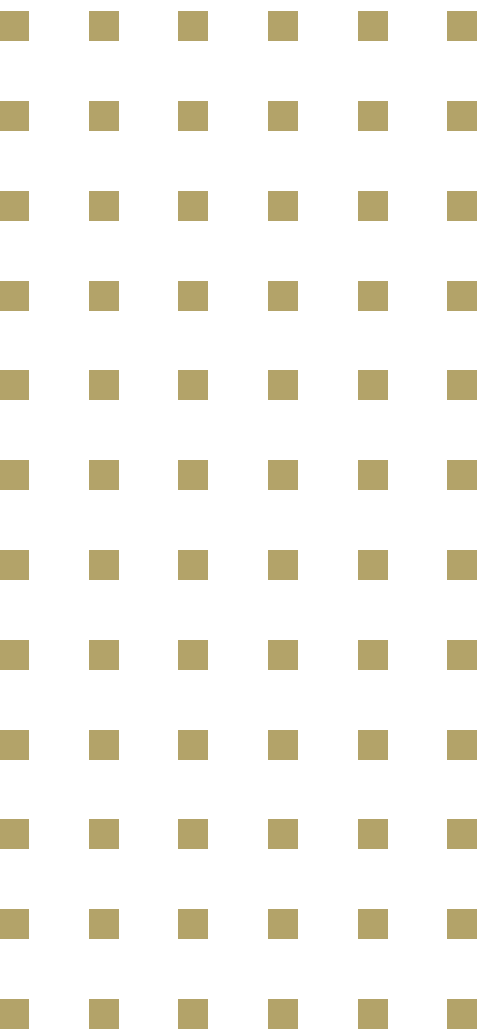
West Greeley Financial Update

Allena Portis, Deputy City Manager/CFO
City Council Work Session – April 28, 2026



Agenda

- Overview of Project Costs
- Financial Due Diligence
- Fiscal Implications of the Vote
- COPs for Predevelopment Costs
- The Path Forward



Overview of Project Costs



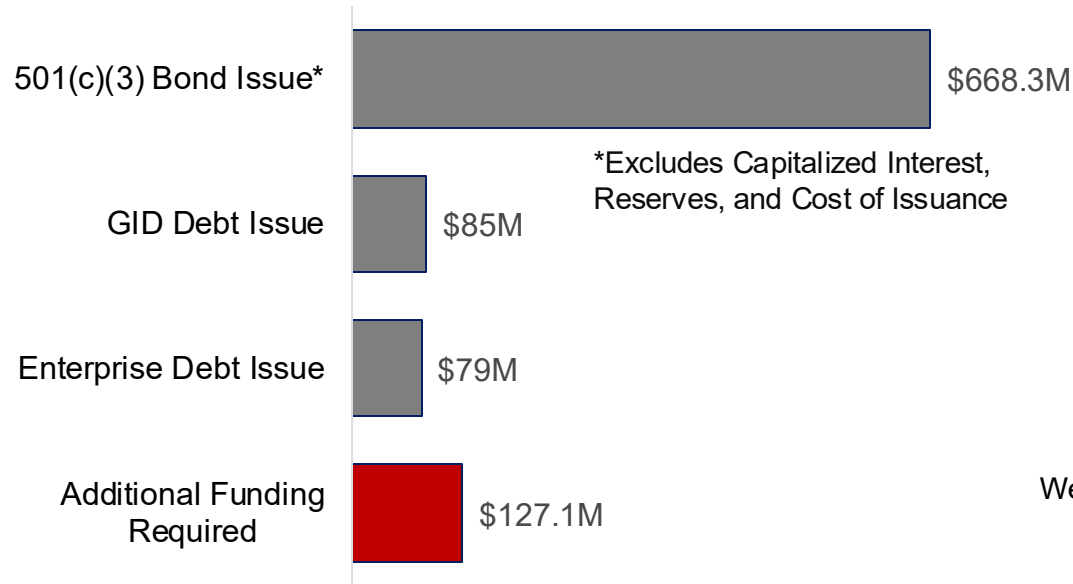
Total Project Cost & Funding Gap

Total Feb 2026 Estimated Project Cost: \$959,436,369

March 2025 Estimated Costs: \$910,638,633 (preferred) \$855,594,529 (reduced)

Sources of Funding

(\$959.4M)

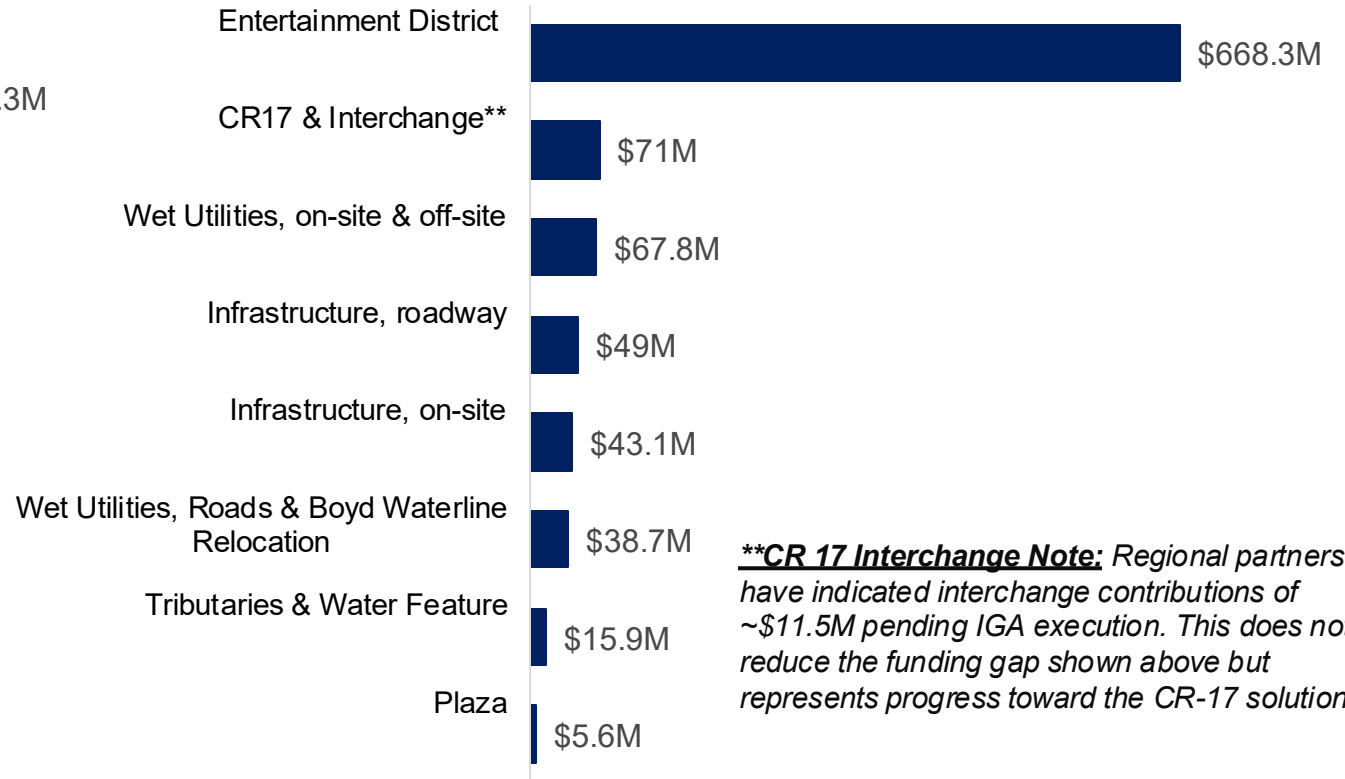


*Excludes Capitalized Interest, Reserves, and Cost of Issuance

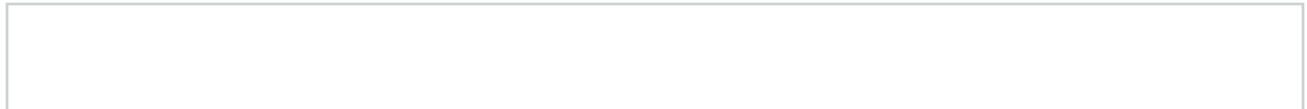
***PRELIMINARY & SUBJECT TO CHANGE**

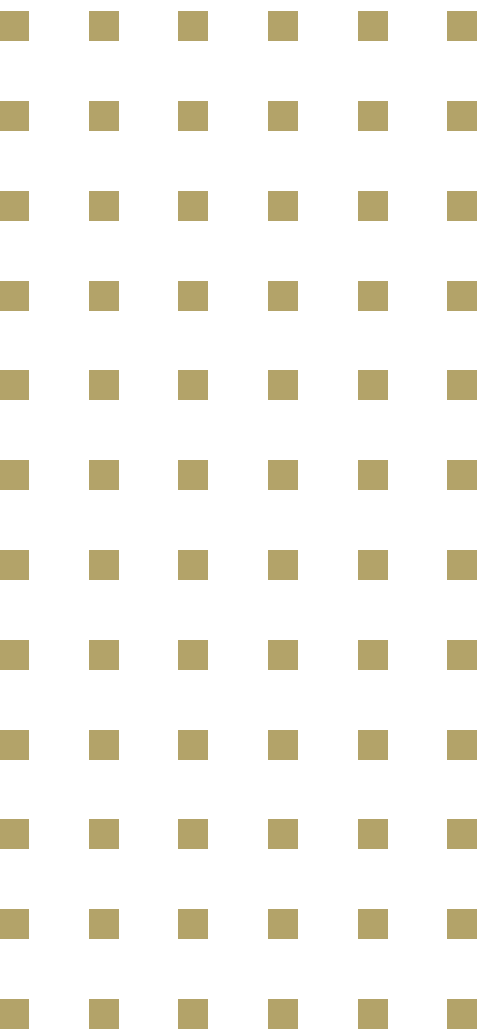
Uses of Funding

(\$959.4M)



****CR 17 Interchange Note:** Regional partners have indicated interchange contributions of ~\$11.5M pending IGA execution. This does not reduce the funding gap shown above but represents progress toward the CR-17 solution.





Financial Due Diligence



Financial Due Diligence

This project relies on layered funding mechanisms, each serving a different function. As a result, separate financial models were developed by specialized firms to analyze revenue generation, infrastructure financing, and long-term fiscal impact.

Initial Feasibility Study

CBRE

Feasibility Study & Rent Analysis

H&LA

Economic Impact Studies

Zonda & EPS

Entertainment District (501c3)

The revenue engine, analyzed by Hilltop Securities

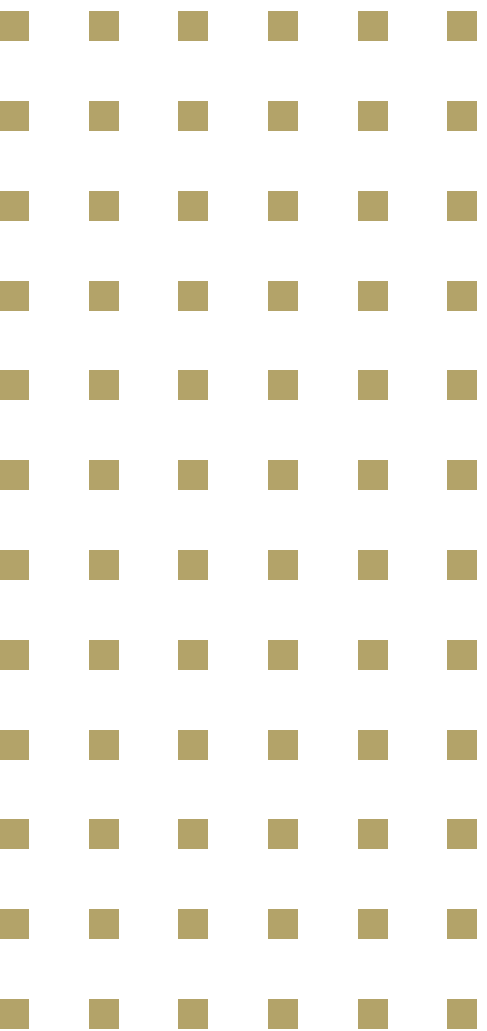
General Improvement District

The infrastructure financing mechanism, analyzed by Hilltop Securities

West Greeley Sub Area & Cascadia

The long-term fiscal impact to the city, analyzed by Anderson Analytics





Fiscal Implications of the Vote



501(c)3 Debt Issuance

A negative community vote materially amplifies non-appropriation risk, undermining the effectiveness of a moral obligation pledge.

Moral Obligation Pledge

- A non-binding commitment to consider appropriating funds to cover shortfalls
- Does not create a legally enforceable payment obligation

Non-Appropriation Risk

- The risk that the City Council chooses not to appropriate funds when requested
- Investors rely on political willingness, not legal requirement
- Political willingness is subject to constituents

Impact of Community Vote Against the Project

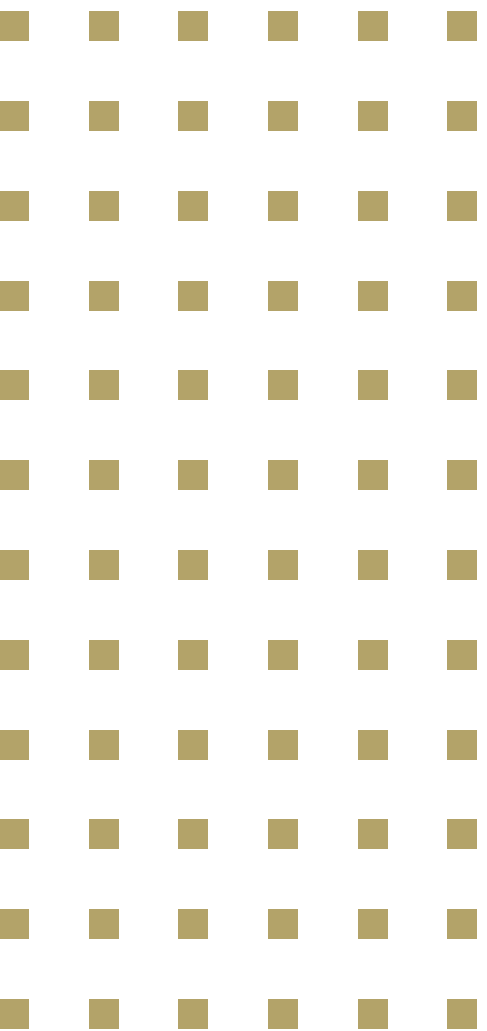
- Signals lack of public support for the project
- Increases political pressure on officials not to appropriate funds

Heightened Credit Risk

- Greater likelihood that the moral obligation pledge will not be honored
- Could lead to missed payments or default scenarios

Market Perception

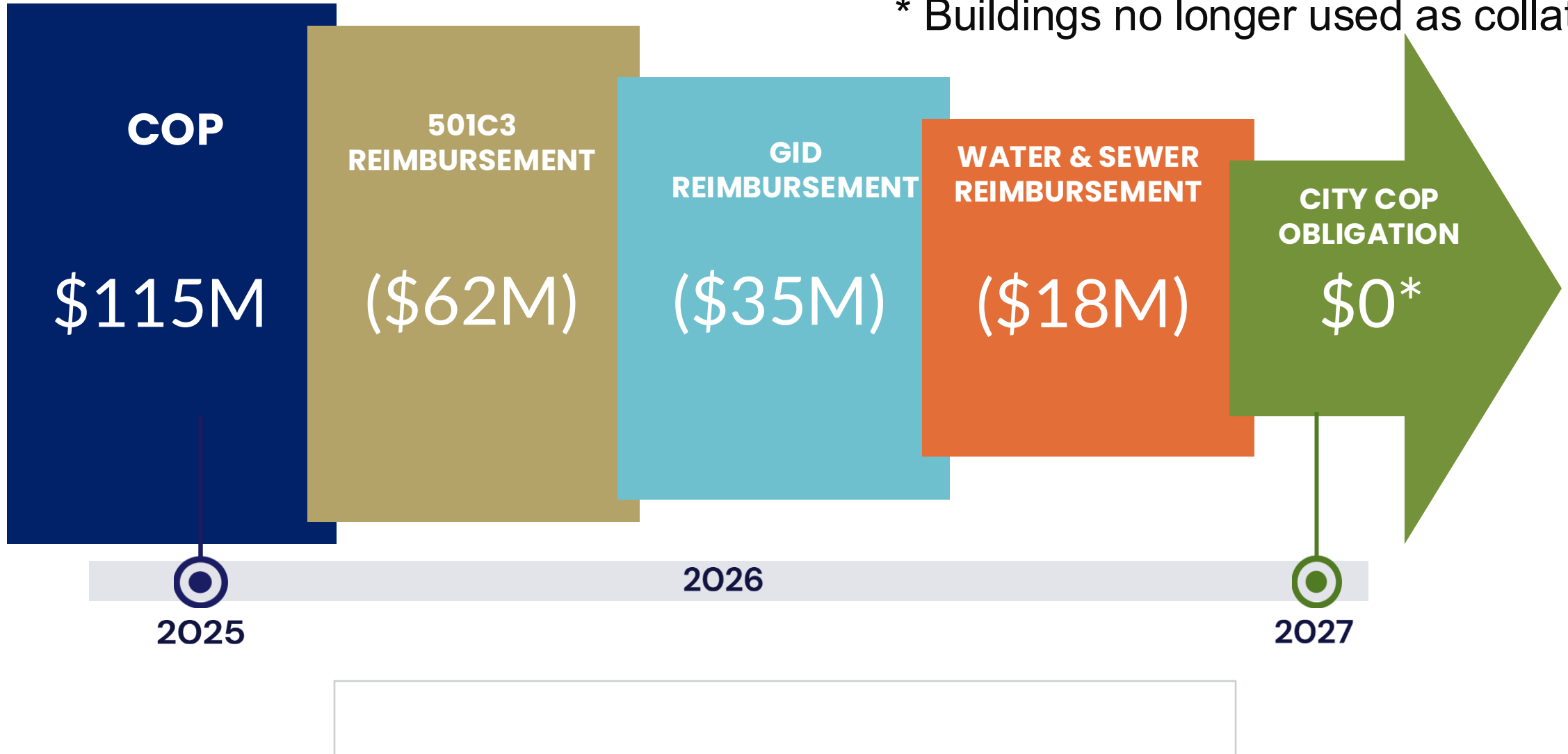
- Investors may view the pledge as weakened or unreliable
- Potential for higher borrowing costs or reduced demand



Certificate of Participation (COP) Update – Predevelopment Costs

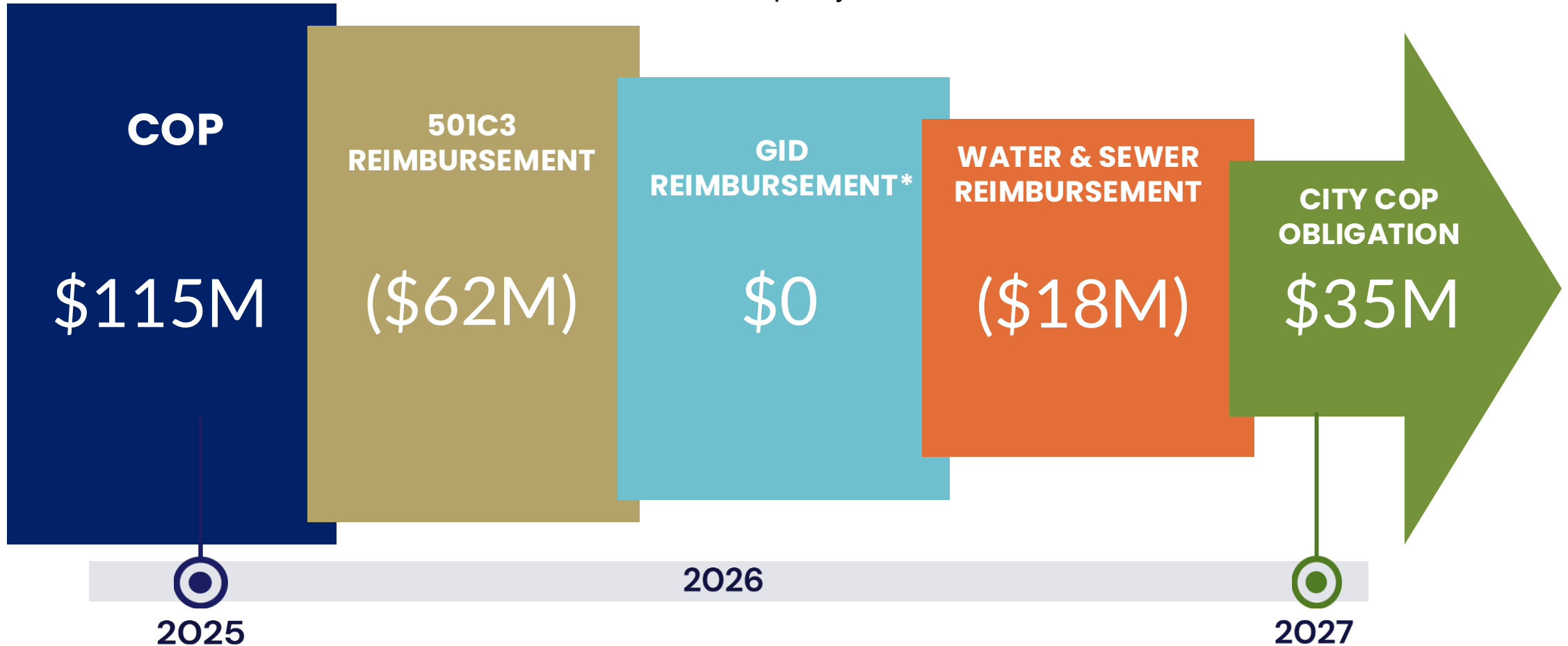
Original Finance Plan - Predevelopment Costs

* Buildings no longer used as collateral.



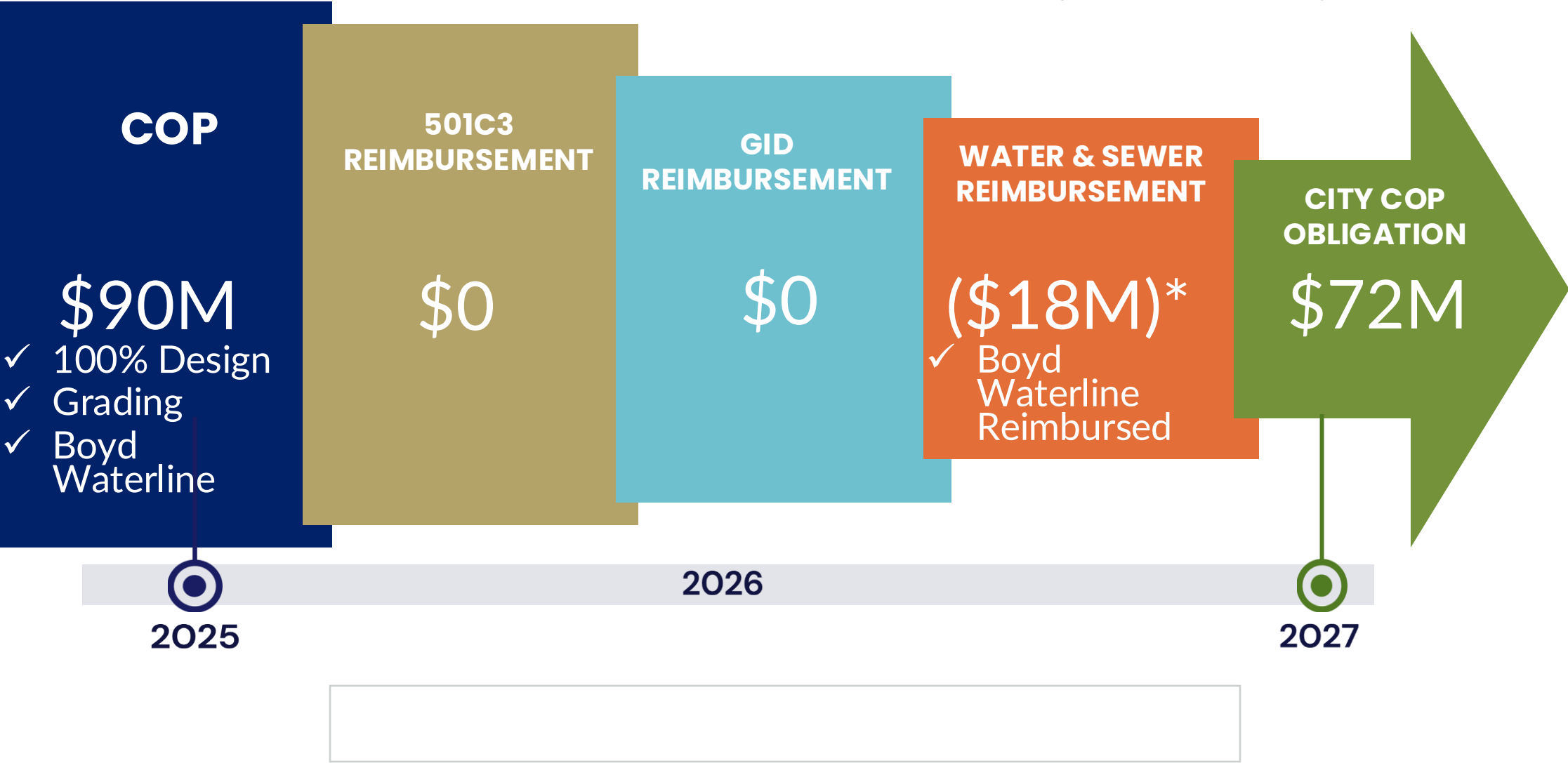
Updated Finance Plan - Predevelopment Costs (February 2026)

*GID Bond capacity estimate at \$85M. \$35M of COP to be reimbursed in the future



Updated Finance Plan - Predevelopment Costs (April 2026)

*Subject to MOU with City and GID

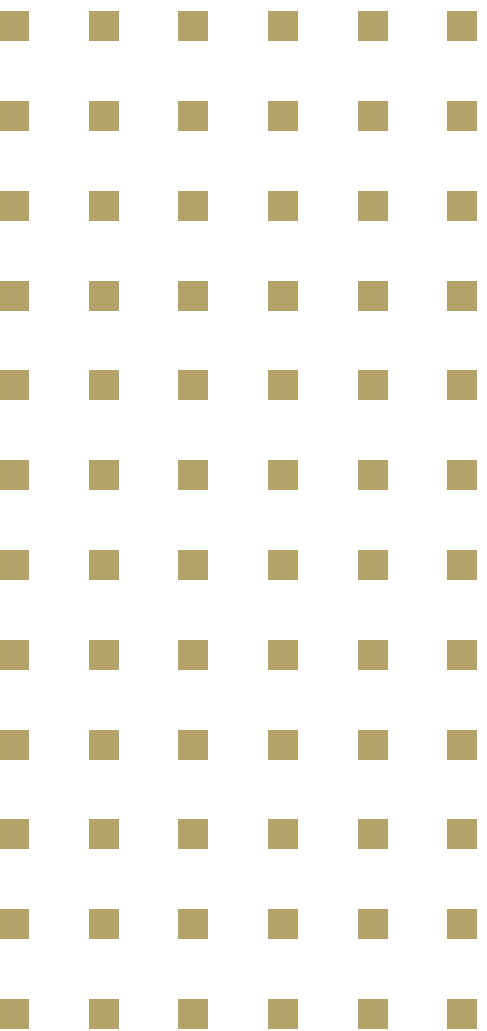


Cost Comparison – 20 Year COP - \$90 Million*

*Excludes W&S reimbursement (worst-case scenario)

	Level Debt Service	Interest Only (5Y)	Interest Only Capitalized Interest Level D/S	Interest Only Increasing D/S	Interest Only Capitalized interest Increasing D/S
Interest Rate	5.25%	5.25%	5.25%	5.25%	5.25%
Average Payments Years 1-5	\$7.2 million	\$4.1 million	\$5.1 million	\$4.1 million	\$5.1 million
Average Payments Years 1-10	\$7.2 million	\$6.5 million	\$7.1 million	\$6.0 million	\$6.7 million
Total Cost	\$143.4 million	\$153.9 million	\$162.3 million	\$157.7 million	\$165.3 million
Payments Begin	2027	2027	2029	2027	2029





The Path Forward

Cost Comparison – 20 Year COP - \$90 Million*

Condition	Detail	Status
CR-17 / Interchange Funding	Anticipated IGA contributions: Weld County \$11.2M, Johnstown \$137.5K, Windsor \$137.5K (~\$11.5M of \$71M need identified). IGA not yet executed.	● Partially Resolved
Additional GID Land	Additional parcels required in both GIDs; current model assumes north and south of Hwy 34 development	● Not Yet Resolved
GID Assessment Adopted	DTA study not yet complete; per-unit assessment rates not finalized; formal adoption required	● Not Yet Resolved
West Greeley Sub Area Development	Full sub area buildout, not Cascadia alone, required to fund water, sewer, and infrastructure obligations	● Not Yet Resolved
Infrastructure Phasing	Must be sequenced to match actual debt capacity as it builds, not projected capacity	● Not Yet Resolved
Entertainment District Financing	Due to weakened moral obligation pledge, additional partners or investors are needed	● Not Yet Resolved

Staff will provide updates as conditions are resolved.

Moving Forward – Catalyst Financing

Legal Debt Limit – 10% of total assessed valuation - \$251 million

- Does not include Revenue Bonds or Certificates of Participation

Options:

- Investors
- Public/Private Partnership
- Public/Public Partnership
- Conduit Borrower (501c3 model)
- Revenue Bond



Financial Model Results – Special Revenue Fund – West Greeley Sub Area

Source	Purpose	20 Year Total
Food Tax	Capital maintenance	\$ 49 M
Quality of Life	Parks, trails, culture, public facilities, transportation	\$ 21 M
Keep Greeley Moving*	Road infrastructure	\$ 2 M
Public Safety Tax	Public safety staffing & facilities	\$ 14 M
Development Impact Fees	New construction, equipment, & infrastructure capacity expansion	\$349 M

*Keep Greeley Moving expires in 2029, if extended estimate could exceed \$20M

Financial Model Results – Revenues to State, County, Schools – West Greeley Sub Area

Significant source of revenue over 20-year period

Taxing Entity	Source	20 Year Total
State	Sales Tax (retail sales)	\$107 M
State	Sales & Use Tax (bldg. materials)	\$163 M
County	Property Tax	\$136 M
Weld RE-4	Property Tax*	\$280 M
Weld RE-5J	Property Tax*	\$146 M
Total		\$832M

*Total overall distribution of property by school district in the West Greeley Subarea modeled based on broad preliminary assumptions.

West Greeley Oversight Committee

- Review Options for the West Greeley/Catalyst Project including, but not limited to:
 - Estimated Project Costs
 - Potential Scope Changes
 - Financing Options
 - Funding Options
 - Communication to Public



Thank you





Work Session Agenda Summary

April 28, 2026

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Ward I Vacancy Process and Council Direction

Background:

Following the resignation of Councilmember Butler at the March 17 Council meeting, a vacancy exists for the Ward I seat.

At the March 24 Work Session, staff sought direction from Council on the general process of appointing a Ward 1 Councilmember. At that time, Council determined the application procedure and general timeline indicating that the process could be completed by early June. The application period was opened from March 27 through April 17 to solicit interested and qualified candidates using the Boards & Commissions software portal and strong marketing by the Communications and Engagement Department.

A total of fifteen (15) applications were received. Thirteen (13) applications met the minimum requirements and were qualified to continue the process.

Proposed Process:

Staff is seeking Council direction on the proposed appointment process. The following approach is recommended:

- **Interviews:** Conducted at the beginning of the May 5 Council meeting, following Citizen Comment and prior to the Consent Agenda.
- **Format:** Panel-style interviews, consistent with the process used at the April 16 Special Meeting
- **Questions:** Three (3) standardized questions will be asked of each candidate. A moderator (City Clerk or City Manager) will read the questions and facilitate timing.
- **Selection:** Following interviews, Council will deliberate and vote by ballot. Multiple rounds will be conducted as needed until one candidate receives a majority vote of Council.

Next Steps

- The selected candidate's appointment will be formalized by resolution at the May 19 Council meeting.
- The Municipal Judge will administer the oath of office.
- Council will then update the Line of Succession, and fill assignments to boards & commissions/standing committees.

Requested Action:

Provide direction and guidance on the proposed interview and selection process for filling the Ward I vacancy.

Does the following meeting schedule fit Council's timeline?

- May 5 —Interviews and selection by ballot
- May 19—Appointment by resolution, Oath, Line of Succession and Board & Commission, Committee Assignments

Specifically:

Confirm the preferred start time for interviews at the May 5 meeting

Options:

- Begin early (5:00 or 5:30 p.m.) due to a full agenda,
- Begin at the regular 6:00 p.m. meeting time with the understanding the meeting may run longer.
- Provide input on the orientation date and process for the newly appointed Councilmember.

Strategic Focus Area:

High-Performance Government

Attachments:

1. Item - Presentation



Ward I Vacancy Process and Direction

Heidi Leatherwood, City Clerk

Heidi.leatherwood@greeleygov.com

City Council Work Session – April 28, 2026



**High
Performance
Government**



Agenda



- Background
- Proposed Process
- Council Direction on Timeline and Format



Background

- Councilmember Butler resigned at the March 17 meeting creating a Ward I vacancy on Council.
- At the March 24 Work Session Council directed staff on an advertising an application process through April 17.
- 15 applications were received with 13 qualified applicants moving forward in the process.



Proposed Process

May 5

Council meeting- Interviews set at beginning of the meeting (Item 7)

- Format: Group/panel process used at the April 16 Special Meeting
- Questions: 3 standardized questions, timed

Selection: Vote by ballot until a candidate is selected by majority

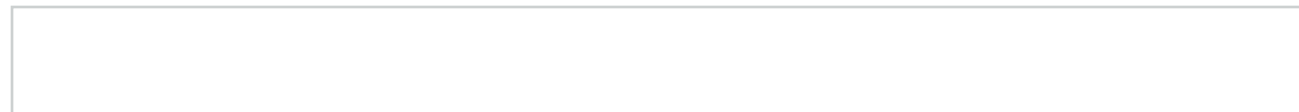
May 19

Council meeting - formal appointment, oath, swearing in, line of succession and committee assignments



Another View of the Timeline

Mar 18	Mar 24	April 28	May 5	May 19
Vacancy	Consensus from Council on the Advertising and Application Process through Apr 17	Council Direction on Timeline and Format	Interviews and Ballot selection	Ratify Appointment, Oath, Seated at the Dais, Line of Succession, Committee Assignments



Direction from Council

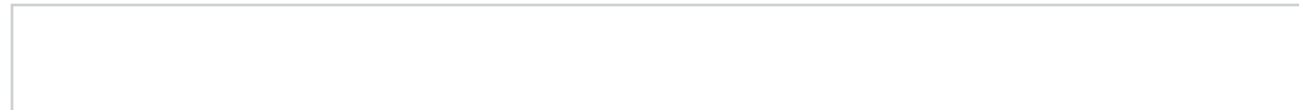
Interview Process - May 5

- Approval to use the process that was conducted at the April 16 Special Meeting
- Ballot process
- Start time on May 5 at 5 or 5:30 p.m.
Begin interviews immediately

Or 6 p.m. and Interviews scheduled before consent agenda

Appointment Process - May 19

- Resolution, Oath of Office, Line of Succession and Committee
- Assignments prior to the consent agenda
- Orientation date - Week of May 25





Thank you.





Work Session Agenda Summary

April 28, 2026

Key Staff Contact: Martha Lanaghen, Human Resources Director

Title:

Motion to go into an Executive Session for the purpose of discussing employment matters related to appointment of a City Manager

Background:

The City Council has identified Brian McBroom as the Finalist in the City Manager search. This session provides City Council the opportunity to negotiate the terms of the City Manager Employment Agreement.

Strategic Focus Area:

High-Performance Government

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.

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

April 26 – May 23, 2026

Monday, April 27, 2026

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

Tuesday, April 28, 2026

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

Tuesday, May 5, 2026

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

Thursday, May 7, 2026

- 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, May 12, 2026

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

Wednesday, May 13, 2026

- Frontier House's 15th Annual Breakfast 7:30 a.m. DoubleTree Lincoln Park (919 7th Street Greeley CO 80631)

Saturday, May 16, 2026

- Armed Forces Day Event – Proclamation 11 a.m. Bittersweet Park (3500 16th St, Greeley, CO 80634)
-

Tuesday, May 19, 2026

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

Wednesday, May 20, 2026

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

Thursday, May 21, 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)

2026 Council Meeting/Work Session Agenda Items Schedule

04/20/2026			
This schedule is subject to change			
May 5, 2026 City Council Meeting			
	Proclamation - Small Business Week	Mayor	Intro
	Proclamation - Economic Development Week	Mayor	Intro
	Proclamation - Mental Health Month	Mayor	Intro
	Proclamation - National Police Week	Mayor	Intro
	Minutes - April 16 SM; April 21 Regular Meeting		
	Resolution - Appoint City Manager	Heidi Leatherwood	Consent
	Resolution - IGA with Weld County for Ballot Box (tentative)	Martha Lanaghan	Consent
	Resolution - Approval of the Land Exchange Agreement	Heidi Leatherwood	Consent
	Resolution - Contract Development Code Update with Logan Simpson	Kelli Johnson	WS
	Resolution - Contract with Mark Thomas & Company Inc for downtown Civic Campus Project	Don Threewitt	Consent
	Intro & 1st Rdg Ord - City Manager	Adam Prior	Consent
	Intro & 1st Rdg Ord - Acquisition of Land -Eminent Domain for Stormwater's 12th St Outfall	Martha Lanaghan	Consent
	Intro & 1st Rdg Ord - Kinnison Establishment of Zoning	Adam Prior	Consent
	Intro & 1st Rdg Ord - Patriot Energy Establishment of Zoning	Katelyn Puga/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Uptown Rezone	Katelyn Puga/Don Threewitt	Consent
		Jeff Woerber/Don Threewitt	Consent
	Ward 1 Interviews	Heidi Leatherwood	Regular
	Ward 1 Appointment	Heidi Leatherwood	Regular
	Resolution & PH - Delantero Metro-District Amendment	Katelyn Puga/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 1	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 2	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 3	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 4	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 5	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 6	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 7	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 8	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 9	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 10	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 11	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 12	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 13	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 14	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 15	Michael Franke/Don Threewitt	Regular
	Executive Session - Fire Negotiations	Kimberly Southern	ES
May 12, 2026 City Council Work Session			
	CPRD Fee Study	Diana Frick	WS
	2027 Budget Update and CIP	Nathan Mosley	WS
	Ballot Initiative Update	Nathan Mosley	WS
	Economic Development Task Force	Derrek Jerred/Don Threewitt	WS
May 19, 2026 City Council Meeting			
	Proclamation - Historic Preservation Month	Mayor	Intro
	Proclamation - Public Works Week	Mayor	Intro
	Minutes - April 28 WS; May 5 Regular Meeting	Heidi Leatherwood	Consent
	Resolution - Endorsement for PAB Allocation	Deb Callies	Consent
	Resolution - Homelessness Resolution Program Grant 2026/2027	Mandy Shreve	Consent
	Resolution - Establishment of Economic Task Force (tentative)	Derrek Jerred/Don Threewitt	Consent
	Intro & 1st Rdg Ord - amending Title 16, Chapter 1, and Title 20, Chapter 3 references to City Hall	Kelli Johnson	Consent
	PH & 2nd Rdg Ord - City Manager	Martha Lanaghan	Regular
	PH & 2nd Rdg Ord - Acquisition of Land- Eminent Domain for Stormwater's 12th St Outfall	Adam Prior	Regular
	PH & 2nd Rdg Ord - Kinnison Establishment of Zoning	Katelyn Puga/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Patriot Energy Establishment of Zoning	Katelyn Puga/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Uptown Rezone	Jeff Woerber/Don Threewitt	Regular
	B&C Appointments	Jennifer Middleton	Regular
May 26, 2026 City Council Work Session			
	2027 Budget Update	Nathan Mosley	WS
	Consensus - Communities Strategic Plan Reducing Homelessness	Mandy Shreve	WS
	MERGE Update	Bret Naber	WS
	311 Update	Bret Naber	WS
	Poudre River Restoration	Sean Chambers/Diana Frick	WS
June 2, 2026 City Council Meeting			

	Minutes - May 12 WS; May 19 Regular Meeting	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Downtown Civic Campus Certificates of Participation 2026	Robert Miller	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 1	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 2	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 3	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 4	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 5	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 6	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 7	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 8	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 9	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 10	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 11	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 12	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 13	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 14	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 15	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Zoning No. 1-15	Michael Franke/Don Threewitt	Consent
	PH & 2nd Rdg Ord - amending Title 16, Chapter1, and Title 20, Chapter 3 references to City Hall	Kelli Johnson	Regular
June 9, 2026 City Council Work Session			
	2027 Budget Update	Nathan Mosley	
	Water and Sewer Board Interviews (Hold)	Jennifer Middleton	WS
	Sign, Landscape, Development Code Update	Caleb Jackson/Buxton Demers	
June 16, 2026 City Council Meeting			
	Minutes - May 26 WS; June 2 Regular Meeting	Heidi Leatherwood	Consent
	Resolution - Reimbursement 2026 Stormwater Bonds	Robert Miller	Consent
	PH 2nd Rdg Ord -Downtown Civic Campus Certificates of Participation 2026	Robert Miller	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 1	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 2	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 3	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 4	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 5	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 6	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 7	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 8	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 9	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 10	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 11	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 12	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 13	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 14	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 15	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Zoning No. 1 -15	Michael Franke/Don Threewitt	Regular
	B&C Appointments	Jennifer Middleton	Regular
June 23, 2026 City Council Work Session			
	2027 Budget Update Kimberly and departments	Nathan Mosley	
	Comprehensive Financial Policies (Tentative)	Kirk Jones	WS

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 update TBD.	Don Threewitt
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 December. <u>Tentatively scheduled to return to council Mar/Apr.</u>	Allena Portis
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. 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. Follow-up presentation scheduled April 14, 2026 WS.	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 Started phase 1 (procedures chapter). Remaining phases are on HOLD pending budget decisions.	Don Threewitt
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.	Staff will return to Council for update. TBD.	Diana Frick
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 working on implementation strategy/timeline and will bring ordinance to council TBD.	Don Threewitt
01-2026	Olson	MERGE Project Update	Council Meeting 1/6/2025	Monthly MERGE update with Mayor and Councilmember Olson. A quarterly meeting to done at a meeting.	Presentation scheduled May 26, 2026 WS.	Public Works

02-2026	Hall	Economic Development Mayor Task Force	Council Meeting 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.	EDUR intends to present a resolution at the May 5 Council Meeting to form the Task Force and have the Mayor appoint and recognize a Chairperson. The Chair will then conduct the rest of the proceedings to finalize the creation of the Task Force, with final selection of the total task force coming in the following weeks after May 5. All associated public facing correspondence (press release, LinkedIn, etc.) queued up ready to go. The Strategic Teams document is updated to reflect necessary changes with respect to Housing target participants, and contains a robust list of prospective candidates. Per CAO - The Task Force is subject to Open Meetings Law and will be formed under the same rules and procedures as a permanent	EDUR/CMO
03-2026	Butler	Marijuana Feasibility Preliminary Information	Council Meeting 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.	CCO, PD, EDUR, CD, Budget, and HPG have reviewed information from neighboring communities and compiled a report including, revenue projections, licensing practices, costs, staff support, enforcement and other impacts. Waiting on direction to roll out report to council or schedule a WS.	CD/CCO
06-2026	Butler	Signs in Parkways and Enforcement	Council Meeting 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/CD



Work Session Agenda Summary

Title

Adjournment