

Greeley City Council Agenda

Work Session

Tuesday, June 9, 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
Craig Huddleston - Ward I
Deb DeBoutez - Ward II
Johnny Olson - Ward III
Brian Rudy - Ward IV
Ryan Roth - At-Large



City Council
Work Session Agenda
Tuesday, June 9, 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. West Greeley Project Citizen Oversight Committee Findings and Recommendations
6. Water and Sewer Board Interviews
7. Greeley 311 Update: Improving Access to City Services
8. 2027 Budget Development Update
9. Motion to go into Executive Session to discuss the purchase and transfer of real estate, receive instructions regarding negotiations, and if necessary, receive legal advice related to the Civic Campus project and associated intergovernmental and development negotiations
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.	Huddleston
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	McDonald
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
E-470 Public Highway Authority	Quarterly	Hall



Work Session Agenda Summary

June 9, 2026

Key Staff Contact: Bret Naber, Deputy City Manager of Infrastructure

Title:

West Greeley Project Citizen Oversight Committee Findings and Recommendations

Background:

On April 7, 2026, the Greeley City Council approved Resolution No. 42, 2026 creating the West Greeley Project Citizen Oversight Committee (the “Oversight Committee”). The stated purpose of the Oversight Committee is to provide advisory guidance to City Council and City staff to support transparency, continuity, and community confidence regarding the Catalyst Project. The Oversight Committee was tasked to review financial, zoning, and planning information; provide recommendations and feedback to City staff and City Council as appropriate; assist with community communications and recommend improvements to communication strategies; and to receive regular reports regarding the Catalyst Project and related economic development activities in West Greeley.

Applications were solicited from interested community members. The City Council interviewed candidates on April 16, 2026 and 9 Greeley citizens were selected to serve on the Oversight Committee. Additionally, pursuant to the requirements in Resolution 42, 2026, Mayor Dale Hall appointed Councilmember Johnny Olson to serve as an ex-officio member of the Oversight Committee.

The Oversight Committee has met five times over the past six weeks. Guided by a professional facilitator, the Oversight Committee has received reports from staff members and contracted professionals regarding the West Greeley Catalyst project, including information regarding the project financing, zoning, and economic development. The Oversight Committee received information about the options for repayment of the outstanding Certificates of Participation, including the implications of not pursuing any economic development opportunities on the Catalyst site. At the last meeting held on June 4, 2026, the committee members heard a report from the City’s solutions team who discussed options for moving the project forward.

As requested by City Council, the Oversight Committee is prepared to offer initial recommendations and feedback to City Council. At the meeting on June 4, 2026, the Oversight Committee members decided to formally recommend to City Council that the City find a partner to assist with the West Greeley Catalyst project. The Oversight Committee has decided to pause its meetings for an estimated 60-90 days to allow the City’s solutions team time to negotiate partnership opportunities. During that pause, a designated subcommittee will work to provide recommendations regarding communication strategies.

Committee members Bob Locke, Jeffery Kennedy and Tom Pfankuch will be present at the Council meeting to provide the Committee’s report to the City Council and to answer any questions.

Strategic Focus Area:

Business Growth

High-Performance Government

Attachments:

None



Work Session Agenda Summary

June 9, 2026

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Water and Sewer Board Interviews

Background:

The Water & Sewer Board has one seat available with a 5-year term that will expire on June 31, 2031. Applications for this position were accepted through May 20, 2026.

The council will interview applicants in a round-robin style. At the June 16, 2026 meeting, the Council will appoint this position along with other Boards & Commissions.

Strategic Focus Area:

Community Vitality
High-Performance Government
Infrastructure and Mobility
Quality of Life

Attachments:

1. W&S Roster May 2026
2. Application - Cheri Witt-Brown
3. Application - Antonio Molina-Haro

The City of Greeley, CO

Water and Sewer Board

Board Roster

Cheri Witt-brown

1st Term Jun 01, 2021 - Jun 30, 2026

Position Member

Harold Evans

6th Term Jun 01, 2022 - Jun 30, 2027

Position Chair

Tony Miller

3rd Term Jun 01, 2023 - Jun 30, 2028

Position Member

Mick Todd

6th Term Jun 01, 2023 - Jun 30, 2028

Position Vice Chairman

Fred Otis

5th Term Jun 02, 2024 - Jun 30, 2029

Position Member

Matthew Anderson

1st Term Jun 02, 2024 - Jun 30, 2029

Position Member

Joseph Murphy

4th Term Jun 18, 2025 - Jun 30, 2030

Position Member

□ **Dale Hall**
1st Term Dec 03, 2025 - Dec 03, 2030

Position Ex-Officio
Category Mayor

□ **Kirk Jones**
1st Term N/A - N/A

Position Ex-Officio
Category Interim Director of Finance

□ **Brian McBroom**
1st Term N/A - N/A

Position Ex-Officio
Category Interim City Manager

Profile

Cheri _____ Witt-brown _____
First Name Middle Initial Last Name

Email Address

Home Address

City

Suite or Apt

State

Postal Code

What ward do you live in? *

Ward 4

Primary Phone

Alternate Phone

Greeley-Weld Habitat for
Humanity _____
Employer

Chief Executive Officer _____
Job Title

Nonprofit housing
developer & builder _____
Occupation

Do you currently serve, or have you previously served, on a board or commission?

Yes No

If yes, which one(s)?

Water & Sewer Board

If you currently serve on a board or commission, you plan to:

Continue to Serve

Which Boards would you like to apply for?

Water and Sewer Board: Submitted

Board, Commissions, or Committee members should refrain from voting on or attempting to influence any decision in which they have a financial interest or personal conflict of interest. Do you have a contract with the city?

Yes No

Please review the following statements and select the appropriate on:

While Greeley residency is not required, preference is given to applicants that are Greeley residents during the application and appointment process. Please affirm below that you understand this City Council policy.

I Agree

A candidate must meet the following qualifications: • Citizen of the United States • 21 years of age • No other elective office held • No felony convictions • Resident of Greeley for the one-year period immediately prior to the vacancy of March 18, 2026 (and resident of Ward 1 for 90 days prior to the vacancy). Do you meet these requirements?

Yes No

The Greeley City Council is composed of 7 members, one for each Ward (1-4), Mayor, and two At-Large. This vacancy is for the remainder of the Ward 1 seat, with a term to expire in November 2027. The City Council directly oversees the City Attorney, Municipal Judge, and City Manager. Meetings are held every Tuesday at 6:00 p.m. in Council Chambers at 1001 11th Ave., Greeley, CO 80631. Appointee should expect to spend 15-30 hours per week serving on City Council, attending Council meetings, assigned Boards or Commissions, and attending other events. Compensation is \$1,050.00 per month. Will you be able to make this time commitment?

Yes No

Interests & Experiences

Please tell us about yourself and why you want to serve.

I serve as CEO of Greeley-Weld Habitat for Humanity, where I have led the organization since 2016 following nearly three decades of experience in land development, construction, banking, and nonprofit leadership. My work has centered on building sustainable, affordable communities and forming public-private partnerships that address critical infrastructure and housing needs. Through my leadership, we have developed large-scale communities such as Mission Springs and Hope Springs, both of which required close coordination with municipal systems, including water and sewer infrastructure. This work has given me a practical understanding of how essential water resources are to responsible growth, housing affordability, and long-term community resilience. I am motivated to serve on the Water & Sewer Board because water is one of Greeley's most vital and complex assets. I want to contribute to thoughtful, sustainable water management decisions that balance growth, conservation, infrastructure investment, and long-term resource stewardship for our community.

Please list any training, experience, education, or skills that you believe would enhance your ability to serve on the board or commission you are interested in:

*28+ years of professional experience in land development, general contracting, banking, and nonprofit leadership *Extensive experience in large-scale community development, including infrastructure planning, utility coordination, and entitlement processes *Leadership of complex, multi-stakeholder projects, including partnerships with municipalities, developers, and funding agencies *Direct experience with publicly funded programs, including securing and managing millions in CDBG-DR funding Board and committee service with the City of Greeley, including: Housing Task Force Development Task Force Code Update Advisory Committee Current Water & Sewer Board member *Strategic planning and governance expertise, including policy input, financial oversight, and long-range planning *Strong collaboration and consensus-building skills, critical for navigating technical and policy-driven discussions While my background is not as technical as some in the utility field, I bring a strong commitment to continuous learning, informed decision-making, and asking the right questions to ensure sound governance. *28+ years of professional experience in land development, general contracting, banking, and nonprofit leadership *Extensive experience in large-scale community development, including infrastructure planning, utility coordination, and entitlement processes *Leadership of complex, multi-stakeholder projects, including partnerships with municipalities, developers, and funding agencies *Direct experience with publicly funded programs, including securing and managing millions in CDBG-DR funding *Board and committee service with the City of Greeley and the State of Colorado including: Housing Task Force Development Task Force Code Update Advisory Committee Current Water & Sewer Board member Appointed by Governor Polis, UCB Board representing District 8 Board of Directors, North Range Behavioral Health Board Member of Colorado Affordable Housing Alliance *Strategic planning and governance expertise, including policy input, financial oversight, and long-range planning *Strong collaboration and consensus-building skills, critical for navigating technical and policy-driven discussions While my background is not as technical as some in the utility field, I bring a strong commitment to continuous learning, informed decision-making, and asking the right questions to ensure sound governance.

Explain why you are seeking appointment to this board, commission, or committee:

I am seeking appointment to continue building on the knowledge and perspective I have gained during my current service on the Water & Sewer Board. Over time, I have developed a deeper understanding of Greeley’s water system, infrastructure challenges, and long-term planning considerations. I recognize that my perspective—grounded in community development, housing, and public-private partnerships—adds value alongside technical expertise. Water policy decisions directly influence growth, affordability, and quality of life, and I am committed to ensuring those decisions are made with both technical rigor and community impact in mind. I am also motivated by a strong sense of responsibility to serve. I value the opportunity to contribute a diverse perspective and thoughtful leadership. I remain committed to continued learning and to contributing meaningfully to decisions that will shape Greeley’s future for generations.

How did you hear about Greeley Boards and Commissions?

Current Board Member

Upload any relevant documents (Letters of Recommendation, Resume or Certifications).

Demographics

Some boards and commissions require membership to be racially, politically or geographically proportionate to the general public. The following information helps track our recruitment and diversity efforts.

Ethnicity



[REDACTED]

Gender



[REDACTED]

[REDACTED]

Date of Birth

Application Form

Profile

Antonio

First Name

Molina-haro

Last Name

Middle Initial

Email Address

Home Address

City

Suite or Apt

State

Postal Code

What ward do you live in? *

Ward 1

Primary Phone

Alternate Phone

Employer

Job Title

Occupation

Do you currently serve, or have you previously served, on a board or commission?

Yes No

If yes, which one(s)?

If you currently serve on a board or commission, you plan to:

None Selected

Which Boards would you like to apply for?

Water and Sewer Board: Submitted

Board, Commissions, or Committee members should refrain from voting on or attempting to influence any decision in which they have a financial interest or personal conflict of interest. Do you have a contract with the city?

Yes No

Please review the following statements and select the appropriate on:

While Greeley residency is not required, preference is given to applicants that are Greeley residents during the application and appointment process. Please affirm below that you understand this City Council policy.

I Agree

Question applies to Youth Commission

What high school do you attend?

Platte valley

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Yes No

The Greeley City Council is composed of 7 members, one for each Ward (1-4), Mayor, and two At-Large. This vacancy is for the remainder of the Ward 1 seat, with a term to expire in November 2027. The City Council directly oversees the City Attorney, Municipal Judge, and City Manager. Meetings are held every Tuesday at 6:00 p.m. in Council Chambers at 1001 11th Ave., Greeley, CO 80631. Appointee should expect to spend 15-30 hours per week serving on City Council, attending Council meetings, assigned Boards or Commissions, and attending other events. Compensation is \$1,050.00 per month. Will you be able to make this time commitment?

Yes No

Interests & Experiences

Please tell us about yourself and why you want to serve.

I stay active and organized in the community. I have fought hard for citizens in this city to have more rights and to get what the people deserve! This is why I wanted to serve this community in this way.

Please list any training, experience, education, or skills that you believe would enhance your ability to serve on the board or commission you are interested in:

Im a high-school graduate and am certainly in collage. I ran my own campaign for city at-large. helped organize the jbs strike. I also have been very aware in Greeley politics

Explain why you are seeking appointment to this board, commission, or committee:

I bring a fresh new perspective and I've been studying how to improve city's infrastructure for years now.

How did you hear about Greeley Boards and Commissions?

City council meetings

[Letter_of_Rec.pdf](#)

Upload any relevant documents (Letters of Recommendation, Resume or Certifications).

Demographics

Some boards and commissions require membership to be racially, politically or geographically proportionate to the general public. The following information helps track our recruitment and diversity efforts.

Ethnicity

[Redacted]

Gender

[Redacted]

[Redacted]
Date of Birth



Work Session Agenda Summary

June 9, 2026

Key Staff Contact: Kylie Jackson, Director of Innovation and High Performance, Sara Martinez, Special Projects Manager

Title:

Greeley 311 Update: Improving Access to City Services

Background:

Customer Experience and 311 were initially presented to Council on February 27, 2024 as a future concept. The Greeley 311 platform has now been available for public use for several months and staff are updating council on usage so far, benefits both internally and externally, and next steps.

This is for informational purposes to demonstrate the progress, value, and ease of use of Greeley311. Staff request Council's assistance reinforcing the use of Greeley311 city-wide for non-emergency service requests.

Strategic Focus Area:

High-Performance Government

Attachments:

1. Item - Presentation



High Performance
Government

Greeley 311 Update: Improving Access to City Services

Kylie Jackson, Director of Innovation & High Performance
Sara Martinez, Special Projects Manager
City Council Work Session – June 9, 2026



Agenda



- Provide an update on the Greeley311 system
- Share how residents can access Greeley311
- Explain the value of Greeley311
- Highlight current progress and next steps
- **Request Council's assistance reinforcing the use of Greeley311 city-wide for non-emergency service requests**

Re-Introduction to 311



- 311 is a centralized non-emergency line available through three channels - phone, web and mobile app
- A simple way for constituents to report problems or ask questions about our community without tying up emergency lines or going through a department directory for contact information.

Greeley311: City Services Start *Here*

**City Services
Start *Here***

GREELEY 311

Go to GreeleyCO.gov/311 or **Download the App**

- Greeley311 is the City’s platform for non-emergency service requests and information.
- Residents can use it to:
 - Report issues
 - Request services
 - Ask questions
 - View submitted requests citywide
 - Track request progress and receive timely updates
- **Greeley311 creates a clear front door for routine City-related needs.**



Streamlined Resident Experience

Before Greeley311

- Resident wants to report an issue
- Resident tries to figure out which department handles the issue
- Resident guesses where to report issue or reaches out to one employee directly
- Resident waits for a response and/or gets redirected

= Longer, more frustrating experience

After Greeley311

- Resident wants to report an issue
- Resident reports their issue to Greeley311 via web, app, or phone
- Greeley311 routes the service request based on the type and information given
- Request is tracked and managed in one place

= Simpler, faster, clear experience



Streamlining requests to City Departments

Constituent Calls

Constituent Emails

Constituent Texts

City Building Walk-in

Greeley311 App

City Council Requests

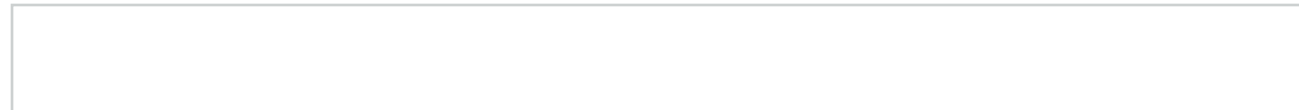


- Code Enforcement
- Culture, Parks & Recreation
 - Parks
 - Forestry
 - Natural Areas & Trails
- Greeley Police Department
- Homeless Solutions
- Public Works
 - Asset Management
 - Infrastructure Services
 - Parking
 - Stormwater
- Water & Sewer
 - Asset Management
 - Transmission & Distribution
 - Utility Finance & Customer Service
 - Water Quality



Benefits of Greeley311

- Internal collaboration - one city, one team, one purpose
- Increased community engagement and transparency
- Enhanced and simplified user experience
- Improved issue recognition and resident response time
- Improve public trust in local government
- Access to data that informs city decision-making and improves efficiency including request types, response time, most common requests, breakdown by department, customer satisfaction scores and more!

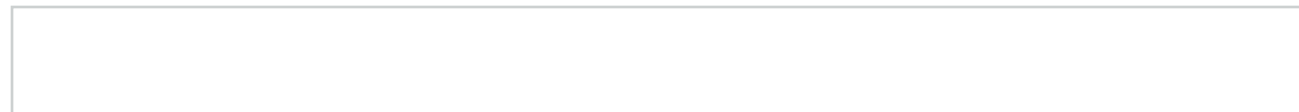
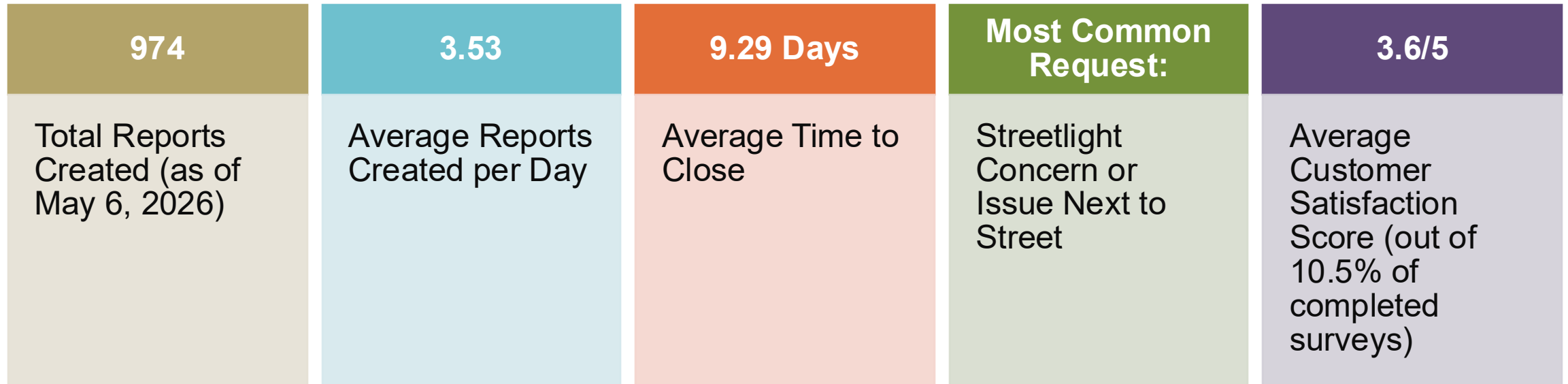


Current Progress



- Greeley311 soft-launched with the new GreeleyCO.gov website in August 2025.
- Since we launched to the public on April 13, 2026, submissions have increased slightly.
- Constant contact with internal teams about request status, improvements, and efficiency.

Statistics Since Launch August 2025



Next Steps



- Continuing to refine workflows and improve system routing.
- Adding new request types as needs are identified.
- Implementing call center technology to improve call queueing, routing, and data collection.
- Expanding upon the use of Greeley311 data to guide decision-making.
- Future feature: AI-enabled chatbot for ticket creation.

Our Ask

REQUEST A SERVICE

REPORT AN ISSUE

GET INFORMATION



SCAN THE CODE TO GET
STARTED

- **Spread the word!** Encourage your constituents to use Greeley311 to report issues and request services.
- Download and familiarize yourself with the Greeley311 app (Apple and Android) and what you can report.
- Use the Greeley311 web portal, app or forward the requests/reports you receive to Greeley311@greeleygov.com.

Questions





Work Session Agenda Summary

June 9, 2026

Key Staff Contact: Kalen Myers, Budget & Policy Deputy Director, Nathan Mosley, Budget and Policy Director, Kelli Johnson, Deputy City Manager of Community Vitality

Title:

2027 Budget Development Update

Background:

This is the third in a series of 2027 Budget Development Updates. Budget & Policy Deputy Director, Kalen Myers, will present a brief recap of the May 26 budget work session.

Deputy City Manager, Kelli Johnson, will present a short overview of the following department's proposals:

- Community Development
- Code Compliance
- Economic Development & Urban Renewal
- Housing
- Homeless Solutions

The presentation will be followed by Q&A with City Council based on the budget proposals and information included in the meeting packet. Department Videos can be found by clicking [Department Budget Videos](#). The work session will provide City Council with up-to-date information related to budget reduction proposals and expected service level impacts. The goal is to solicit feedback from City Council to ensure proposals are in alignment with organizational priorities.

Future budget work sessions that have been scheduled:

- July 7th: Kelli Johnson (Culture, Parks & Recreation, Communications & Engagement, and Governmental Affairs)
- July 14th: Kimberly Southern (Human Resources, Information Technology, City Clerks Office, High Performing Government); Bret Naber (Public Works, Stormwater, and Water & Sewer); City Attorney's Office
- July 21st: Open if Needed
- July 28th: Capital Improvement Program

Strategic Focus Area:

Business Growth
Community Vitality

High-Performance Government
Housing For All
Infrastructure and Mobility
Quality of Life
Safe and Secure Communities

Attachments:

1. Presentation - Budget & Policy Recap
2. Presentation - Budget Portfolio
3. Supplemental - Community Development 2027 Budget Proposal Narrative
4. Supplemental - Community Development Presentation
5. Supplemental - Code Compliance Budget Narrative
6. Supplemental - Code Compliance Budget Proposal - Executive Summary
7. Supplemental - Code Compliance Budget Presentation
8. Supplemental - EDUR Budget Proposal Narrative
9. Supplemental - EDUR Budget Presentation
10. Supplemental - Housing Budget Presentation
11. Supplemental - Housing Budget Packet
12. Supplemental - Homeless Budget Narrative
13. Supplemental - Homeless Budget Presentation



2027 Budget Worksession Recap

Kalen Meyers, Budget & Policy Deputy Director

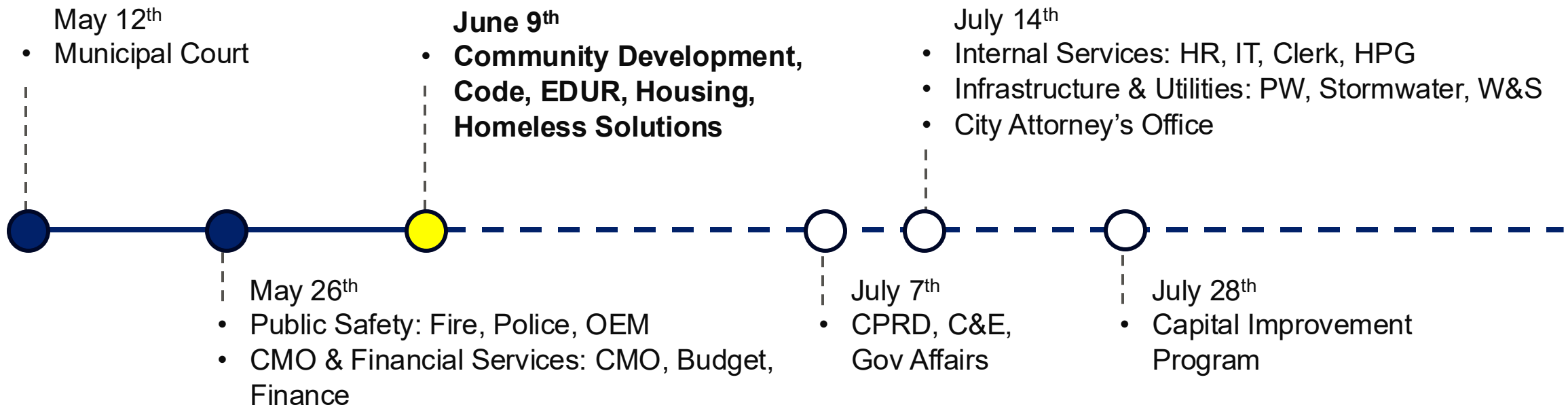
Kalen.Meyers@greeleygov.com

City Council Work Session – June 9, 2026



2027 Budget Review Schedule & Progress

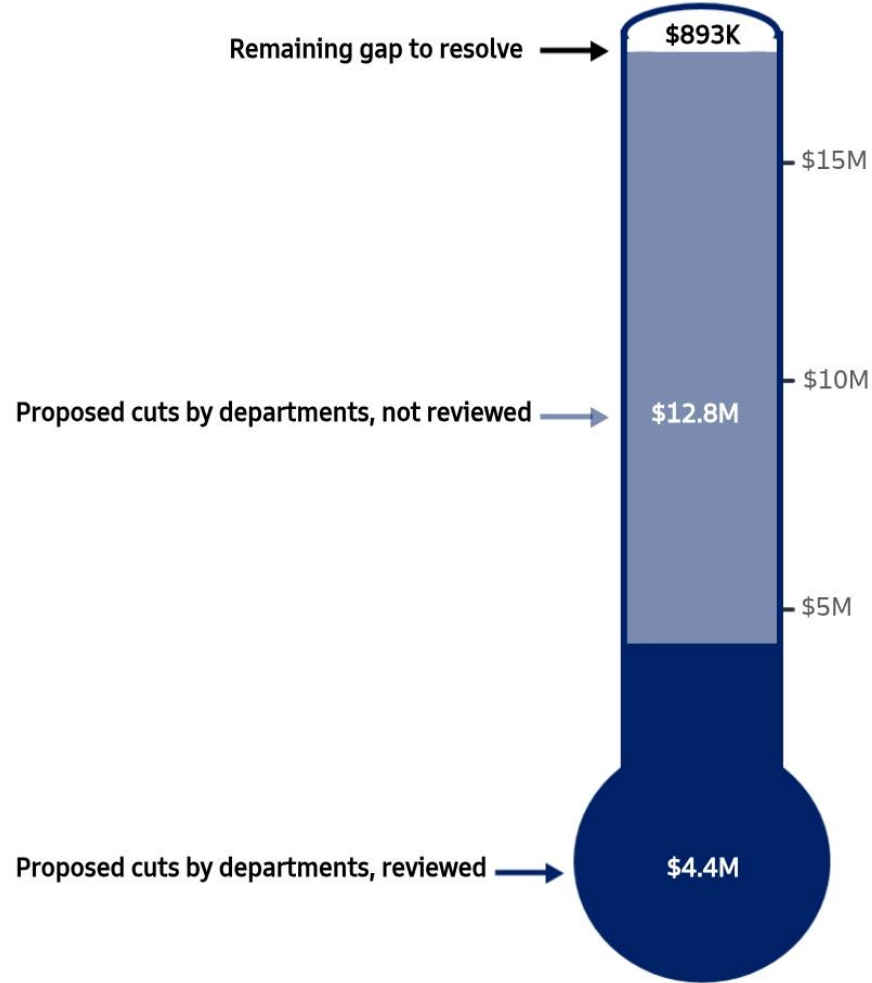
Council has reviewed seven departments to date. As work sessions continue, staff are seeking feedback on priorities and service impacts to help inform the 2027 proposed budget.



2027 Budget Gap Progress

- \$17.2M identified via department proposals (95%)
- \$893K remaining

Total General Fund Budget Gap \$18.1M

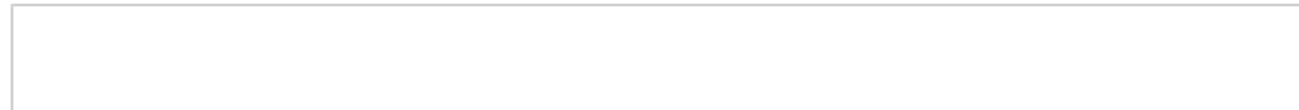


May 26 Work Session Recap

Council Feedback

- General support for proposed reductions in Public Safety, Finance, Budget and CMO
- Recognition that service, workforce and organizational impacts will occur
- Interest in tracking impacts and reporting results over time

Portfolio	Target	Status
Public Safety (Brian McBroom)	\$2.7M	\$83K remaining
CMO & Financial Services (Allena Portis)	\$1.6M	Exceeded by \$22K



What's Next in the Budget Process

Staff will continue presenting departmental budget proposals and seeking Council feedback as recommendations are refined for the proposed 2027 budget.

Upcoming Discussions

- **Tonight, June 9:** Community Development, Code, EDUR, Housing, Homeless Solutions (Kelli Johnson)
- **July 7:** CPRD, C&E, Govt. Affairs (Kelli Johnson)
- **July 14:**
 - Internal Services: Human Resources, Information Technology, City Clerk, HPG (Kimberly Southern)
 - Infrastructure & Utilities: Public Works, Water & Sewer, Stormwater (Bret Naber)
 - City Attorney's Office (Stacey Aurzada)
- **July 28th:** Capital Improvement Program



Thank You





2027 Portfolio Budget Worksession

Kelli Johnson

Deputy City Manager

City Council Work Session – June 9, 2026



Community Development Reduction Target & Status



- Total Reduction Target: 17% | \$1.14M
- Identified to Date: \$1.14 M
- Status:
 - Target Met
 - Target Met with Strategies (e.g., revenue, efficiencies)
 - Remaining Gap
- **Brief note on approach:**
 - Targeted expense reductions to reflect historical actuals and realistic needs of the department
 - Revenue actions
 - Targeted increases to reflect historical actuals
 - Fee increases and implementation of new fees

How the Target Was Achieved

New Revenues

- **\$895,000** – Contractor Licensing | PS Permit Fees | Admin Fee

Existing Revenue Increases

- **\$237,895** – Planning Applications | Permits

Net Savings – Expenses

- **\$9,243** – Travel | Fringe Benefits | HPC | Neighborhood Resources



Revenue / Cost Recovery Adjustments

Fee Adjustments

- Planning Applications
 - Fees increased to more closely align with 85% cost recovery and surrounding jurisdictions
 - Removal of \$1,500 cap on construction drawing review
- Permits & Inspections
 - Fees increased to more closely align with other authority having jurisdictions
 - Removal of waiver for Plan Review Fees for project valuations under \$25,000

New Fees

- Various fees are being proposed for implementation.
 - Admin Fee | Impact Fee Proposal Review | Alternative Compliance | WGGID Inclusion & Fast Track | Permit Application
- Align Greeley with comparable jurisdictions and introduce previously absent cost recovery
- Impact will be to developers and residents interacting with the City's planning or permitting process



Service Level Impacts

Before

- Neighborhood Improvement Grants (motivation for neighborhoods)
- HOA Trainings (informed communities)
- Seasonal interns (available staff time for internal projects to improve resources/processes)
- Historical funds for employee meals and clothing (tools for improved staff morale)
- 90x90 Development Review (expedited, predictable review times)

After

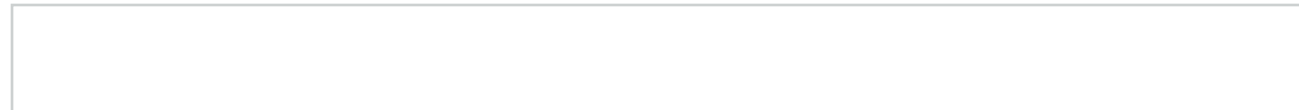
- Grant funding eliminated (lack of incentive/motivation for improvements)
- No City organized HOA trainings
- Intern funding eliminated (increase stress on existing staff time for non-development review work)
- Funds for employee meals and clothing (non-PPE) reduced
- Staffing constraints limit ability to maintain 90x90

Impact

- Landscaping and other improvements across city neighborhoods to decline
- Loss of opportunity to communicate directly with neighborhood leaders
- Less frequent resource/process improvement that improve quality of service
- Potential for reduced staff morale amongst groups already understaffed
- Slower development review and less predictable review times for development community. Greeley's main competitive advantage weakened.

Summary

- **Reduction Target:** 17% | \$1.14M
- **Identified:** \$1.14M
- **Status:** ✓ Target met
- **Key takeaways:**
 - The department has identified revenues to address the reduction target.
 - These are supportable fee increases that align the city with our neighboring jurisdictions. Fee increases were identified in a 2023 Fee Study that has been incrementally implemented but will reach 85% cost recovery in 2027.
 - This said, these revenues will provide for a framework that allows the development review process to, at present staffing levels, remain at the level currently provided and expected.
 - In the competitive environment that is development, Greeley's competitive advantage is review time (90x90). A season of increased development activity may stress already limited resources, potentially weakening this advantage.



Code Compliance Reduction Target & Status



- Total Reduction Target: 17% | \$161,874
- Identified to Date: \$177,369
- Status:
 - Target Met
 - Target Met with Strategies (e.g., revenue, efficiencies)
 - Remaining Gap
- **Brief note on approach:**
 - Maintained core district inspector coverage
 - Focused on minimizing direct neighborhood service impacts
 - Avoided immediate operational program eliminations where possible

How the Target Was Achieved

- **Personnel Reduction**

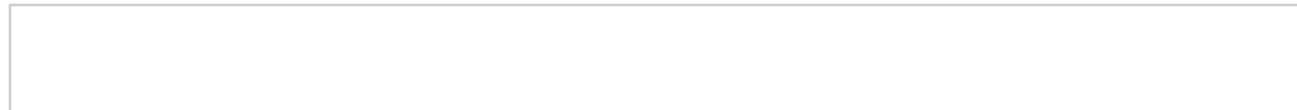
- Elimination of one vacant Code Compliance Inspector position
- Savings: \$103,704
- Maintains five active district inspectors and one administrative assistant

- **Revenue Adjustments**

- Court cost revenue aligned to historical 3-year actuals
- Proposed stipulation fee restructuring:
 - \$25 per case → \$50 per violation
- Estimated additional revenue: \$73,665

- **Operational Strategy**

- Prioritized maintaining frontline response capability
- Focused reductions on operational flexibility rather than core coverage



Code Compliance Service Level Impacts

Before

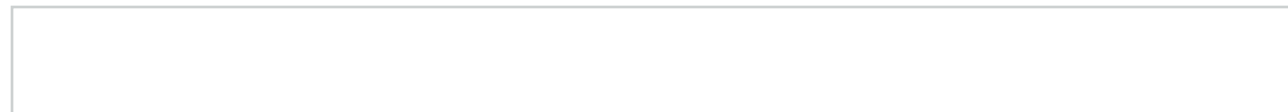
- 6 inspectors including floater/specialty support and one admin
- Additional capacity for commercial and complex cases
- Additional support during absences or extended leave
- Expanded capacity for proactive initiatives

After

- 5 inspectors covering 5 districts with support from one admin
- District inspectors absorb commercial workload
- Reduced backup coverage
- Greater focus on core enforcement response

Impact

- Reduced operational flexibility
- Slower progress on large/complex commercial properties
- Greater impact from vacancies, illness, or extended leave
- Reduced capacity for proactive initiatives



Code Compliance Operational & Strategic Impacts

Reduced Capacity For

- Proactive commercial property enforcement
- Food truck compliance initiative
- Liquor store signage initiative
- Expanded interdepartmental support
- Forestry-related coordination

Hearing Process Impact

- Administrative hearing workload continues to reduce available field enforcement capacity
- Hearing-related workload reduces available field enforcement time
- Continued hearing demands limit operational flexibility



Summary & Key Takeaways for Council

- Reduction target met without eliminating district coverage
- Proposal minimizes direct impacts to core neighborhood response services
- Revenue adjustments improve alignment between fee structure and enforcement workload
- Reduced staffing flexibility will impact:
 - Commercial enforcement
 - Proactive initiatives
 - Complex case response
 - Extended coverage situations
- Long-term operational efficiencies remain important to maintaining service levels
- Code Compliance responds to neighborhood concerns citywide while supporting community appearance, safety, and livability.
- ***The proposal preserves essential Code Compliance response services while reducing the department's operational flexibility and capacity for proactive and complex enforcement efforts.***



EDUR Reduction Target & Status



- Total Reduction Target: 25% | \$658,975
- Identified to Date: \$658,975
- Status:
 - Target Met
 - Target Met with Strategies (e.g., revenue, efficiencies)
 - Remaining Gap:
- **Brief note on approach:**
 - \$468,766 in expense reductions
 - \$190,209 in new revenue

How the Target Was Achieved

Reduced Partner Support

- Grants and incentives to partner agencies reduced by 25%, for a total of **\$86,437** in reductions.
- Partner agencies impacted include the DDA, Greeley Creative District, Upstate Colorado, and the Small Business Development Center.

Staff Reductions

- Two FTE positions eliminated (Deputy and Manager)
- One FTE position underfilled as part-time.
- Total personnel reductions are **\$382,329**.

New Revenue

- New fee schedule implemented for Greeley Urban Renewal Authority (GURA) projects.
- New administrative fees in consideration of City staff supporting GURA.
- Total projected revenue from new fees is **\$190,209**.

Service Level Impacts: Staff Reductions



Before

- Workforce engagement support and initiatives for small businesses
- Creating projects and programs with partners to develop talent pipelines
- Analyzing and developing targeted workforce programming in legacy industries
- Creating data analytics tools and programs

After

- Elimination of strategic workforce partnerships and initiatives
- Lack of personnel to expand industry cluster workforce analyses and implementation
- Elimination of enhanced data analytics and reporting projects

Impact

- Lack of support for businesses seeking to develop talent pipelines
- Lack of support to workforce development initiatives to attract new industries
- Reduction of efforts to collect/analyze information to make data-informed decisions
- Business support will be required from Community Development staff

Summary

Total Reduction Target:

25% | \$658,975

Identified to Date:

\$658,975



Target Met with Strategies
(Expense Reductions + Revenue)

Key Takeaways

- Reductions will occur in services and resources for small businesses, the ability to reach site selectors and businesses looking to relocate, and entrepreneurial ecosystem building.
- Reductions in staff will eliminate workforce development efforts, limit data analytics projects, and require business support from Community Development staff.

Homeless Solutions Reduction Target & Status



- Total Reduction Target: 25% | \$875K
- Identified to Date: \$875M
 - Additional Funding Reduction: \$325K in grants*
 - *Total Reduction: \$1.2M**
- Status:
 - Target Met
 - Target Met with Strategies (e.g., revenue, efficiencies)
 - Remaining Gap
- **Brief note on approach:**
- Align with council priorities
- Scale a reduced programmatic response to Homeless system in the community

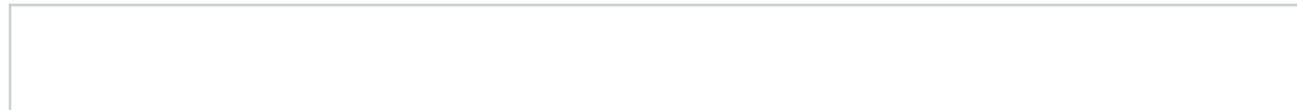
Shelter Funding



2026 Funding	2027 Proposed Funding
\$1.2M Total Shelter Funding	\$200K Ongoing Shelter Funding
Including \$1.0M One-Time Allocation	One-Time Funding Not Included
Supported Current Shelter Operating Model	Reduced Shelter Funding Assumed
Year-Round Operations Supported	Additional Funding Requires Council Direction

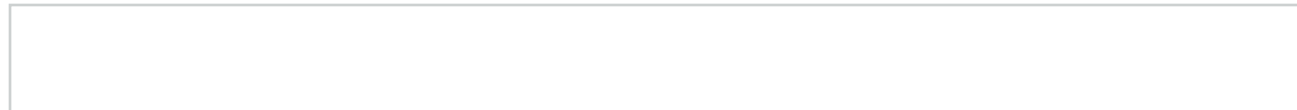
Homeless Solutions Service Level Impacts

Service	Before	After	Impact
Outreach	<p>Traditional Outreach Team</p> <ul style="list-style-type: none"> - 4 FTEs - Hours : 8am – 6pm - Proactive Encampment Engagement - Responsive to citizen calls - Community court referrals for camping ban dismissals 	<p>Housing & Resource Case Managers</p> <ul style="list-style-type: none"> - 2 FTEs - Hours : 8am – 5pm - Problem solving focused & stationed in community - Calls shift primarily to non-ER PD & PBW - Administer grant prevention \$ - new DOLA program 	<ul style="list-style-type: none"> - Shift non-ER Calls back to PD - Need proactive policing of public areas where individual congregate - Increase in security presence (proposed cut for PD)
Rapid Rehousing	<p>Traditional Rapid Rehousing Team</p> <ul style="list-style-type: none"> - 4 FTEs help up to 80 HH - Up to 2 yrs of rental assistance with case management to support housing stability - \$2.8M GF & Grants (rental & salaries) 	<p>Rapid exits w/short term rental asst.</p> <ul style="list-style-type: none"> - 2 FTEs - help up to 128 HH - 1-2 months rental assistance with case management for 3 months to support housing stability - \$876K GF and Grants (rental and salaries) - Limited HUD funding for moderate rapid (up to 1 yr) approx. 4 to 5 HH 	<ul style="list-style-type: none"> - Prioritize individuals coming into homelessness to quickly resolve vs housing individuals w/higher needs and more intensive help - Individuals will need housing vouchers over time if homelessness is not resolved - Higher need individuals often lead to increased ER response from FD& PD



Homeless Solutions Service Level Impacts

Service	Before	After	Impact
Permanent Supportive Housing	<ul style="list-style-type: none"> - 5 FTEs - 65 vouchers providing case management - North Range is Voucher Admin 	<ul style="list-style-type: none"> - Case Management staff remains intact - No longer have Peer Support Position for the team 	<ul style="list-style-type: none"> - Limited housing vouchers in the community - Most vulnerable, higher needs individuals will remain housed
Administrative Team	<ul style="list-style-type: none"> - Medicaid billing positions - Administrative Support - Housing Specialist focused on landlord engagement - Leadership team to support different services 	<ul style="list-style-type: none"> - Medical billing positions eliminated - Reduce administrative support - Housing specialist role eliminated - Leadership team reduced to reflect program reduction 	<ul style="list-style-type: none"> - Scaled reduction reflects programming shifts
Shelter Funding	<ul style="list-style-type: none"> - \$1.2M contribution to year-round shelter operation (\$1M is one-time; \$200K is ongoing) - United Way committed to operations until April 2027 	<ul style="list-style-type: none"> - \$200K ongoing - Ask to City to help close United Way funding gap outside of Homeless Solutions Department 	<ul style="list-style-type: none"> - Not having a shelter creates quality of life concerns for all residents and downtown businesses.



Key Takeaways for Council

- **Reduction Target Met:** 25% (\$875K) to the GF is met; \$1.2M reduction in grant programming
 - Overall operating budget reduction is approx. 48%
 - 2027 proposed budget reflects secured grants that continue into 2027
- **Key Takeaway:**
 - Best practice is to scale reductions in all areas of the Homeless Response System
 - This approach is focused on helping the most amount of individuals with limited resources exit out of homelessness as they are entering. Intervention for individuals that have been experiencing homeless for over a year are not available unless secured through grant funding
 - Shelter funding to continue year-round operations is a separate consideration for Council; 2027 department target includes \$200K on ongoing support
 - No longer having an Outreach team will shift direct response to encampments and individuals experiencing homelessness to Police



Housing Solutions Reduction Target & Status



- Total Reduction Target: 17% | \$167,889
- Identified to Date: \$ \$167,889
- Status:
 - Target Met
 - Target Met with Strategies (e.g., revenue, efficiencies)
 - Remaining Gap
- **Brief note on approach:**
 - 1 FTE eliminated
 - Reforecast GHOPE program budget
 - Revenue (grants) actions considered

Housing Solutions Service Level Impacts

Desired State Under Housing for All strategy:

- 13 FTE and approximately \$2.3M budget plus Housing Trust Fund capacity
- Full implementation of broader housing and redevelopment initiatives

Current/After:

- 7 FTE current operations; proposed reduction to 6 FTE in 2027
- Approximately \$1.1M operating budget
- Service model prioritized toward core and federally required programs

Impact:

- Reduced capacity for the City to pursue proactive housing initiatives and partnerships
- Several strategic housing tools remain limited or unfunded
- Greater reliance on outside grants and funding opportunities
- HUD-required and compliance-based services continue, but long-term housing strategy implementation slows

Scale of Impact

- Moderate operational impact
- Significant long-term strategic impact to Housing for All implementation



Key Takeaways for Council

Summary

- Reduction Target: \$167,889
- Identified: \$167,889
- Status: Target met

Key Takeaways

- No change or enhancement in service to community
- No change in service to development projects
- We continue to explore outside funding opportunities for housing programs and partnerships
- Inability to implement full Housing for All strategy



Discussion



Community Development | 2027 Budget Proposal

Purpose

To provide a detailed overview of Community Development's 2027 budget proposal, including its approach, strategies, and service-level impacts.

CITY OF GREELEY / COMMUNITY DEVELOPMENT

City Council Narrative

Agenda Item Title

2027 Budget Update

Meeting Date

June 9, 2026

Department

Community Development

Presenter

Kelli Johnson

Background

As part of the city's 2027 budget process and approach to solving the current budget deficit, Community Development was tasked with a 17% reduction. Through previous work with council, and to inform reduction targets, council provided ratings across departments. Community Development received an average rating of 3.14.

Approach & Strategy

The department prioritized a transparent, creative, and informed approach that involved managers and extensive internal collaboration. Identification of new revenues and increases to existing revenues, paired with targeted expense reductions, drive the department's proposal to meet the reduction target.

Evaluating expenses, the priority was to align 2027 budget with historical actuals and council priorities. Between these reductions and targeted increases, the department has proposed net savings of \$9,243. To align with city-wide smarter spending, fringe benefits, including meals and non-PPE clothing have been cut or reduced.

On the revenue side of the department's budget, the focus was on the possibility of increases in current fees, and related existing revenues, and introduction of new revenues. Existing revenue increases primarily tie to planning application fee increases and various increases amongst permit and inspection fees. "Building Fees as Determined from Valuation" have not been increased. A 2023 fee study informed the department of cost recovery models, detailing options up to an 85% level. Fees proposed will reflect 85% cost recovery. Other existing revenues that have been proposed for increase align with 3-year average percent change. Existing revenue increases total \$237,895.

New revenues are made up of three items. First of these is council approved contractor licensing, which is projected to generate \$375,000 in 2027. Recapture of existing public space permit fees, which are set to be collected by the department in support of Civil Inspection operations, are projected to total \$455,000. These fees were originally collected to support Civil Inspections but were reallocated in 2023. The revenue is based on

returning to a direct fee-for-service model. The department has also proposed a new 2% admin fee to be charged on all planning applications and permits, with projected revenues of \$65,000. New revenues total \$895,000.

Service Level Impact

Community Development's proposal will result in tangible service level impacts.

First, as funds are removed from the budget for Neighborhood Resources, those related programs have been cut. The neighborhood improvement grant program and HOA trainings will not be active in 2027. The neighborhood improvement grant program provided financial motivation to neighborhoods to complete work that contributed to a clean, safe, and beautiful city. Absent this program, it is expected that these projects will decline in frequency, contributing to neighborhoods with declining landscape and other community facing aesthetics. Current city-sponsored HOA trainings will also not be held in 2027. Without organization by other community interests, the City will not maintain this direct line of communication with these important stakeholders.

The department has also eliminated funding for seasonal interns (not District 6). While not directly involved in development review, these college-level interns have had a meaningful impact on the department, specifically in the form of resource and process improvement. Most notably, recent interns have provided impactful improvements to the department's GIS resources. Absent this staff, this non-project review work and the related quality-of-service benefits will be less frequent.

The competitive regional development environment within Northern Colorado puts the City at a strategic disadvantage based on inherent geographical advantages that our neighboring municipalities possess, most notably proximity to a major Interstate. Despite that, the City has developed a distinct advantage in the precedent staff has set in review times. The City's 90x90 initiative drives this competitive advantage, striving to provide 90% of development review decisions in 90 days. This commitment is largely dependent on staff resources. The department's staff currently sits at 49 FTE's, including three vacant positions, and is down 4 FTE's from 2025. With major City-initiated projects requiring significant staff time, and a near-term pipeline of major developments, a period or influx of projects will stress a review staff already stretched thin (i.e. working nights and weekends). The resulting effect will be a competitive advantage noticeably weakened by extended review times, and a 90x90 initiative that very likely would need to be suspended indefinitely for general development applications, applications in the GID area, but staff will strive to maintain the Affordable Housing Fast-track review process. As the City navigates the demand for economic development, development and business-friendly policy and rapid review for housing at all levels, increased development review timelines will not contribute positively to success.

Staff Contact

Don Threewitt – Interim Director

Don.Threewitt@Greeleygov.com | (970) 350-9802



2027 Community Development Budget Submittal

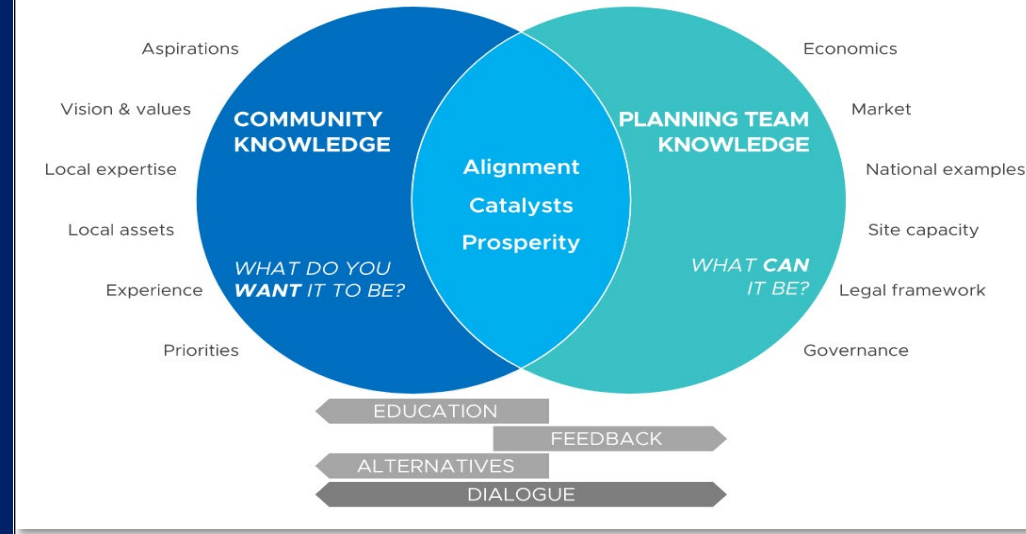
Don Threwitt, Interim Director – Community Development

Don.Threwitt@Greeleygov.com | (970) 350-9802

City Council Work Session – June 9, 2026



Framing: Approach & Principles



- Reductions are presented through the lens of service-level impacts
- Grounded in:
 - Council priorities
 - Program usage / demand
 - Operational realities
- Focus:
 - Protect high-value / high-use services where possible
 - Identify tradeoffs where needed

Community Development

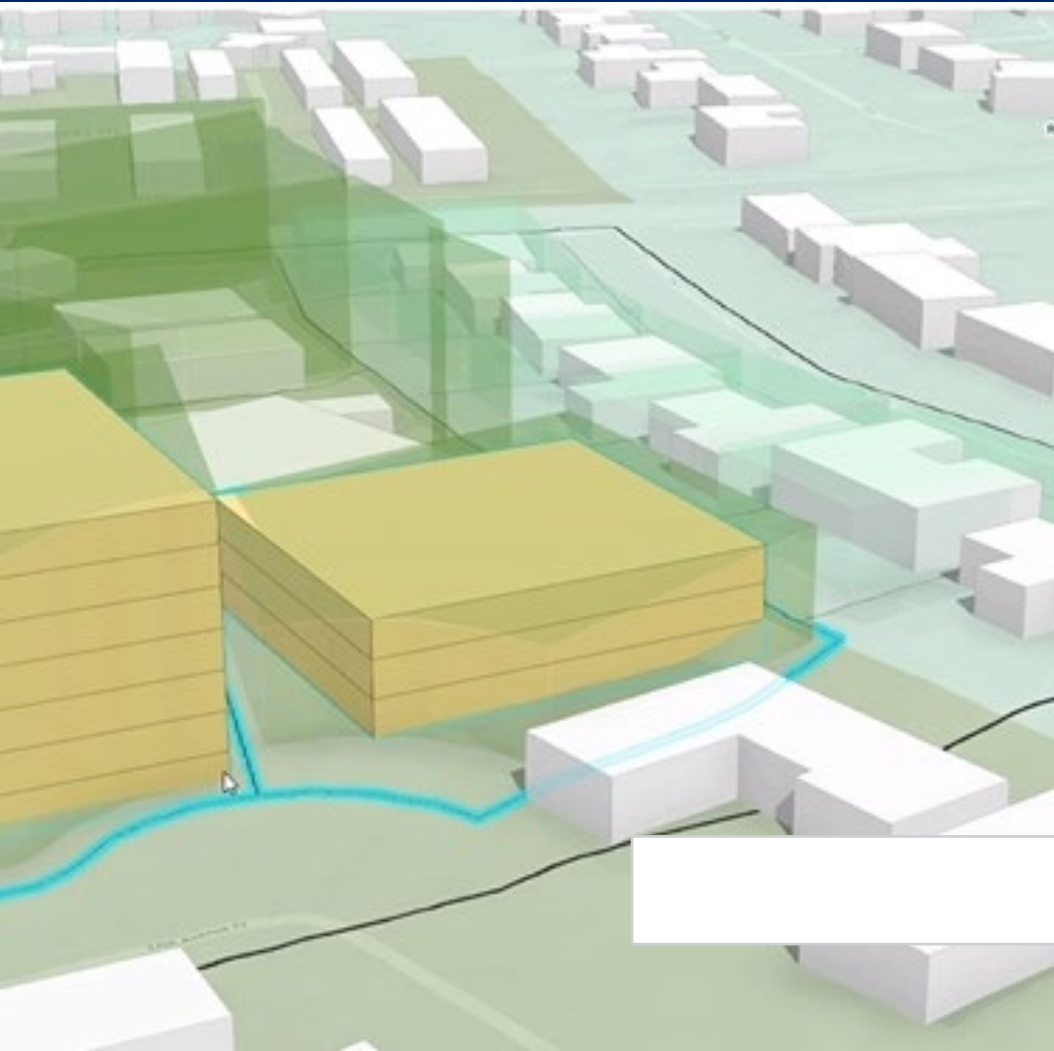


3.14 Department Average Rating
\$3.8M General Fund

Program Ratings



Reduction Target & Status



- **Total Reduction Target:** 17% | \$1.14M
- **Identified to Date:** \$1.14M
- **Status:** ✓ Target Met with Strategies (e.g., revenue, efficiencies)
- **Brief note on approach:**
 - Targeted expense reductions to reflect historical actuals and realistic needs of the department
 - Revenue actions
 - Targeted increases to reflect historical actuals
 - Fee increases and implementation of new fees

How the Target Was Achieved

New Revenues

- **\$895,000** – Contractor Licensing | PS Permit Fees | Admin Fee

Existing Revenue Increases

- **\$237,895** – Planning Applications | Permits

Net Savings – Expenses

- **\$9,243** – Travel | Fringe Benefits | HPC | Neighborhood Resources



Revenue / Cost Recovery Adjustments

Fee Adjustments

- Planning Applications
 - Fees increased to more closely align with 85% cost recovery and surrounding jurisdictions
 - Removal of \$1,500 cap on construction drawing review
- Permits & Inspections
 - Fees increased to more closely align with other authority having jurisdictions
 - Removal of waiver for Plan Review Fees for project valuations under \$25,000

New Fees

- Various fees are being proposed for implementation.
 - Admin Fee | Impact Fee Proposal Review | Alternative Compliance | WGGID Inclusion & Fast Track | Permit Application
- Align Greeley with comparable jurisdictions and introduce previously absent cost recovery
- Impact will be to developers and residents interacting with the City's planning or permitting process



Service Level Impacts

Before

- Neighborhood Improvement Grants (motivation for neighborhoods)
- HOA Trainings (informed communities)
- Seasonal interns (available staff time for internal projects to improve resources/processes)
- Historical funds for employee meals and clothing (tools for improved staff morale)
- 90x90 Development Review (expedited, predictable review times)

After

- Grant funding eliminated (lack of incentive/motivation for improvements)
- No City organized HOA trainings
- Intern funding eliminated (increase stress on existing staff time for non-development review work)
- Funds for employee meals and clothing (non-PPE) reduced
- Staffing constraints limit ability to maintain 90x90

Impact

- Landscaping and other improvements across city neighborhoods to decline
- Loss of opportunity to communicate directly with neighborhood leaders
- Less frequent resource/process improvement that improve quality of service
- Potential for reduced staff morale amongst groups already understaffed
- Slower development review and less predictable review times for development community. Greeley's main competitive advantage weakened.

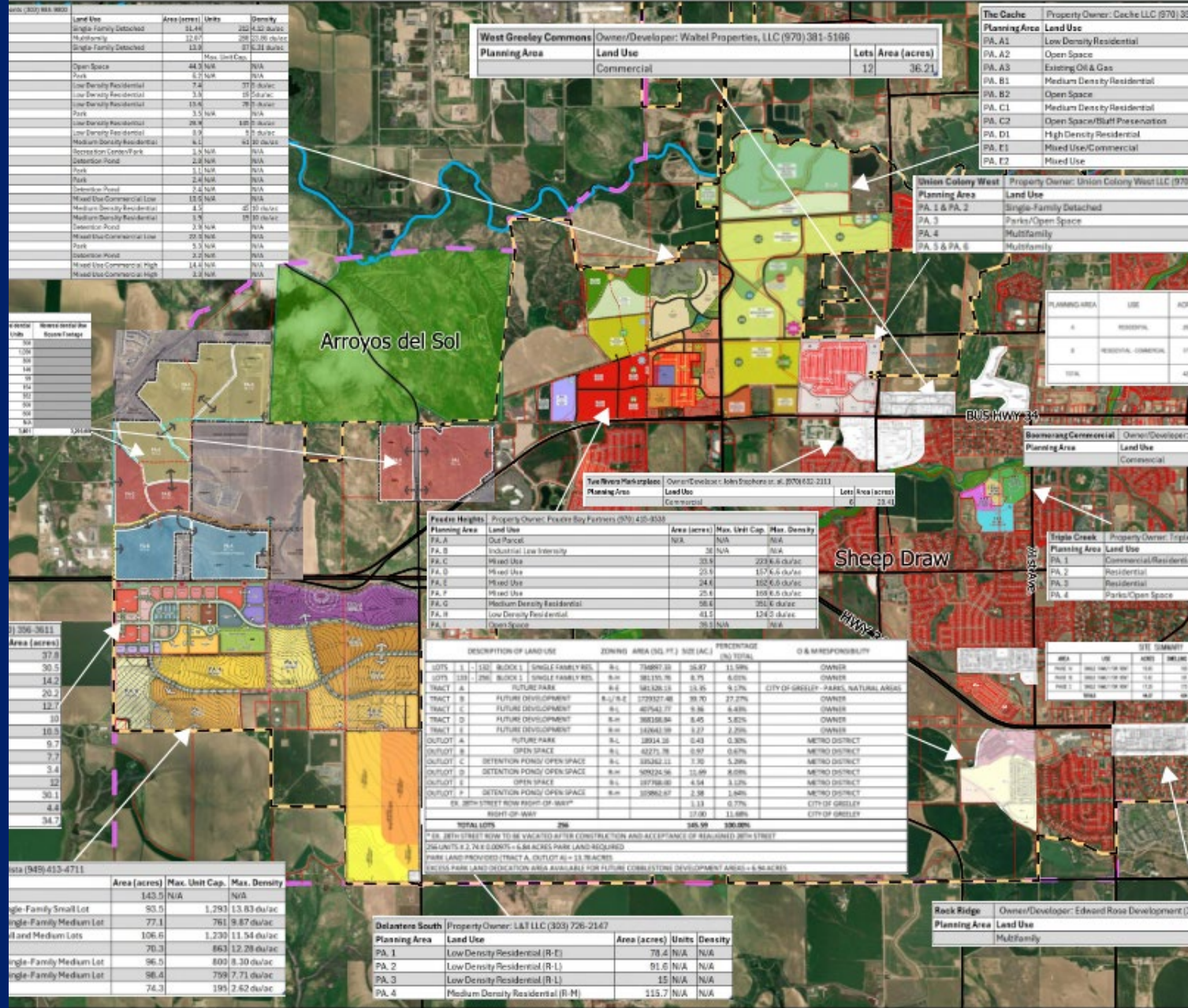


Summary

- **Reduction Target:** 17% | \$1.14M
- **Identified:** \$1.14M
- **Status:** ✓ Target met
- **Key takeaways:**
 - The department has identified revenues to address the reduction target.
 - These are supportable fee increases that align the city with our neighboring jurisdictions. Fee increases were identified in a 2023 Fee Study that has been incrementally implemented but will reach 85% cost recovery in 2027.
 - This said, these revenues will provide for a framework that allows the development review process to, at present staffing levels, remain at the level currently provided and expected.
 - In the competitive environment that is development, Greeley's competitive advantage is review time (90x90). A season of increased development activity may stress already limited resources, potentially weakening this advantage.



Discussion





Code Compliance | 2027 Budget Proposal

Purpose

To provide an overview of the Code Compliance Department's 2027 budget proposal, reduction strategy, operational impacts, and service-level considerations.

Agenda Item Title

2027 Budget Update

Meeting Date

July 7th, 2026

Department

Code Compliance

Presenter

Buxton Demers, Senior Manager

Background

The Code Compliance Department promotes neighborhood upkeep, community appearance, and quality of life throughout the City of Greeley through education-first nuisance enforcement, voluntary compliance efforts, and responsive neighborhood service delivery.

The department currently provides citywide coverage through geographically assigned district inspectors responsible for complaint response, inspections, case management, abatements, hearings, and coordination with residents, businesses, contractors, and other City departments. In addition to traditional nuisance enforcement, the department also supports commercial property enforcement efforts, interdepartmental coordination, and specialized enforcement activities, including Forestry-related enforcement support.

From January 1, 2023 through May 18, 2026, the department handled more than 11,000 cases citywide. Common case types include weeds, refuse and rubbish, inoperable vehicles, parking violations, and right-of-way concerns. The department also continues to manage a significant administrative hearing workload tied to unresolved violations and repeat offenders.

Approach & Strategy

The Code Compliance Department's 2027 reduction target was 17 percent, or \$161,874. The department identified approximately \$177,369 through a combination of personnel reductions, revenue adjustments, and operational restructuring measures.

The department's overall approach focused on preserving core neighborhood response services and maintaining citywide district coverage while identifying reductions that minimized direct impacts to residents whenever possible. Operationally, the proposal prioritizes maintaining frontline response capability while reducing staffing flexibility and specialty support capacity.

The largest reduction was achieved through elimination of one vacant Code Compliance Inspector position, resulting in approximately \$103,704 in personnel savings. This position previously functioned as a hybrid floater and specialty support role that assisted with commercial properties, proactive initiatives, specialty enforcement efforts, complex cases, and coverage during absences or extended leave situations.

Additional revenue alignment measures were also identified through review of historical revenue trends and administrative cost recovery structures. Court cost revenue projections were adjusted to better align with historical collections, and the department evaluated revisions to the current stipulation fee structure to better reflect case complexity and administrative workload.

Service Level Impacts

While the proposal preserves five active district inspectors, a dedicated Administrative Assistant and maintains citywide district coverage, the reduction will impact operational flexibility and the department's ability to absorb extended staffing disruptions or specialty workload demands.

Under the proposed structure, district inspectors will absorb additional commercial property, specialty enforcement, and complex case responsibilities while continuing to maintain daily complaint response activity. The department anticipates slower progress on proactive enforcement initiatives, complex commercial cases, and projects requiring extended coordination or staff time.

The reduction will also impact the department's flexibility to support specialized interdepartmental enforcement efforts, including Forestry-related cases that require Code Compliance involvement throughout the notice and hearing process. As specialty workload becomes more distributed among district inspectors, some coordinated enforcement efforts may progress more slowly.

In addition, administrative hearing preparation, attendance, and post-hearing coordination continue to reduce available field enforcement capacity and operational flexibility. As staffing flexibility decreases, these operational impacts become more significant.

Despite these impacts, the proposal preserves core neighborhood response services and allows the department to continue responding to community concerns citywide.

Revenue & Cost Recovery Adjustments

As part of the 2027 reduction strategy, the department reviewed several revenue and cost recovery areas to better align administrative workload, operational costs, and historical revenue trends.

Court cost revenue projections were updated using historical three-year average collection data rather than older budget assumptions that no longer reflected actual performance trends.

The department also evaluated its current stipulation fee structure. Under the current structure, stipulations are assessed at \$25 per case regardless of the number of violations involved. The proposed adjustment would revise the structure to \$50 per violation.

Under the current structure, a property with a single violation may pay the same stipulation amount as a property with multiple violations despite substantially different staff workload, inspection activity, documentation requirements, coordination efforts, and hearing preparation needs. The proposed structure is intended to better align administrative cost recovery with actual case complexity while improving fairness and consistency across cases.

Even with the proposed adjustment, stipulation costs would remain below minimum hearing penalties established within City Code, which begin at \$100 for an initial violation and increase for repeat violations. The department's intent is not to increase punitive enforcement, but rather to maintain an incentive for voluntary compliance while better reflecting actual operational workload and administrative demands.

City Code also allows for multiple stipulations within a single case number depending on the violations involved and compliance circumstances. The proposed adjustment more appropriately reflects the administrative complexity associated with multi-violation cases and extended compliance coordination efforts.

Operational Priorities Moving Forward

Moving into 2027, the department's primary operational focus will remain maintaining consistent district coverage, supporting voluntary compliance, and responding to neighborhood concerns as efficiently as possible within reduced staffing capacity.

The department will continue prioritizing complaint response, nuisance abatement coordination, case resolution, and education-first enforcement efforts while also evaluating opportunities for operational efficiencies and improved interdepartmental coordination where possible.

Due to reduced staffing flexibility, proactive enforcement initiatives and specialty projects will require more selective prioritization moving forward, particularly where operational demands require extended staff coordination or hearing-related workload commitments.

Following the April 14, 2026 City Council work session regarding Code Compliance operations, enforcement timelines, and administrative hearing workload, the department is continuing to evaluate operational and process improvements intended to improve efficiency, reduce unnecessary administrative workload, improve response timelines, particularly for lower-level nuisance violations

where extended hearing timelines can delay resolution, and better align enforcement tools with the severity and complexity of violations.

Areas currently being evaluated include opportunities to streamline enforcement processes, improve voluntary compliance efforts, strengthen public education and communication, improve interdepartmental coordination, and reduce the amount of inspector field time redirected toward administrative hearing preparation and attendance requirements where appropriate.

The department is also evaluating potential enforcement model refinements consistent with Council feedback received during the work session, including approaches that better match enforcement tools to the type and severity of violations while maintaining due process protections and education-first enforcement principles.

Draft operational and process recommendations related to these discussions are expected to be brought forward for additional Council discussion and direction as evaluation efforts continue.

Despite reduced staffing flexibility and increasing operational demands, the department remains committed to education-first enforcement, consistent neighborhood response, and supporting community appearance, safety, and livability throughout Greeley.

Summary

The Code Compliance Department successfully identified reductions sufficient to meet the department's 2027 reduction target while preserving core neighborhood response services and maintaining citywide district coverage.

The proposal relies heavily on reducing operational flexibility and specialty support capacity rather than eliminating frontline district coverage. While the department anticipates slower progress on proactive initiatives, complex commercial cases, and specialized interdepartmental coordination efforts, the proposal maintains the department's ability to continue responding to neighborhood concerns throughout the community.

Despite reduced staffing flexibility and increasing operational demands, the department remains committed to education-first enforcement, consistent neighborhood response, and supporting community appearance, safety, and livability throughout Greeley.



Code Compliance 2027 Budget Proposal | Executive Summary

Key Takeaways

Reduction Target

- 17% reduction target
- \$161,874 required reduction
- Approximately \$177,369 identified

Primary Reduction Strategy

- Elimination of one vacant Code Compliance Inspector position
- Preserved:
 - five district inspectors
 - one dedicated Administrative Assistant
 - citywide coverage
 - frontline complaint response

Operational Impacts

- Reduced staffing flexibility
- Slower progress on:
 - proactive initiatives
 - complex commercial cases
 - specialty/interdepartmental enforcement efforts
- Increased workload distribution among remaining inspectors

Revenue & Cost Recovery Adjustments

- Court revenue projections aligned with historical collections
- Proposed stipulation adjustment:
 - Current: \$25 per case
 - Proposed: \$50 per violation
- Still below minimum hearing penalties
- Intended to better align cost recovery with workload and case complexity

Operational Improvement Efforts

- Continuing evaluation of:
 - enforcement timelines
 - hearing workload

Code Compliance Department • 1100 10th Street • Greeley, CO 80631

970-350-9833 • <http://greeleyco.gov>

- process efficiencies
 - operational improvements
- Based on April 14, 2026 Council work session feedback

Department Priorities

- Preserve neighborhood response services
- Maintain education-first enforcement
- Improve operational efficiency where possible
- Continue citywide district coverage



2027 Code Compliance Budget Submittal

Buxton Demers, Senior Manager

Buxton.Demers@greeleygov.com, 970-350-9754

City Council Meeting – June 9, 2026



Framing: Approach & Principles



- Reductions are presented through the lens of service-level impacts
- Grounded in:
 - Council priorities
 - Program usage / demand
 - Operational realities
- Focus:
 - Protect high-value / high-use services where possible
 - Identify tradeoffs where needed

Reduction Target & Status



- Total Reduction Target: 17% | \$161,874
- Identified to Date: \$177,369
- Status:
 - Target Met
- **Brief note on approach:**
 - Maintained core district inspector coverage
 - Focused on minimizing direct neighborhood service impacts
 - Avoided immediate operational program eliminations where possible



How the Target Was Achieved

- **Personnel Reduction**

- Elimination of one vacant Code Compliance Inspector position
- Savings: \$103,704
- Maintains five active district inspectors and one administrative assistant

- **Revenue Adjustments**

- Court cost revenue aligned to historical 3-year actuals
- Proposed stipulation fee restructuring:
 - \$25 per case → \$50 per violation
- Estimated additional revenue: \$73,665

- **Operational Strategy**

- Prioritized maintaining frontline response capability
- Focused reductions on operational flexibility rather than core coverage



Revenue / Cost Recovery Adjustments

Court Cost Revenue

- Adjusted to align with historical 3-year average collections
- Reflects actual revenue trends rather than increased enforcement activity

Stipulation Fee Structure

- Current:
 - \$25 per case regardless of violation count
- Proposed:
 - \$50 per violation

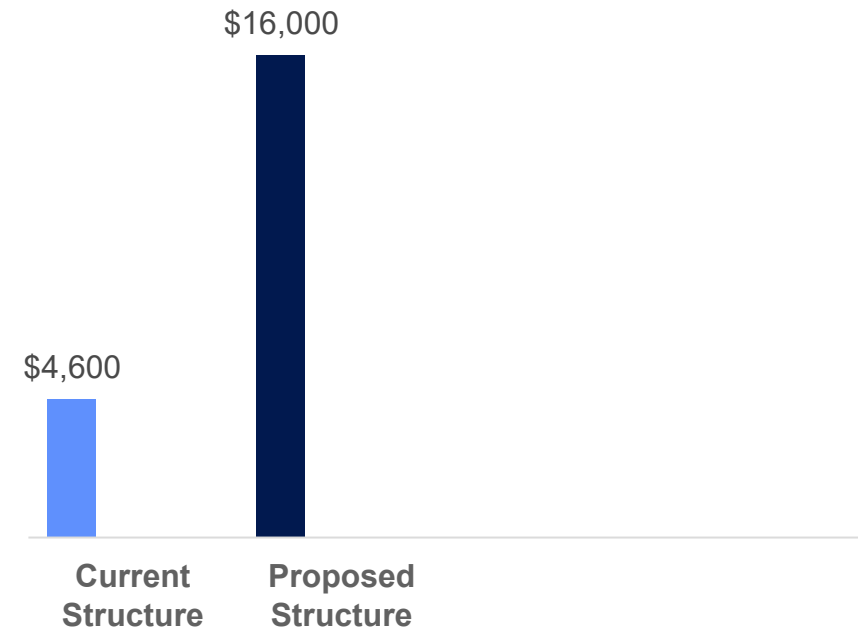
Purpose

- Better aligns with actual case complexity
- Reflects administrative and staff workload
- Maintains incentive to resolve violations prior to hearing

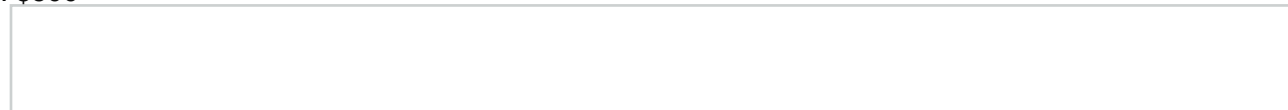
Context

- Minimum hearing penalties:
 - 1st violation: \$100
 - 2nd violation: \$250
 - 3rd violation: \$500

Stipulation Revenue Comparison



Proposed structure changes from: \$25 per case → \$50 per violation



Service Level Impacts

Before

- 6 inspectors including floater/specialty support and one admin
- Additional capacity for commercial and complex cases
- Additional support during absences or extended leave
- Expanded capacity for proactive initiatives

After

- 5 inspectors covering 5 districts with support from one admin
- District inspectors absorb commercial workload
- Reduced backup coverage
- Greater focus on core enforcement response

Impact

- Reduced operational flexibility
- Slower progress on large/complex commercial properties
- Greater impact from vacancies, illness, or extended leave
- Reduced capacity for proactive initiatives

Operational & Strategic Impacts

Reduced Capacity For

- Proactive commercial property enforcement
- Food truck compliance initiative
- Liquor store signage initiative
- Expanded interdepartmental support
- Forestry-related coordination

Hearing Process Impact

- Administrative hearing workload continues to reduce available field enforcement capacity
- Hearing-related workload reduces available field enforcement time
- Continued hearing demands limit operational flexibility

Key Takeaways

- Reduction target achieved without eliminating district coverage
- Proposal minimizes direct impacts to core neighborhood response services
- Revenue adjustments improve alignment between fee structure and enforcement workload
- Reduced staffing flexibility will impact:
 - Commercial enforcement
 - Proactive initiatives
 - Complex case response
 - Extended coverage situations
- Long-term operational efficiencies remain important to maintaining service levels
- Code Compliance responds to neighborhood concerns citywide while supporting community appearance, safety, and livability.



Summary

- Reduction Target: \$161,874
- Identified: \$177,369
- Status:
 - Target met
- Key takeaway:
 - The proposal preserves essential Code Compliance response services while reducing the department's operational flexibility and capacity for proactive and complex enforcement efforts.



Discussion



Economic Development and Urban Revitalization | 2027 Budget Proposal

Purpose

To provide a detailed overview of Economic Development and Urban Revitalization's (EDUR's) 2027 budget proposal, including its approach, strategies, and service-level impacts.

CITY OF GREELEY / EDUR

City Council Narrative

Agenda Item Title

2027 Budget Update

Meeting Date

June 9, 2026

Department

Economic Development and Urban Revitalization (EDUR)

Presenter

Kelli Johnson

Background

As part of the city's 2027 budget process and approach to solving the current budget deficit, EDUR was tasked with a 25% reduction. Through previous work with Council, and to inform reduction targets, Council provided ratings across departments. EDUR received an average department rating of 2.14, with highest priorities placed on business attraction and investment, as well as business retention and expansion.

Approach & Strategy

The department prioritized a transparent, creative, and informed approach that involved managers and extensive internal collaboration. Identification of new revenues, paired with targeted expense reductions, drive the department's proposal to meet the \$658,975 reduction target.

Evaluating expenses, the priority was to align 2027 budget with council priorities and leverage strategic partnerships to mitigate service level impacts wherever possible. The elimination of two FTEs was required: the Workforce Development Manager and the Business Analyst positions. Immediate impacts of these reductions were that internal workforce development data, projects, and initiatives be transitioned to external business development partners in an effort to support continuity of EDUR's efforts. The existing Business Analyst position was eliminated and underfilled as a part-time Greeley Urban Renewal Authority (GURA) Program Manager, necessitating support from Community Development staff to maintain EDUR business operations. Grants to outside agencies were also reduced by 25% in order to sustain priority business attraction, investment, retention, and expansion efforts. Between these reductions, the department has proposed net savings of \$468,766.

On the revenue side of the department's budget, the focus was on creating new revenues from administrative fees related to staff support of Greeley Urban Renewal Authority (GURA) programs, projects, and general operations. New revenues consist of two items. First, administrative fees consisting of 0.5% of all annual

revenue received in the GURA operating fund, as well as 1.0% of all revenue received in each of the four TIF District funds, has been approved by the GURA Board and is estimated to produce \$163,109 in new revenue to the department. The department has also proposed GURA project fees related to the development of agreements, as well as the receipt and review of project and grant applications, which are projected to produce \$27,100 in new revenue to the department. New revenues total \$190,209 and are intended to be refined and continue as a model for cost recovery in the coming years, as future cost data becomes available.

EDUR recommends retention of the Real Estate Management (REM) team within the department, as it regularly supports real estate needs across multiple departments with seven primary users. A renewed focus on proactive revenue optimization and portfolio management will yield increased revenue and multiple use benefits for city-owned land, and the existing brokerage skills within the division provides high value transaction management at a substantially reduced cost.

Service Level Impact

EDUR's proposal will result in tangible service level impacts.

First, with the elimination of two FTE positions and the underfilling one FTE as a part-time position, staffing will be insufficient to maintain current levels of workforce development and analytical projects. As internal data analytics, workforce development projects, and other initiatives are transitioned to external business development partners, service interruptions are expected to occur, leading to a reduction in workforce engagement and elimination of industry cluster workforce analyses and implementation. Key impacts will include the elimination of the cradle-to-career program, talent pipeline partnerships to match local educational institutions with local business partners' needs, and the elimination of data analytics and project reporting standards. The department will also be required to utilize operational budget to outsource industrial, demographic, and economic data reports that were planned for internal development. In addition, support from Community Development staff will be required to maintain EDUR budgeting, procurement, incentives, and other business operations.

An \$86,437 reduction in grants to outside agencies would impact the Greeley Downtown Development Authority, Greeley Creative District, Small Business Development Center, and Upstate Colorado, and requires Council input prior to implementation. These reductions would impact the ability of external partners to maintain current levels of support to entrepreneurs and small businesses within the City, as well as their ability to support culture and creative industries. Reductions in support to Upstate Colorado will also impact the City's ability to participate in regional marketing campaigns targeted to site selectors and businesses searching for municipalities in which to relocate, creating a strategic disadvantage to neighboring municipalities. Internal work toward lead generational and entrepreneurial support will rely more on in-house staff; however, with reduced staffing, the ability to proactively generate leads will be proportionately reduced.

Staff Contact

Don Threewitt – Interim Director

Don.Threewitt@Greeleygov.com | (970) 350-9802



2027 Economic Development and Urban Revitalization (EDUR) Budget Submittal

Don Threwitt, Interim Director
Don.Threwitt@greeleygov.com
City Council Work Session



Framing: Approach & Principles



- Reductions are presented through the lens of service-level impacts
- Grounded in:
 - Council priorities
 - Program usage / demand
 - Operational realities
- Focus:
 - Protect high-value / high-use services where possible
 - Identify tradeoffs where needed

Economic Development



2.14 Department Average Rating
\$1.8M General Fund

Program Ratings



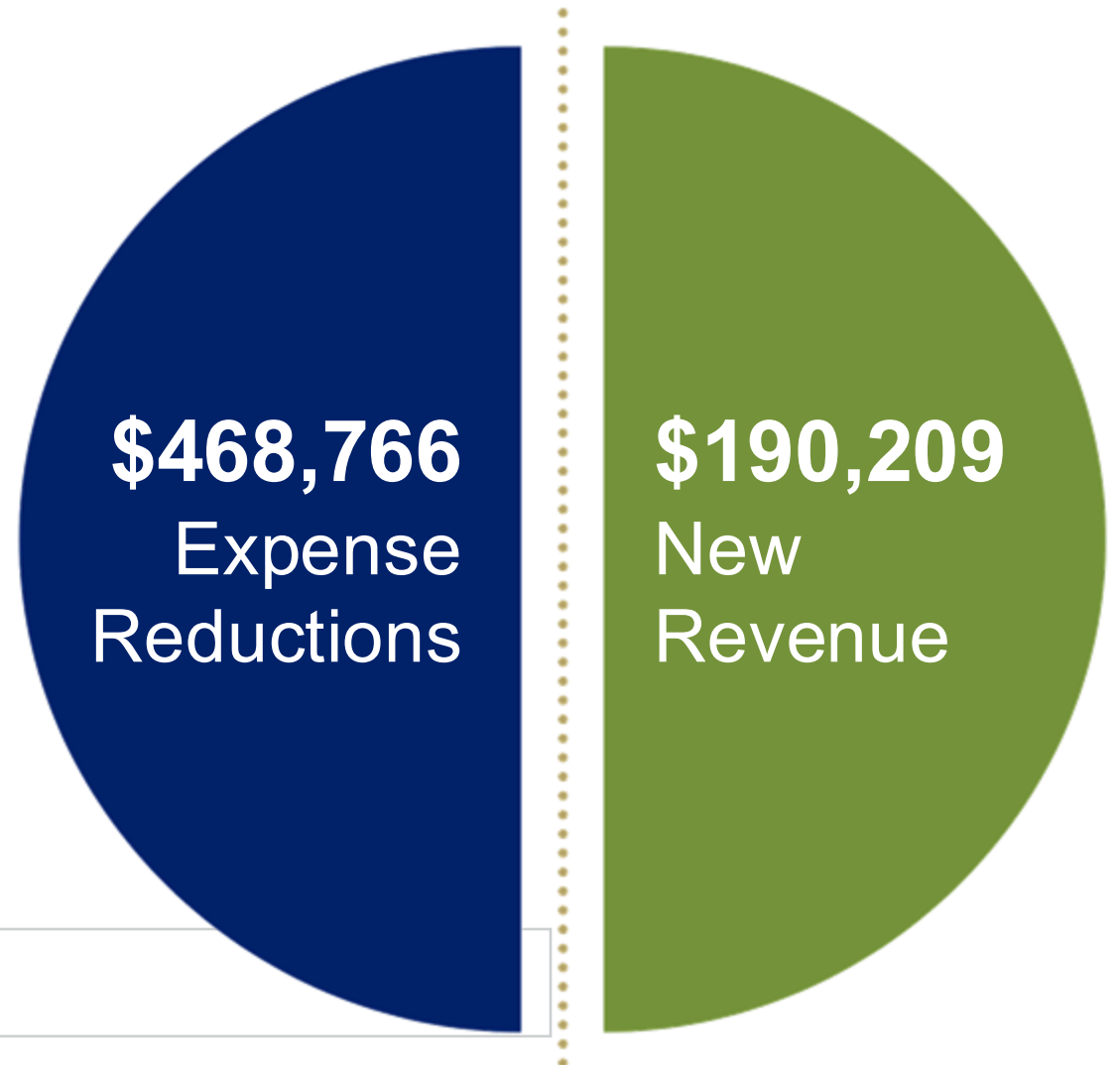
Reduction Target & Status

Total Reduction Target:

25% | \$658,975

Identified to Date:

\$658,975



Target Met with Strategies
(Expense Reductions + Revenue)



How the Target Was Achieved

Reduced Partner Support

- Grants and incentives to partner agencies reduced by 25%, for a total of **\$86,437** in reductions.
- Partner agencies impacted include the DDA, Greeley Creative District, Upstate Colorado, and the Small Business Development Center.

Staff Reductions

- Two FTE positions eliminated.
- One FTE position underfilled as part-time.
- Total personnel reductions are **\$382,329**.

New Revenue

- New fee schedule implemented for Greeley Urban Renewal Authority (GURA) projects.
- New administrative fees in consideration of City staff supporting GURA.
- Total projected revenue from new fees is **\$190,209**.

Revenue / Cost Recovery Adjustments

Administrative Fees from TIF Revenue

2027 Administrative Fees in Consideration of City Staff Supporting GURA

TIF Fund	Projected Balance January 1	Revenue	Expenses	Admin Fee %	Total Admin Fee	Projected Balance December 31
GURA Operational Fund	\$ 821,268.00	\$ 16,425.00	\$ 20,000.00	0.50%	\$ 82.13	\$ 821,185.88
10th Street TIF District	\$ 3,579,175.00	\$ 619,481.00	\$ 5,252.00	1.00%	\$ 6,194.81	\$ 4,187,209.19
East 8th Street TIF District	\$ 2,108,390.00	\$ 437,393.00	\$ 3,741.00	1.00%	\$ 4,373.93	\$ 2,537,668.07
Western Sugar TIF District	\$ 26,313,316.00	\$ 15,240,011.00	\$ 8,803,437.00	1.00%	\$ 152,400.11	\$ 32,597,489.89
Greeley Mall TIF District	\$ 260,768.00	\$ 5,828.00	\$ 55.00	1.00%	\$ 58.28	\$ 266,482.72
TOTALS:	\$ 33,082,917.00	\$ 16,319,138.00	\$ 8,832,485.00		\$ 163,109.26	\$ 40,410,035.75

Revenue / Cost Recovery Adjustments

GURA Project Fees

2027 Projected Revenue from GURA Project Fees

Fee	Amount	Estimated/Year	Total Projected Revenue
Development/Redevelopment Agreement Fee	\$ 1,000.00	4	\$ 4,000.00
Amendment to Development/Redevelopment Agreement Fee	\$ 500.00	1	\$ 500.00
GURA Grant Application Fee	\$ 350.00	4	\$ 1,400.00
Reimbursement Agreement Fee	\$ 250.00	2	\$ 500.00
Minor Project Application Fee	\$ 350.00	2	\$ 700.00
Major Project Application Fee	2% of Project Cost	2	\$ 20,000.00
TOTAL PROJECTED REVENUE:			\$ 27,100.00

Service Level Impacts: Staff Reductions



Before

- Workforce engagement support and initiatives for small businesses
- Creating projects and programs with partners to develop talent pipelines
- Analyzing and developing targeted workforce programming in legacy industries
- Creating data analytics tools and programs

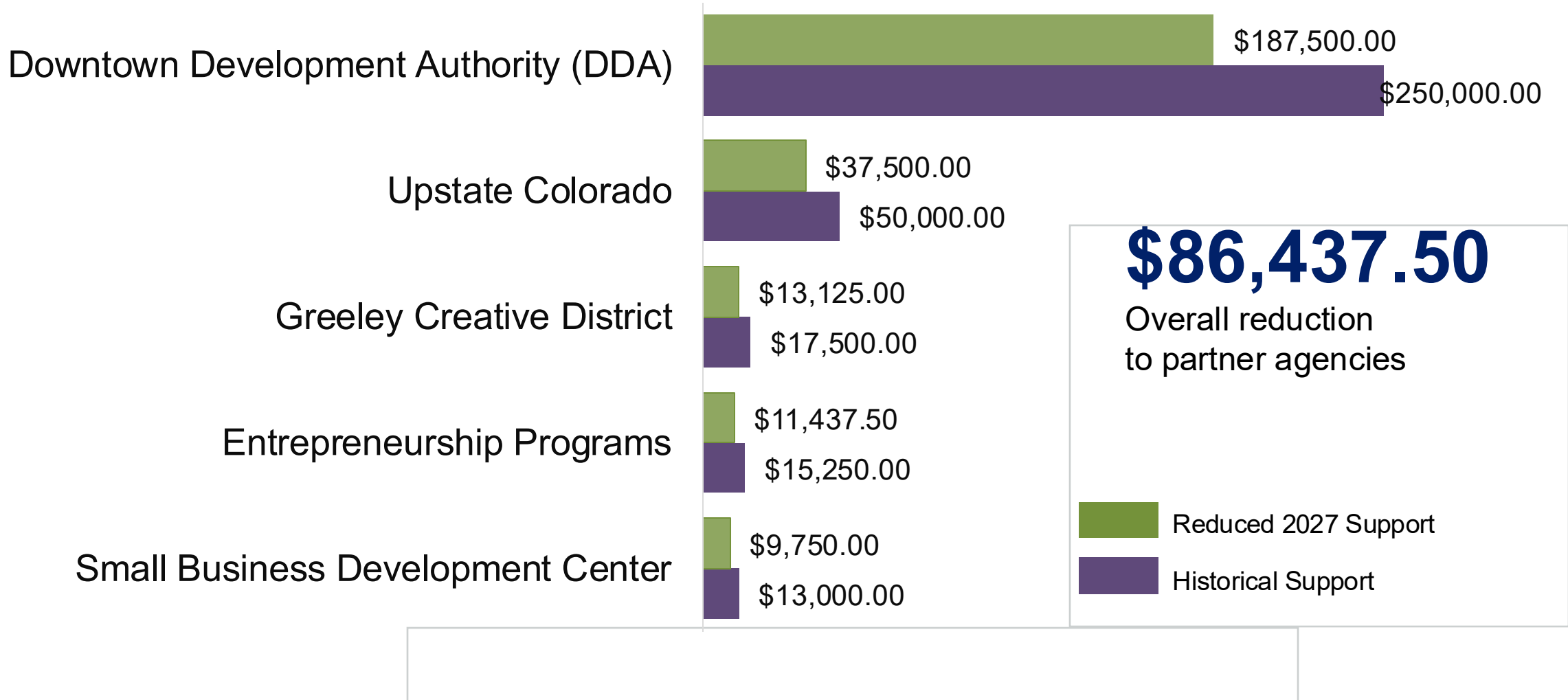
After

- Elimination of strategic workforce partnerships and initiatives
- Lack of personnel to expand industry cluster workforce analyses and implementation
- Elimination of enhanced data analytics and reporting projects

Impact

- Lack of support for businesses seeking to develop talent pipelines
- Lack of support to workforce development initiatives to attract new industries
- Reduction of efforts to collect/analyze information to make data-informed decisions
- Business support will be required from Community Development staff

Service Level Impacts: Partner Agencies



Service Level Impacts: Partner Agencies



Before

- Full support of DDA activities supporting downtown businesses
- Development and support of entrepreneurial ecosystem
- Incubation of artists and creative businesses in Greeley
- Partnerships to increase economic development leads and marketing

After

- 25% reduction in support to all partner agencies
- Elimination of economic development marketing partnership
- Reduction in programs to support business startups
- Reduction in support of creative industries

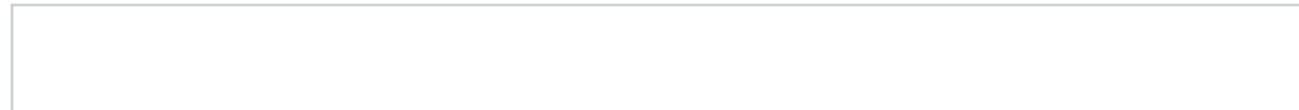
Impact

- Reduced availability of mentoring, grants, and other services for local businesses
- Reduced marketing to reach site selectors and businesses looking to expand or relocate
- Reduced participation in regional economic development consortiums
- Reduced support of DDA marketing and events for downtown Greeley

Decision Points for Council

Council Direction:

- Matching the 25% departmental reductions for grants to outside agencies (DDA, GCD, etc.)
- Direct GURA to enact administration fee for staff support
- Retain REM within EDUR to support multiple departments, focus on land management, revenue optimization, and transaction management
- Confirmation of approach taken



Summary

Total Reduction Target:

25% | \$658,975

Identified to Date:

\$658,975



Target Met with Strategies
(Expense Reductions +
Revenue)

Key Takeaways

- Reductions will occur in services and resources for small businesses, the ability to reach site selectors and businesses looking to relocate, and entrepreneurial ecosystem building.
- Reductions in staff will eliminate workforce development efforts, limit data analytics projects, and require business support from Community Development staff.

Discussion





2027 Housing Solutions Budget Submittal

Deb Callies, Director of Housing

Deb.Callies@greeleygov.com

City Council Work Session – June 9, 2026



Why have a Housing Solutions Department?



Greeley is rich in diversity of housing where all residents have options for healthy and independent living that contribute to maximizing the appeal of the community. Residents of all socio-economic levels can secure quality housing choices. The City's partnerships with nonprofits and local and national developers are a model for creating and sustaining a diverse housing stock.

- Aggressively pursue state and federal housing grant opportunities to implement the city's housing strategy.
- Complete a community Housing Needs Assessment and development proto-type plan.
- Develop strong partnerships with for-profit and non-profit housing developers.
- Establish the expectations and opportunities for a full range of housing types.
- Explore merits of reestablishing the City's Neighborhood Services Division.
- Identify, evaluate, and provide incentive programs to stimulate desired housing in community opportunity areas.
- Pursue a collaborative to provide a housing continuum for homeless individuals.
- Review, update and restructure the G-HOPE program to meet current market gaps.
- Work to include walkable neighborhoods, including retrofitting developments and new developments for site-based improvements.

OVER THE
NEXT 10 YEARS,
LARIMER + WELD
COUNTIES WILL NEED

47,500 UNITS

OF ALL TYPES AND
PRICE POINTS TO
MEET DEMAND

The most critical need is for rental housing priced below \$1,500 per month and for-sale housing priced below \$500,000.

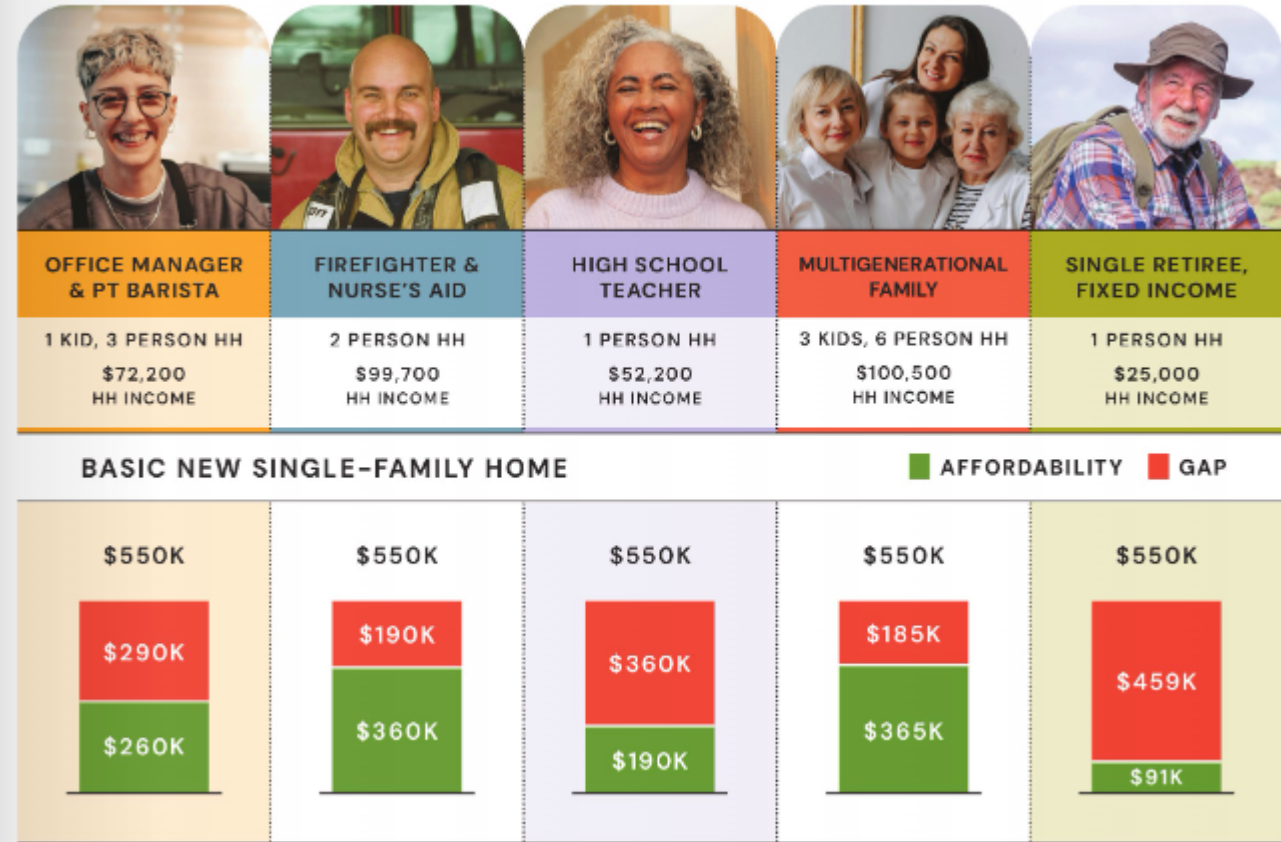
20,500 RENTALS

27,000 FOR SALE

Source: FocusWorks City Solutions

Housing at a Crossroads

AFFORDABILITY, ACCESS, AND THE FUTURE OF NORTHERN COLORADO



WHO THIS IMPACTS

Low and middle-income households



Essential workers, including teachers and healthcare staff



First-time homebuyers

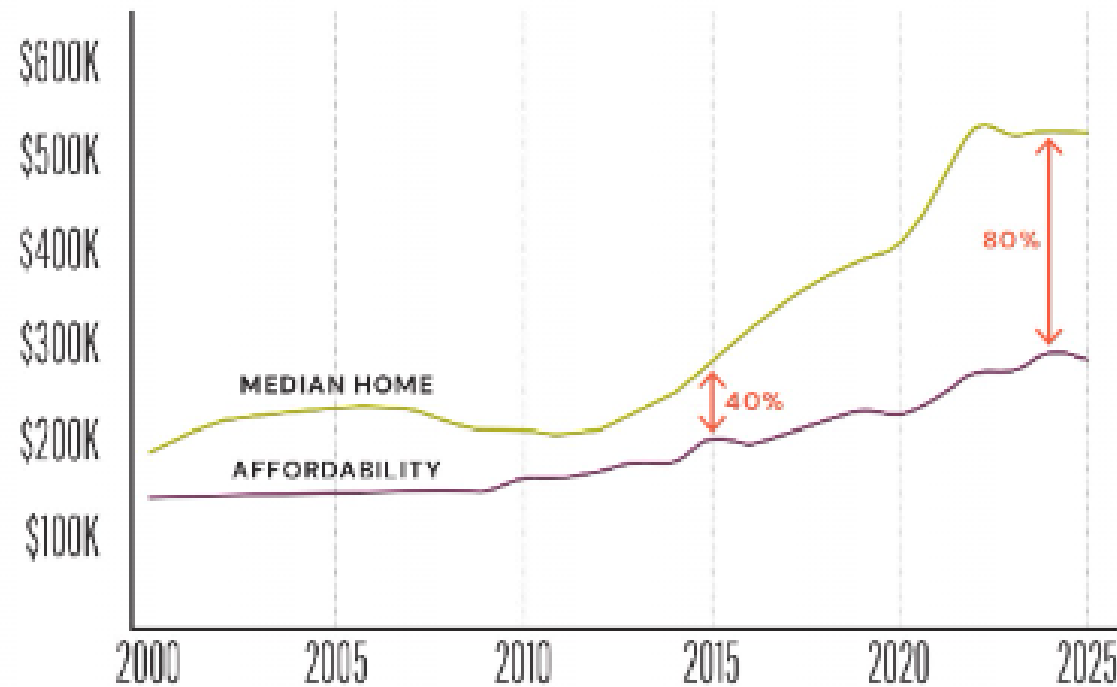


Renters hoping to transition into homeownership



THE AFFORDABILITY GAP IS WIDENING

LARIMER + WELD AFFORDABILITY GAP



A MARKET MISMATCH

UNAFFORDABILITY

PERCENTAGE OF HOUSEHOLDS THAT CAN'T AFFORD THE HOMES AVAILABLE



Source: Common Sense Institute Colorado, Colorado's Housing Affordability Mismatch (2025)

OUT OF REACH

2015-2025



MOST LIKELY TO FEEL THE GAP

HOUSEHOLDS IN THE REGION MOST LIKELY TO HAVE AN AFFORDABILITY GAP



< 60% AMI
RENTERS



< 150% AMI
OWNERS

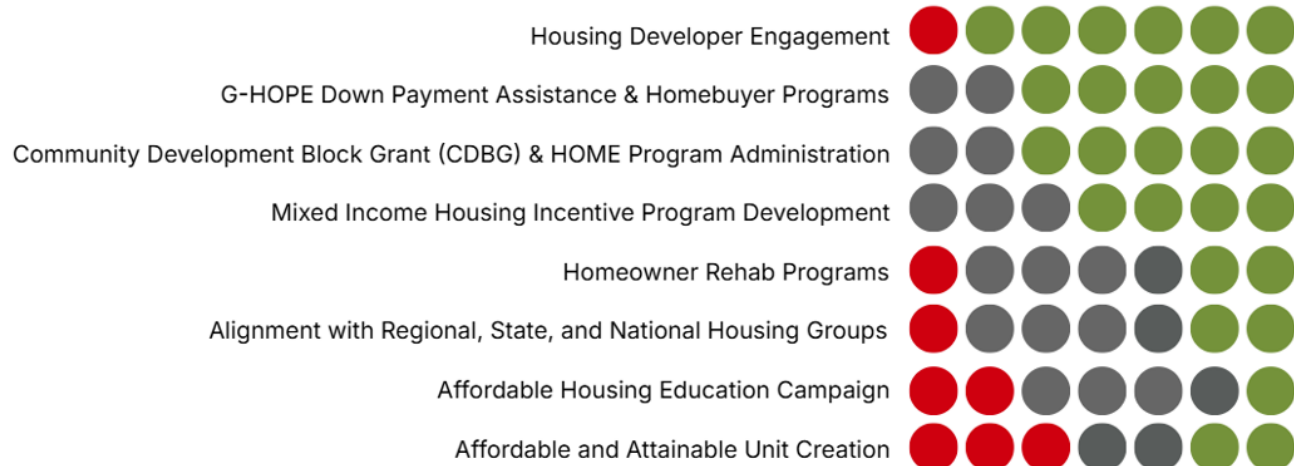
Housing Solutions



2.71 Department Average Rating
\$1.1M General Fund



Program Ratings



B

Approach & Principles

- Reductions considered Council priorities
- Grounded in:
 - Program usage / demand
 - Operational realities & opportunities
- Focus:
 - Maintain current level services at a minimum
 - Maintain bandwidth to increase productivity as outside funding allows

Reduction Target & Status



- Total Reduction Target: \$167,889
- Identified to Date: \$167,889
- Status: Target Met
- **Brief note on approach:**
 - 1 FTE eliminated
 - Reforecast program budget
 - Revenue actions considered



Service Impacts: G-HOPE Reforecasting

Historical Data:

- Provides Down Payment Assistance (DPA) in Redevelopment Areas
- 74k- Highest spent last 5 years
- 2025- Most successful program year

GHOPE	Budget	Actual	Actual %	Unspent	Closings
2021	\$129,661.00	\$ 19,170.70	15%	\$110,490.30	4
2022	\$121,161.00	\$ 37,991.45	31%	\$ 83,169.55	4
2023	\$270,000.00	\$ 47,226.74	17%	\$222,773.26	6
2024	\$120,000.00	\$ 73,461.94	61%	\$ 46,538.06	8
2025	\$120,000.00	\$ 69,018.00	58%	\$ 50,982.00	11

2027 Budget

- \$75,000- Exceeds Highest Historical Amount Spent
- Preserves Current Level of Service
- Outside Fund Opportunities- Prop 123 DPA
 - \$1,000,000- grant application in review status



Department Funding vs. Program Delivery

Budget Scenario	Service Level	Description	Budget Level	HUD	CDBG	HOME Programs	PAB Allocation Program	Down Payment Assistance	Developer Liaison Service	Homeowner Rehab	Revolving Loan Fund Affordable	Revolving Loan Fund Attainable	Community Land Trust	Landbanking	Tax abatement/exemptions	
Housing for All	Full	Full implementation of housing for all strategy adopted in 2025.	\$2.3M (13 FTE) \$2M trust fund	X	X	X	X	X	X	X	X	X	X	X	X	2025- Denied 2026- Denied
Current Operations	Current	Maintain current level of operations and programming.	\$1.1 M (7 FTE)	X	X	X	X	X								2025- approved one-time 2026- approved ongoing
Operations with Budget Reductions	Low	Loss of 1 FTE, dependency on possibility of outside funding	\$168,000 reduction (6 FTE)	X	X	X	X									2027 Reduction Proposal

Ongoing Additional Revenue Exploration

State of Colorado Prop 123 Housing Fund Program

- Down Payment Assistance- application pending 1M over two years
- Affordable Housing Development Fund
- Affordable Housing Investment Fund
- Homeowner Rehabilitation Program

Funding Exposure Opportunities 2026 & 2027

- Leverage opportunities with regional partners
 - Colorado NAHRO (National Association of Housing and Redevelopment)
 - Housing Colorado- Advocacy, professional development, and housing issue expertise
 - NoCo Foundation Regional Housing Collaboration
 - Women's Affordable Housing Network
 - Race Forward- Government Alliance for Racial Equity



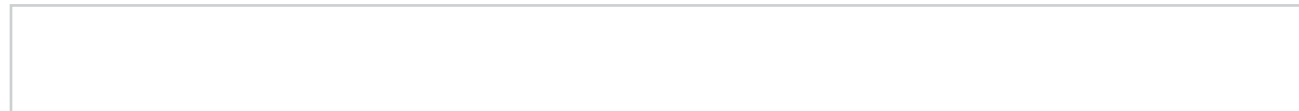
Summary & Key Takeaways

Summary

- Reduction Target: \$167,889
- Identified: \$167,889
- Status: Target met

Key Takeaways

- No change in service to community
- No change in service to development projects
- We continue to explore outside funding opportunities for housing programs and partnerships
- Inability to implement full Housing for All strategy



Thank you.



MEMORANDUM



DATE: May 22, 2026

TO: City Council

CC: City Leadership

FROM: Housing Solutions Department

SUBJECT: Strategic Overview, Budget Adjustments, Outlook

Housing Solutions Department: Budget Reductions

Purpose and Role

The Housing Solutions Department was established to address Greeley's affordable housing challenges, following the City Council's prioritization of "Housing for All." The department implements targeted housing initiatives and collaborates with both public and private partners to expand options for residents across income levels.

Regional Needs

According to the NOCO Foundation report, Larimer and Weld Counties require over 47,000 new housing units in the next decade to meet the needs of diverse household types.

Affordability Gap and Impact

Affordability gaps have reached record highs since the 2010s, resulting in increased homelessness and placing greater strain on community resources as more residents are priced out of housing.

Priorities and Developer Engagement

City Council reaffirmed departmental priorities, noting positive feedback from developers. There is strong support for down payment assistance and HUD-funded programs.

Budget Reduction Strategy

The department will reduce its general fund budget by nearly \$168,000. This reduction will be achieved by eliminating one full-time position through the VSA retirement program and realigning program budgets based on actual spending. For example, GHOPE assistance

rarely exceeds \$75,000 annually despite a \$120,000 allocation, yet the program served 57% more buyers. Additional funding sources remain available.

Funding and Implementation

Although the Housing for All strategy was adopted in 2025, financial support has been limited. Requests to expand staffing and incentives were only partially approved.

Investment and Service Delivery

Increased investment would improve service delivery and facilitate the development of income-aligned housing.

External Funding and Future Outlook

The department remains proactive in seeking external funding and is committed to expanding affordable housing opportunities moving forward.

Summary and Next Steps

The department will meet its budget target through staffing changes and budget realignment, maintaining service levels through 2027 and continuing efforts to secure outside funding.

Thank you for your attention to these updates and for your continued support as we work to strengthen housing initiatives and meet our fiscal goals. Please reach out with any questions or for further discussion regarding these strategies and next steps.

Deb Callies

Director of Housing

Deb.callies@greeleygov.com

970-430-0438

Attached:

Housing Solutions (HS) 2027 Budget Proposal – 5464

2027 Housing Solutions Department Org Chart with Reductions

2027 Housing Solutions Department Budget One-Pager

City Council Retreat Priorities Rating- Housing Solutions

HS 2027 budget proposal - 5464

Housing Solutions



	EXPENDITURES	REVENUES
Capital:		
Operating Ongoing:	-167,889	
Operating One-Time:		
Total:	-167,889	0
Net Increase:	(\$167,889)	

Proposal Summary

Housing for All is a Council priority however, the Housing solutions department has never received local funding. Staff numbers rose in 2025 and 2026, but operating budgets did not. Housing incentives remain unfunded. This proposal meets the target reductions through a VSA for retirement while reclassifying an existing position to continue scope of service to the greatest extent possible. Also, GHOPE loan projections have never expended the full annual budgeted amount, by decreasing the budgeted amount to the max provided in the past 5 years we have additional savings we can allocate to outreach and exposure to outside funding and resources (conferences & events) with no change to services.

Expenditure Adjustments

To meet the \$167,889 reduction target, we are eliminating the Housing Development Manager position (VSA retirement), and decreasing the annual budget to GHOPE to match previous years maximum spent. To maintain alliance with council priorities we can reclassifying the Grant Specialist position to a Project Manager position. Additional savings are allocated to memberships and dues, and hotel/motel costs positioning the team to connect with outside funding and resource opportunities.

Revenue Adjustment

We considered charging a fee for issuing Private Activity Bonds for affordable housing, but the Advisory Board strongly opposed it, stating concerns it would hurt affordability and is in direct conflict with encouraging affordable and attainable development. We have applied for outside grants that, if approved in late 2026, could help offset staff and operations costs in 2027. However, this budget proposal is set without assuming we will receive outside funding for operational costs.

Position Impacts

loss of 1 FTE- Housing Development Manager

OPERATING	One-Time	Ongoing	Amount
EXPENSES / EXPENDITURE			
1091851100000000000000- HOUSING ADMINISTRATION			
7111- REGULAR EMPLOYEES		-95,534	-95,534
7211- DISABILITY		-592	-592
7212- HEALTH		-15,972	-15,972
7213- DENTAL		-456	-456
7214- VISION		-19	-19
7215- LIFE		-280	-280
7216- WORKERS COMPENSATION		-38	-38
7221- GENERAL EMPLOYEES		-3,440	-3,440
7227- 401K		-1,652	-1,652
7231- FICA/SOCIAL SECURITY		-5,922	-5,922
7234- MEDICARE		-1,385	-1,385
7433- MEMBERSHIPS & DUES: increase memberships for regional and national alliances		1,401	1,401
7472- HOTEL AND MOTEL: increase for conference and event participation- obtain outside resources		1,000	1,000
7811- GRANTS-OUTSIDE AGENCIES: decrease to max amount needed in past 5 years - no change in service delivery		-45,000	-45,000
TOTAL: 1091851100000000000000- HOUSING ADMINISTRATION		-167,889	-167,889
TOTAL: EXPENSES / EXPENDITURE TOTAL		-167,889	(\$167,889)

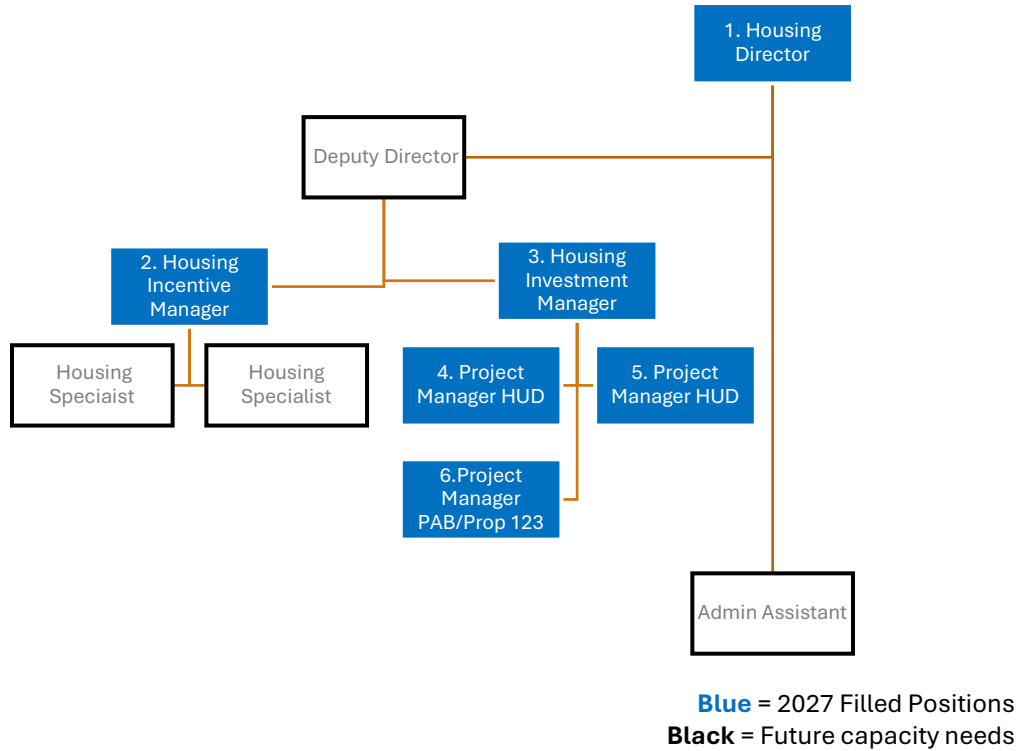
Position Allocation Change Details

Budget Unit	Description	Start Date	Allocation Percentage
1091851100000000000000- Housing Administration		January	-100.00%
1091851100000000000000- Housing Administration		January	-100.00%
1091851100000000000000- Housing Administration		January	100.00%

NET INCREASE	(\$167,889)
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2027 Housing Solutions Department Org Chart with Reductions



1. Director of Housing

Overall administration of the Housing Solutions Department.

2. Housing Incentive Manager

Develop and oversee housing incentive programs and teams.

3. Housing Investment Manager

Manage housing investment team and funding programs

4-5. Project Manager HUD

Oversee HUD projects, ensuring compliance with regulations and managing financial reimbursements.

6. Project Manager PAB/Prop 123

Oversee funding cycles and down payment assistance programs regulations and financial transactions.

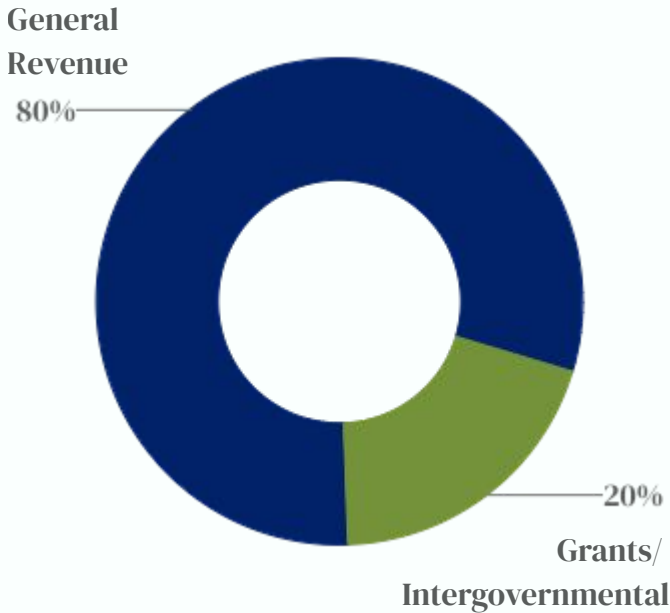


Housing Solutions

MISSION, VISION, OR PURPOSE

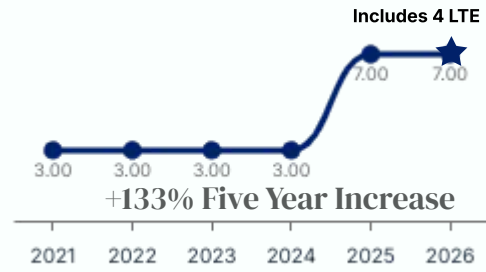
The Housing Solutions Department is dedicated to creating and implementing: Housing options that provide a sense of place and community, housing costs that support people with low, moderate, and high incomes, diverse housing opportunities for healthy and independent living for all people, housing development that aligns with City economic development projects and goals.

2026 FUNDING SOURCES



2026 FTE

7.00

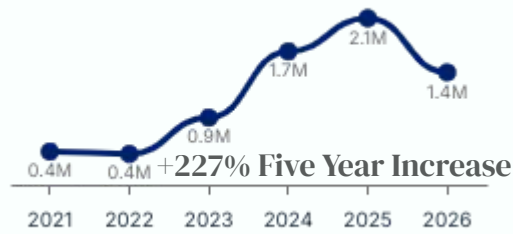


0.6% of total FTE



2026 OPERATING BUDGET

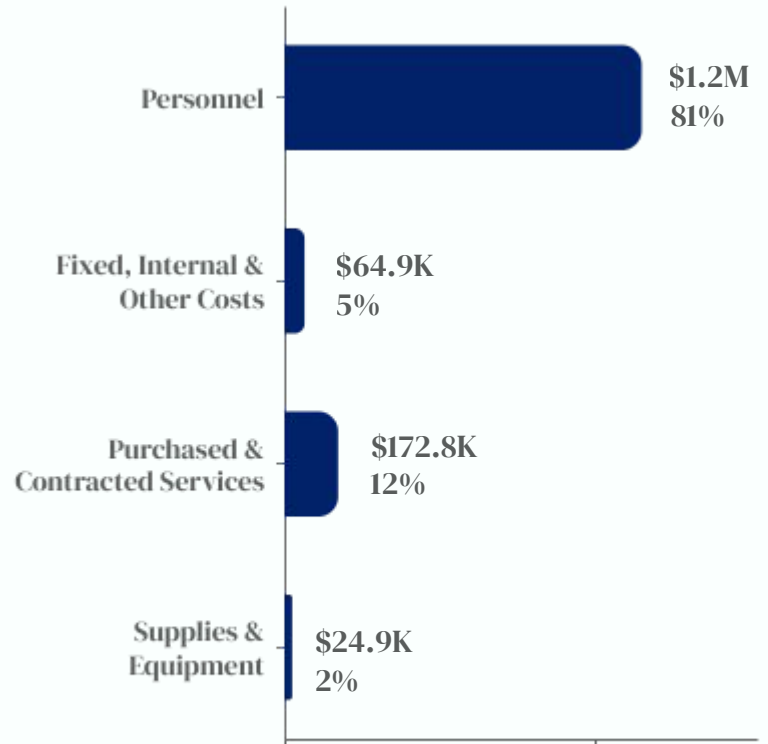
\$1.4M



0.5% of Operating Budget



2026 OPERATING BUDGET BREAKDOWN



DIRECTOR CONTEXT



Deb Callies
Director

The Housing Solutions Department has made significant progress in the last two years despite budget constraints; approval of the Housing for All Strategic Plan, creation of the Housing for All Advisory Board, building rapport and relationships with developers and landowners, exceeding G-HOPE annual goals, leading HUD programmatic and financial compliance, added 85 deed restricted affordable units, stabilizing the Greeley Housing Authority, creation of Development Liaison Service and collaborating with other City departments, initiating housing education and engagement campaign, and facilitation of multiple stakeholder events. In order to deliver on the Housing for All Strategy of facilitating mixed income development adopted in 2025, the City will need to explore local funding options, not only for incentives and other affordable housing programs for citizens, but also dedicated ongoing funding for the team build out in order to facilitate all programs and monitoring required.



Housing Solutions

Programs & Services

HYBRID

HOUSING DEVELOPER ENGAGEMENT

Facilitate communication and coordination among developers, and City regulatory departments to ensure a smooth development process. Key functions include organizing and facilitating meetings, sharing project updates, addressing community feedback, and navigating regulatory requirements.

PUBLIC

G-HOPE DOWN PAYMENT ASSISTANCE & HOMEBUYER PROGRAMS

Clearing house and navigation services for down payment assistance programs like GHOPE and other national and state opportunities. Education and engagement with real estate and mortgage professionals and associations as first line of contact for new buyers. Report out to stakeholders.

PUBLIC

CDBG & HOME PROGRAM ADMINISTRATION

Expand and preserve affordable housing opportunities in the City of Greeley through federal fund programs. Facilitate annual grant award application cycle, monitor and facilitate pre-award, award, and post award compliance and reimbursement. Report out to stakeholders.

HYBRID

AFFORDABLE HOUSING EDUCATION CAMPAIGN

Educate leadership, staff, community partners, and residents about affordable housing policies, financial assistance programs, and the benefits of mixed income developments to de-stigmatize who qualifies for affordable housing and provide context for the need of financial resources.

HYBRID

MIXED INCOME HOUSING INCENTIVE PROGRAM DEVELOPMENT

Identify funding sources that can leverage desired development to further implementation of the Housing for All Strategic Plan. Will address housing needs identified in the plan and lay the foundation for sustainable growth and a vibrant, inclusive community in Greeley. Report out to stakeholders.



Housing Solutions

Programs & Services

PUBLIC

HOMEOWNER REHAB PROGRAMS

Apply for and obtain additional funding sources for homeowner rehab, facilitate awards to community partners that perform service, monitor progress and compliance with fund regulations. Report out to stakeholders.

HYBRID

ALIGNMENT WITH REGIONAL, STATE, & NATIONAL HOUSING GROUPS

Align and participate in regional, state, and national initiatives that will increase housing opportunities for the City and all adjacent municipalities to support housing and economic development goals.

PUBLIC

AFFORDABLE & ATTAINABLE UNIT CREATION

Facilitation of development incentives through public/private partnerships with developers and builders, implementation of legal tools, monitoring of development progress and compliance with affordable development agreement. Report out to stakeholders.

Housing Solutions

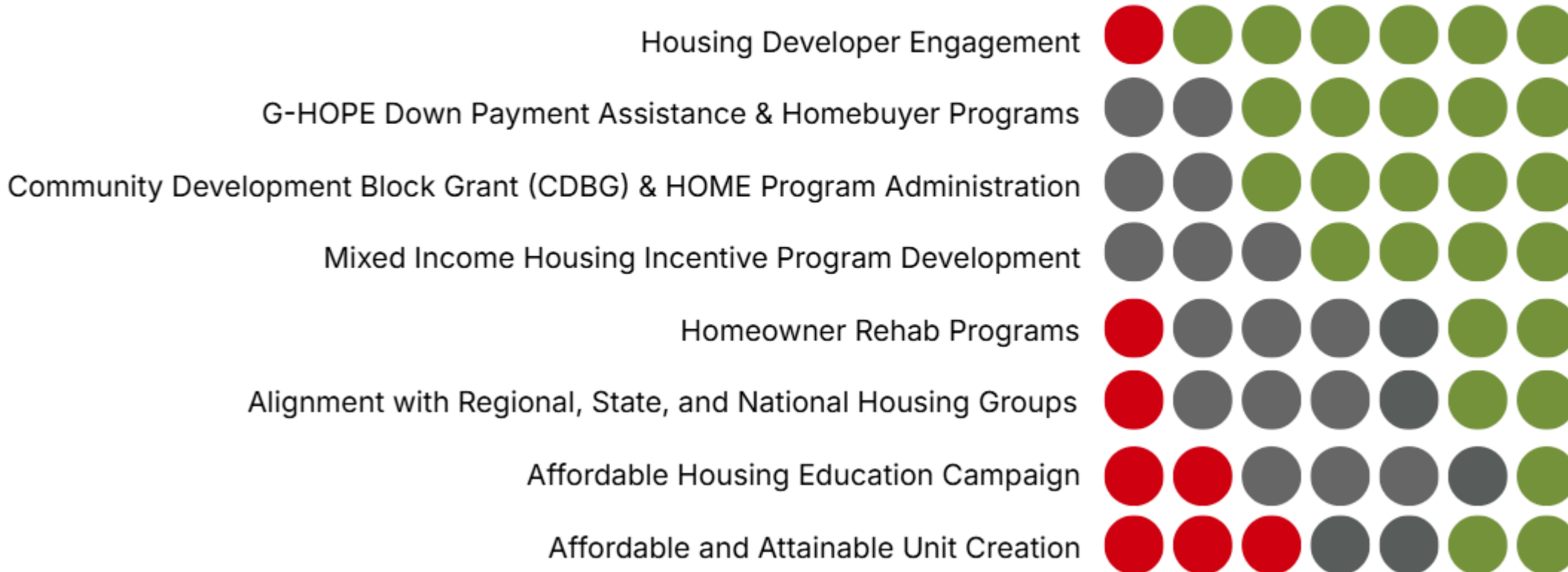


2.71 Department Average Rating

\$1.1M General Fund



Program Ratings



Housing Solutions



2.71 Department Average Rating

\$1.1M General Fund



Retreat Facilitator Notes:

- Councilmembers have heard from developers that the department's assistance in coordinating City, state, and federal funds has been pivotal to the success of some of their recent projects.
- The Housing Solutions department is not authorized in the City Charter. Council considered relocating it to Economic Development but requested additional information from staff on the implications of this move before making a recommendation.
- **Council direction for staff:**
 - Bring Council clarifying information on the distinctions between a department and a division and the implications of reclassifying Housing Solutions as a division within the Economic Development department.
 - Proceed with balanced/target-based budget reductions.



May 31, 2026

RE: Proposed 2027 Budget Homeless Solutions Narrative

Honorable Mayor and members of the City Council,

Communities across the United States are responding to the needs of individuals experiencing homelessness. The larger a city becomes the more resources are needed to help individuals in poverty. This is due to increases in housing and rent prices as a city grows, leading to a higher number of households that are housing insecure. As Greeley has grown, City Council has responded to this need by creating and maintaining the Department of Homeless Solutions. The Department was created 3 years ago as part of City Council's response to requests from Greeley citizens to reduce the number of unhoused individuals living on the streets in the Greeley.

As Greeley sets its goals for growth- to have a vibrant downtown and attract new business and homeowners, a strategic investment must be made in helping those who are living in poverty. The nonprofit community in Greeley currently cannot sustain the work on their own. Although the City does not have to fill the role of providing direct services, there does need to be a commitment to funding the work, or Greeley will revert back to where it was before the City invested in this work- an unfunded year-round shelter and inadequate housing resources. This will increase individuals staying in the parks and downtown area and require additional response from police, fire and public works. The overall quality of life for all residents and ability to attract new residents and business to the community will be diminished. The larger the population continues to grow in Greeley, so too will the demand for securing affordable housing solutions. If those solutions are not available, this will inevitably lead to an increase in homelessness.

Over the past 3 years the City has seen monumental accomplishments in its investment and has been recognized by the State of Colorado for its approach to solving homelessness. The City has made significant progress in reducing the number of encampments and individuals living on the street through connection to resources and providing housing assistance so individuals can gain and maintain housing stability.

The City of Greeley will be featured for both its Supportive Housing Program and its Stella M modeling by the State of Colorado Division of Housing. Below is a brief status overview from the State of Colorado:

- Colorado Division of Housing is expanding the [Affordable Housing Toolkit for Local Officials](#) to include content about homelessness ("homelessness series")
- The homelessness series features local governments to showcase their work and inspire other communities across the state
- The City of Greeley will be featured for both its Supportive Housing Program and its Stella M modeling tool
- The series is not yet published online, but we will notify council once the link has gone live.

The City of Greeley has also led the work across the homeless response system. This is most evident in the modeling and case study work conducted in order to have data driven approaches and a comprehensive understanding of the resources the community needs to help all individuals currently or at risk of experiencing homelessness. This work is now being used as an example to guide the same system modeling work in Larimer County to have a comprehensive strategic plan across the region under the guidance of the Northern Colorado Continuum of Care.

Since the program’s inception, the Homeless Solutions Department has made significant progress in addressing homelessness and housing instability within the community. Through Permanent Supportive Housing (PSH), 97 individuals have been successfully housed, providing long-term stability and supportive services to some of the community’s most vulnerable residents. Additionally, 145 individuals have secured housing through the Rapid Rehousing (RRH) program, helping individuals and families quickly transition from homelessness into stable living environments. Beyond housing placements, the Outreach program has connected 1,411 individuals to critical community resources and supportive services, including diversion assistance, documentation readiness, encampment outreach and services, transportation assistance, housing navigation, behavioral health support, medical care, food assistance, case management, and much more. These accomplishments reflect the department's continued commitment to creating pathways toward stability, self-sufficiency, and improved quality of life for community members in need.

National research has shown that someone experiencing homelessness utilizes emergency interventions such as police, fire, and emergency room services more than someone who is stably housed. This same finding is shown clearly in a study conducted in Greeley looking at the highest utilizers of the emergency response system. This study found that utilization of emergency services decreased by 13% (58% to 45%) within just 3 months after someone is housed. This clearly shows the direct correlation between housing stability and use of costly emergency services, many of which the City funds for the community.

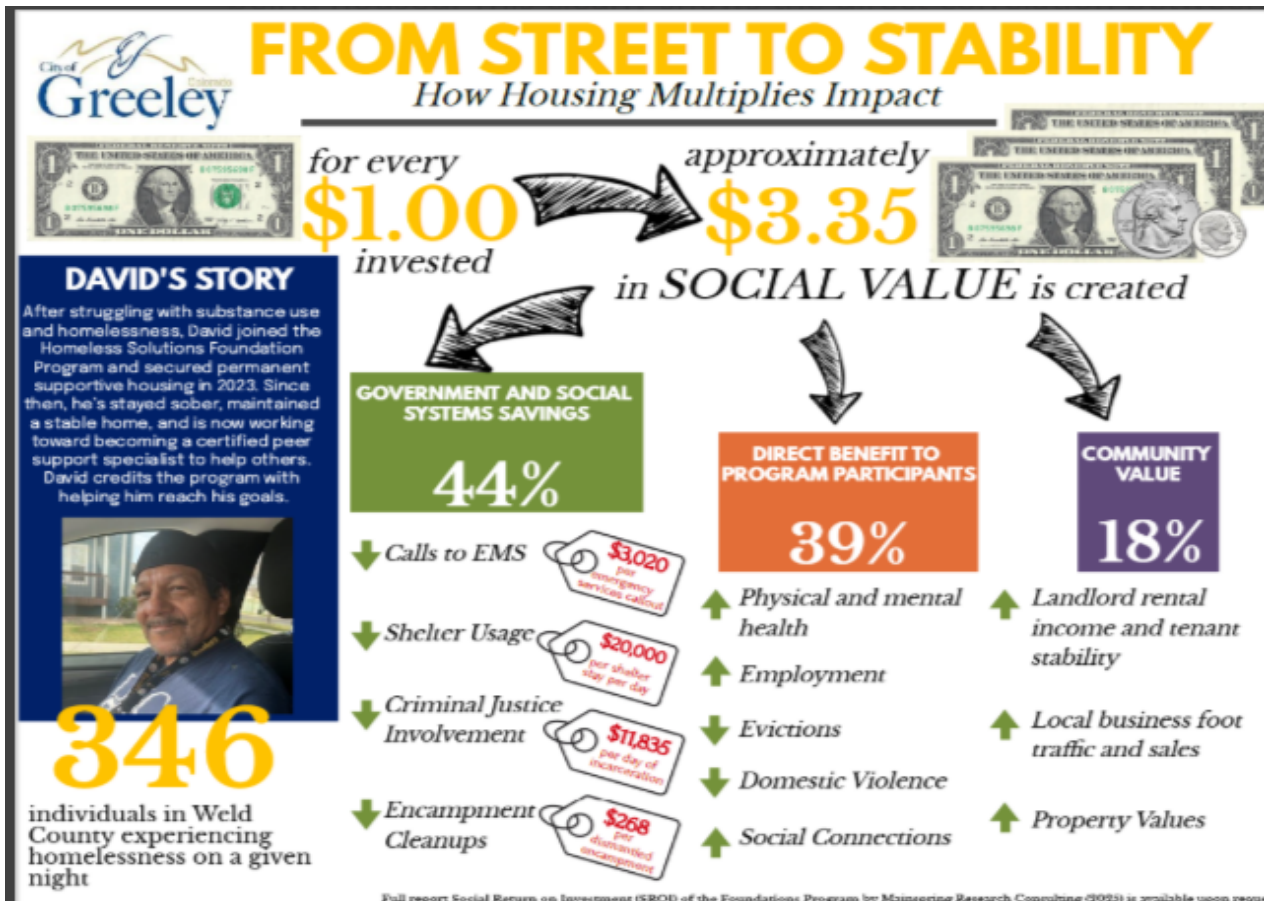
Table 4: Emergency Service Utilization and Housing Status

Percent of the sample that utilized emergency services based on # of interactions.

		0	1-2	3-4	5-6	7-8	9-10	11 +	Utilization
Housing Status	Just Entered	42%	15%	18%	13%	3%	0%	9%	58%
	3 Months	55%	15%	3%	9%	6%	0%	12%	45%

N=33

In April 2025, in partnership with University of Northern Colorado Social Research Lab, the City conducted a study on the social return of investment in Greeley related to housing people who were previously homeless. The study found that for every dollar invested into this work, \$3.35 in social value is created. The impact of this social value is displayed below related to real programs and services in Greeley.



The Mayors Task Force on Homeless has built a collaborative of homeless response partners, including government entities, nonprofit providers, and healthcare agencies, that meet on a regular basis to coordinate services, problem solve and identify potential funding sources to support homelessness relief and prevention work. The Task Force also formed smaller working groups to find creative solutions to address homelessness despite the limited financial resources expected from the federal and state governments over the next two to three years. Mayor Hall is continuing to lead this work and will be bringing in surrounding municipalities, Weld County and faith-based agencies to help address Greeley's ongoing need.

Homeless response system modeling data indicates that of the approximately 900 households entering into homelessness each year in Greeley, the majority would benefit most from rapid, targeted interventions rather than prolonged outreach engagement. The 2027 proposed budget has restructured the City's service delivery model to serve approximately 350 individuals annually through diversion, prevention, and lower cost housing-focused strategies as well as approximately 120 households for rapid exits out of homelessness. This will ensure funding is being maximized to help the most amount of individuals in Greeley.

Please reach out if you need additional information or have questions.

Mandy Shreve
Director of Homeless Solutions



2027 Homeless Solutions Target Proposed Budget

Mandy Shreve, Director

Mandy.shreve@greeleygov.com

City Council Work Session – June 9 , 2026

Framing: Approach & Principles



- Reductions are presented through the lens of service-level impacts
- Grounded in:
 - Council priorities
 - Program usage / demand
 - Operational realities
- Focus:
 - Protect high-value / high-use services where possible
 - Identify tradeoffs where needed

Reduction Target & Status

Target Reduction Met- 25% reduction to GF budget and reduced grant funding- approx. 48% reduction in overall programming

Approach:

- Start with what resources the community needs
- Align with council prioritization
- Scale a reduced programmatic response to the Homeless Response System in the community

2026 Operating Budget- \$6.2M*

- \$1.4M- Grants
- \$4.8M GF
- 28 FTEs

**1.2M shelter funding*

2027 Proposed Target- \$3.2M*

- \$151K- Grants
- \$3.0M- GF
- 13 to 14 FTEs

**Includes \$200K ongoing shelter funding; Shelter Additional shelter funding will be included as separate line item for council consideration*

Homeless Solutions



2.00 Department Average Rating

\$4.8M General Fund



Program Ratings



		Interventions Needed by Household					
		PS	ES*	TH	RRH	PSH	
Number of New Individuals coming into Homelessness	Households Experiencing Homelessness	820	328	287	41	123	41
	Number of New Families coming into Homelessness	145	80	15		44	7
Homeless over a year- Individuals	102				26	77	
Homeless over a year- families	10				6	4	
Total Resources Individuals			328	287	41	149	118
Total Resources Families			80	15	0	50	11
Overall Community Need			408	302	41	198	129

Resource Needed to Meet Current Need

*PS- problem solving, ES- emergency shelter, TH- transitional housing, RRH- rapid rehousing, PSH- permanent supportive housing (vouchers)

Shelter Funding

Current State

- 2026- City of Greeley is contributing \$1.2M to operating a year round shelter funding
 - \$1M is one-time funding: \$200K on-going funding
- United Way is committed to running the shelter till April of 2027. They are continuing to look for a non-profit provider to run the year-round shelter operations
- There will be an ask to the City to help close their funding gap outside of this proposed target budget for the Homeless Solutions Department
 - \$200K is included in 2027 target number for the Department

Impact of not funding: Not having a shelter creates quality of life concerns for all residents and downtown businesses.

2027 Proposed Outreach Pivots

2026

- Traditional Outreach team
 - 4 FTEs
 - Hours of Operation: 8am to 6pm
- Proactive Encampment Engagement and placing on Housing Priority list in Homeless Management Information System (HMIS)
- Responsive to calls from citizens same day and respond to requests for clean ups
- Community Court referrals for camping ban citation dismissals

2027

- Housing and Resource Case Managers
 - 2 FTEs
 - Hours of Operation: 8am to 5 pm
- Problem Solving focused and stationed in various access points in the community
- Calls will shift primarily to non-emergency PD and PBW
- Administer Grant prevention dollars- New programming from DOLA

Activity	Volume per Month	2026 Lead Department	2027 Lead Department	Notes
Calls to respond to an individual experiencing homelessness or citizen concern	283	Outreach	Police	Shift to non-emergency Police
Individuals served at Linc Library	51	Outreach	Outreach	Increase hours at Linc and at partner sites
Lincoln Park	13	Outreach	Police	Planned visits with Police verses proactive
8 th Ave Bridge	5	Outreach	Police	Planned visits with Police verses proactive
Referrals to resources	108	Outreach	Outreach	
311 encampment concerns	3 to 5	Outreach	Police and Public Works	PD enforcement as primary solution versus Outreach helping to divert to resources

Monthly Outreach Activity

Impact: Shift of non-emergency calls, 311 encampments requests for homeless back to police and a need for proactive policing of public areas where individuals experiencing homelessness may congregate. Increase in need for security contract presence. This is a proposed budget cut for police.

2027 Proposed Rapid Rehousing Pivots

2026

- Traditional Rapid Rehousing programming team
 - 4 FTEs- help up to 80 households
 - Up to 2 years of rental assistance with ongoing case management to support housing stability
 - \$ 2.8M GF and Grants (rental and salaries)

2027

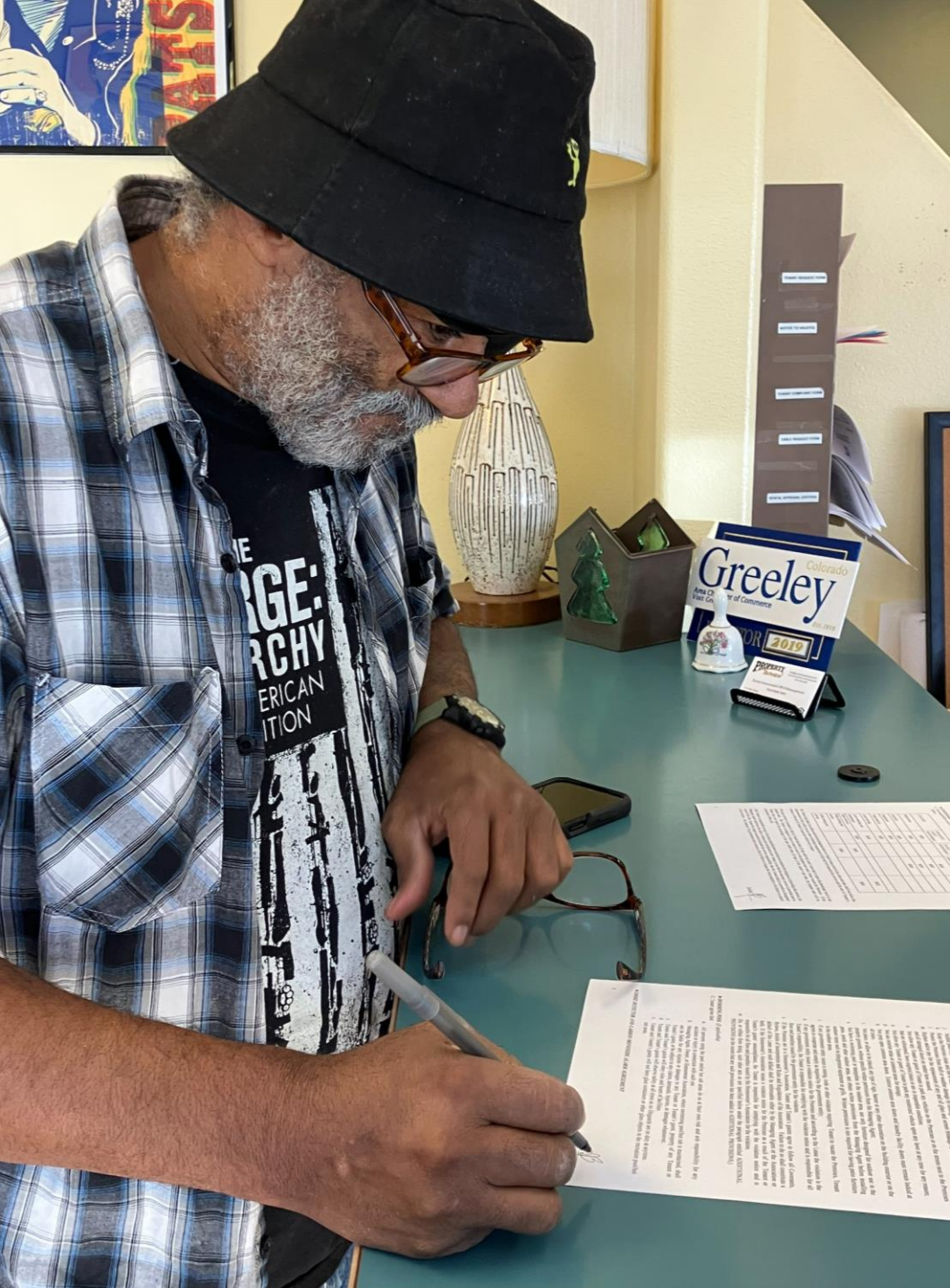
- Rapid exits with short term rental assistance
 - 2 FTEs- help up to 128 Households
- One to two month rental assistance with case management for 3 months to support housing stability
- \$876K GF and Grants (rental and salaries)
 - Limited HUD funding for moderate rapid (up to 1 year) - approx. 4 to 5 HH

Impact Shift: Prioritize individuals coming into homelessness to quickly resolve vs housing individuals with higher needs that need more intensive help. These individuals will need housing vouchers over time if homelessness is not resolved. Higher needs individuals do tend create an increased community emergency response from fire and police.



Permanent Supportive Housing

- Case management staff remains intact- 5 FTEs
 - 65 Vouchers providing case management
 - North Range is the Voucher Administrator
- No longer will have a Peer Support Position for this team
- State housing vouchers remain on pause indefinitely
- **Impact:** Limited housing vouchers in the community- higher needs individuals who are the most vulnerable will place additional burden on the emergency response system for fire and police.



Administrative Team

- **Scaled reduction to match programming shifts**
 - Positions that were dedicated to implementing Medicaid billing will be eliminated
 - Reduced administrative support functions
 - Role of dedicated Housing Specialist responsible for landlord engagement will be eliminated as less priority is placed on long term housing solutions
 - Leadership Team will be reduced to reflect reduction in programming

Summary

- **Reduction Target Met:** 25% (\$875K) to the GF is met; \$1.2M reduction in grant programming
 - Overall operating budget reduction is approx. 48%
 - 2027 proposed budget reflects secured grants that continue into 2027
- **Key Takeaway:**
 - Best practice is to scale reductions in all areas of the Homeless Response System
 - This approach is focused on helping the most amount of individuals with limited resources exit out of homelessness as they are entering. Intervention for individuals that have been experiencing homeless for over a year are not available unless secured through grant funding
 - Shelter funding to continue year-round operations is a separate consideration for Council; 2027 department target includes \$200K on ongoing support
 - No longer having an Outreach team will shift direct response to encampments and individuals experiencing homelessness to Police

Discussion





Work Session Agenda Summary

June 9, 2026

Key Staff Contact: Kelli Johnson, Deputy City Manager of Community Vitality

Title:

Motion to go into Executive Session to discuss the purchase and transfer of real estate, receive instructions regarding negotiations, and if necessary, receive legal advice related to the Civic Campus project and associated intergovernmental and development negotiations

Background:

The Executive Session will focus on discussions related to the Civic Campus project, including ongoing negotiations and coordination efforts associated with the School District 6 land trade, partner agreements, development considerations, and related project timing implications. Staff will seek direction and instructions from the Council regarding land acquisition and disposition, negotiation parameters, potential impacts associated with project timing, partner coordination, and related financial and legal considerations.

Discussion may also include legal implications associated with ongoing negotiations and potential actions related to project partners and agreements.

Council's Recommended Action:

A motion to go into executive session to discuss the purchase and transfer of real estate and to receive instructions regarding negotiations, as provided for in C.R.S. § 24-6-402(4)(a) and § 24-6-402(4)(e)(I) and Greeley Municipal Code § 2-151 (a)(1) and § 2-151 (a)(5); and if necessary to receive advice from the City Attorney related to these matters as provided for in C.R.S. § 24-6-402(4)(b) and Greeley Municipal Code § 2-151(a)(2).

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

June 7 – July 4, 2026

Monday, June 8, 2026

- D6 Wes Tuttle Retirement Open House 3 p.m.; District 6 Administration Building (1025 9th Ave, Greeley, CO, 80631)

Tuesday, June 9, 2026

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

Saturday, June 13, 2026

- Connecting Communities - A Poudre River Trail Celebration 10 a.m.; Timnath Community Park (5500 Summerfields Pkwy, Timnath, CO, 80547)
 - Greeley Pride Month Celebration 12 p.m.; Aims Community College Welcome Center (4901 W 20th St, Greeley, CO)
-

Tuesday, June 16, 2026

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

Wednesday, June 17, 2026

- Water & Sewer Board Meeting 2 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)
- Greeley Police Department Retirement Event 3 p.m. Greeley Police Department (2875 W 10th St, Greeley, CO 80634); Kent Donahue Room
- Greeley Police Department Mid-Year Awards Ceremony 5:30 p.m. Greeley Police Department (2875 W 10th St, Greeley, CO 80634)

Thursday, June 18, 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)

Saturday, June 20, 2026

- Big Buckle Ball 5 p.m. Island Grove Regional Park (501 N 14th Ave, Greeley, CO 80631)

Monday, June 22 -25, 2026

- CML 104th Annual Conference 8 a.m. Westminster, Colorado

Monday, June 22, 2026

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

Tuesday, June 23, 2026

- City Council Work Session Meeting - Cancelled

Thursday, July 2, 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)

Saturday, July 4, 2026

- Greeley Stampede 4th of July Parade 8 a.m. Location TBD

2026 Council Meeting/Work Session Agenda Items Schedule

06/1/2026		
This schedule is subject to change		
June 16, 2026 City Council Meeting	Minutes - May 19 RM: May 26 WS	Heidi Leatherwood
	Resolution - Professional Services Amendment to Agreement Contract # F22-01-013 – 83rd Ave Non-Potable Transmission Line Design	Sean Chambers
	Resolution - Approving Professional Services Contract with Martin and Wood Consultants	Sean Chambers
	Resolution - PAB Allocation Inducement	Deb Callies
	Resolution to Initiate Litigation (HOLD)	Bobbier Cranston
	Intro & 1st Rdg Ord approving Contractor Licensing	Matt Wagy
	Intro & 1st Rdg Ord approving City of Greeley and Greeley Fire Fighters L888 contract	Kimberly Southern
	2026 CIP Update Priorities	Adam Prior
	B&C Appointments	Jennifer Middleton
June 23, 2026 City Council Work Session	Cancelled	
July 7, 2026 City Council Meeting	Minutes - May 26 WS; June 2 Regular Meeting	Heidi Leatherwood
	Resolution - Arroyos Del Sol Substantial Compliance	Doug May/Don Threewitt
	Resolution - Reimbursement 2026 Stormwater Bonds	Robert Miller
	Resolution - Homeless Solutions Department Grant Award and Spending Authority Olmstead Grant 2026-2027	Mandy Shreve
	Resolution - UNC Appointment to Human Relations Commission	Jennifer Middleton
	Intro & 1st Rdg Ord - amending Title 16, Chapter 1, and Title 20, Chapter 3 references to City Hall	Kelli Johnson
	Intro & 1st Rdg Ord - Downtown Civic Campus Certificates of Participation 2026 (tentative)	Robert Miller
	Intro & 1st Rdg Ord - Appropriation 3 of 2026 (tentative)	Nathan Mosley
	PH & 2nd Rdg Ord approving Contractor Licensing	Matt Wagy
	PH & 2nd Rdg Ord approving City of Greeley and Greeley Fire Fighters L888 contract	Kimberly Southern
	2027 Budget Update Kelli and departments (2nd half)	Nathan Mosley
July 14, 2026 City Council Work Session	Sign and Landscape Code Update	Caleb Jackson/Buxton Demers
	Development Code Update	Caleb Jackson
	2027 Budget Update Kimberly and departments	Nathan Mosley
	2027 Budget Update Bret and Departments	Nathan Mosley
	2027 Budget Update CAO	Nathan Mosley
July 21, 2026 City Council Meeting	Minutes - June 23 WS; July 7 Regular Meeting	Heidi Leatherwood
	PH & 2nd Rdg Ord - amending Title 16, Chapter 1, and Title 20, Chapter 3 references to City Hall	Kelli Johnson
	PH 2nd Rdg Ord -Downtown Civic Campus Certificates of Participation 2026 (tentative)	Robert Miller
	PH & 2nd Rdg Ord - Appropriation 3 of 2026 (tentative)	Nathan Mosley
	B&C Appointments	Jennifer Middleton
	Hold for any remaining 2027 Budget Updates	Nathan Mosley
July 28, 2026 City Council Work Session	2027 Budget Update	Nathan Mosley
	Comprehensive Financial Policies (Tentative)	Kirk Jones
August 4, 2026 City Council Meeting	Proclamation - Monster Day 10th Anniversary	Mayor
	Resolution - 2026 HUD Annual Action Plan	Deb Callies
	Resolution - HPLN Grant Agreement & Fund Appropriation	Deb Callies
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 1 -15	Michael Franke/Don Threewitt
	Intro & 1st Rdg Ord - Great Western Industrial Park Zoning No. 1 - 15	Michael Franke/Don Threewitt
	Intro & 1st Rdg Ord - Arroyos Del Sol Annexation	Doug May/Don Threewitt
	Intro & 1st Rdg Ord - Arroyos Del Sol Zoning	Doug May/Don Threewitt

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	Landscape standards will be presented at the June 9 work session.	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. DTA prepared two impact fee studies: One for West Greeley, one for the rest of the City. Post-review of the studies determined West Greeley should have an assessment and impact fees should be Citywide. DTA is finalizing the GID Assessment first, then the Citywide impact fee study. City Council adopted the 2026 impact fees utilizing Raefelis fee methodology. It is anticipated that the new study will be brought to Council	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. Staff presented at the 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. The audit report is complete and will be provided in City Council's June 9 worksession packet. Larger Development Code updates will be brought forward in late 2026 and in 2027	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 19 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. 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 Board or Commission. Staff will present at the May 12 work session to obtain consensus from council on how to proceed with the next steps	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. Staff is preparing a report to be sent to council in a CM Friday memo.	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.	Staff is bringing draft Sign Code updates for City Council consideration at the June 9 worksession.	Code Compliance/CD
05-2026	Rudy	Hours Bathroom Facilities are open in City Parks	Council Meeting 05/19/2026	A second grade classroom (Ms. McCall Fred Tajardes School of Innovation) spoke, requesting the bathrooms in local parks be open from March to November instead of May to September. Council reached consensus to have staff research the possibility of doing		



Work Session Agenda Summary

Title

Adjournment