

Greeley City Council Agenda

Work Session

Tuesday, August 11, 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, August 11, 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. Greeley Urban Renewal Authority (GURA) Presentation and Discussion
6. MERGE Council Update
7. 2026 Ballot Question Discussion
8. Scheduling of Meetings, Other Events
9. 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

August 11, 2026

Key Staff Contact: Donald Threewitt, Interim Director of Community Development

Title:

Greeley Urban Renewal Authority (GURA) Presentation and Discussion

Background:

Corey Hoffman, GURA Legal Counsel, will present an overview of urban renewal in general, and the respective roles of the Greeley Urban Renewal Authority (GURA) and the City. After the presentation, time will be allotted to a discussion of the respective roles of GURA and the City, as well as best practices for implementing urban renewal in the City.

Strategic Focus Area:

Community Vitality
High-Performance Government

Attachments:

1. Item - Presentation

Urban Renewal 101

Corey Y. Hoffmann

Hoffmann, Parker, Wilson & Carberry, P.C.

cyhoffmann@hpwclaw.com



Introduction

- The purpose of tonight's presentation is to discuss urban renewal in general, the interplay between the urban renewal functions of the Greeley Urban Renewal Authority ("GURA"), and the policy-making function of the City of Greeley (the "City").
- More specifically, tonight's discussion is intended to address the respective roles of GURA and the City and to discuss best practices in implementing urban renewal in the City.

GURA Source of Authority to Carry out URA Activity

The Authority is a body corporate and was duly organized, established and authorized in 1969 by the City to transact business and exercise its powers as an urban renewal authority, all under and pursuant to Colorado Urban Renewal Law, C.R.S. § 31-25-101, *et seq.* (the "Act"). While it was established in 1969, its legal authority was apparently not codified in the Greeley Municipal Code until 1994 as follows:

- City of Greeley Municipal Code Chapter 8 of Title 2 – Urban Renewal Authority:

- Sec. 2-502. - Urban renewal authority established; general powers.

- An urban renewal authority for the city is established, with all the powers as authorized by law.

- Sec. 2-503. – Slum or blighted areas.

- The city council finds that one or more slums or blighted areas exist in the city and that the acquisition, clearance, rehabilitation, conservation, development, redevelopment or a combination thereof of such areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the city, and it is in the public interest that the urban renewal authority exercise the powers as provided by law.

What is "Blight"

- A blighted area is an area that substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare, by reason of at least four of the following factors:
 - Slum, deteriorated, or deteriorating structures;
 - Predominance of defective or inadequate street layout;
 - Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
 - Unsanitary or unsafe conditions;
 - Deterioration of site or other improvements;

"Blight" (cont.)

- Unusual topography or inadequate public improvements or utilities;
 - Defective or unusual conditions of title rendering the title nonmarketable;
 - The existence of conditions that endanger life or property by fire or other causes;
 - Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
 - Environmental contamination of buildings or property; or
 - The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.
- C.R.S. § 31-25-103(2)

Respective Roles

Role of the Governing Body of the City

- The City Council is responsible for:
 - Forming the urban renewal authority;
 - Establishing the urban renewal boundaries for each project area, including that the boundaries be drawn as narrowly as feasible to accomplish the plan's planning and development objectives;
 - Approving urban renewal plans; and
 - Authorizing the use of eminent domain powers (if applicable).

Respective Roles

Role of the Board of Commissioners of GURA

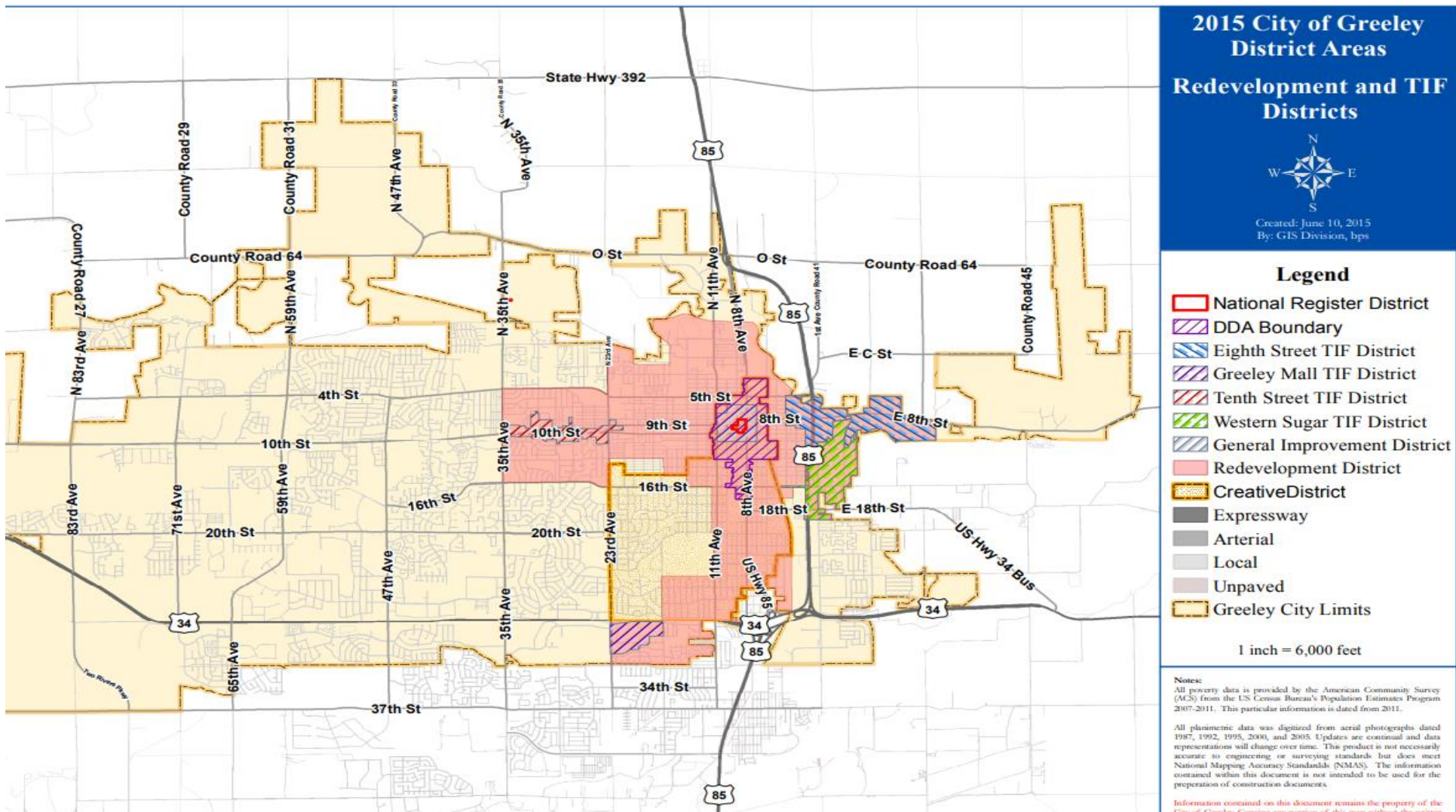
- The Board of Commissioners of GURA is then responsible for exercising the powers provided to an urban renewal authority to carry out urban renewal projects within GURA's boundaries and in compliance with the urban renewal plan.

Representative Powers of an Urban Renewal Authority

- Urban renewal authorities possess a number of powers, including the following:
 - To sue and be sued;
 - To undertake urban renewal projects and to make and execute contracts;
 - To arrange for the furnishing and repair of streets, public utilities, or educational or other facilities, and to dedicate property for public works, improvements facilities and utilities;
 - To arrange with the municipality for planning, replanning, zoning, and rezoning areas of the municipality; and
 - To provide to the governing body for its consideration various types of plans, including by way of example urban renewal plans, relocation plans, and financing plans.
- Any exercise of these powers must relate to the primary objective of an urban renewal authority, which is the elimination of slum and blighted areas.

THEREFORE:

- The City is the Policy-Making Body and GURA Implements the Policy of the City.



GREELEY REVEDEVELOPMENT AND TIF DISTRICTS

Why a Separate Board?

- The Urban Renewal Law authorizes either the governing body to act as the urban renewal authority or allows the creation of a separate board at the time the authority is originally established.
- If a separate board is created, the governing body of the City can only transfer the urban renewal functions back to the governing body through voter approval at a regular municipal election.

Why a Separate Board (cont.)?

Pros and Cons of Each Approach

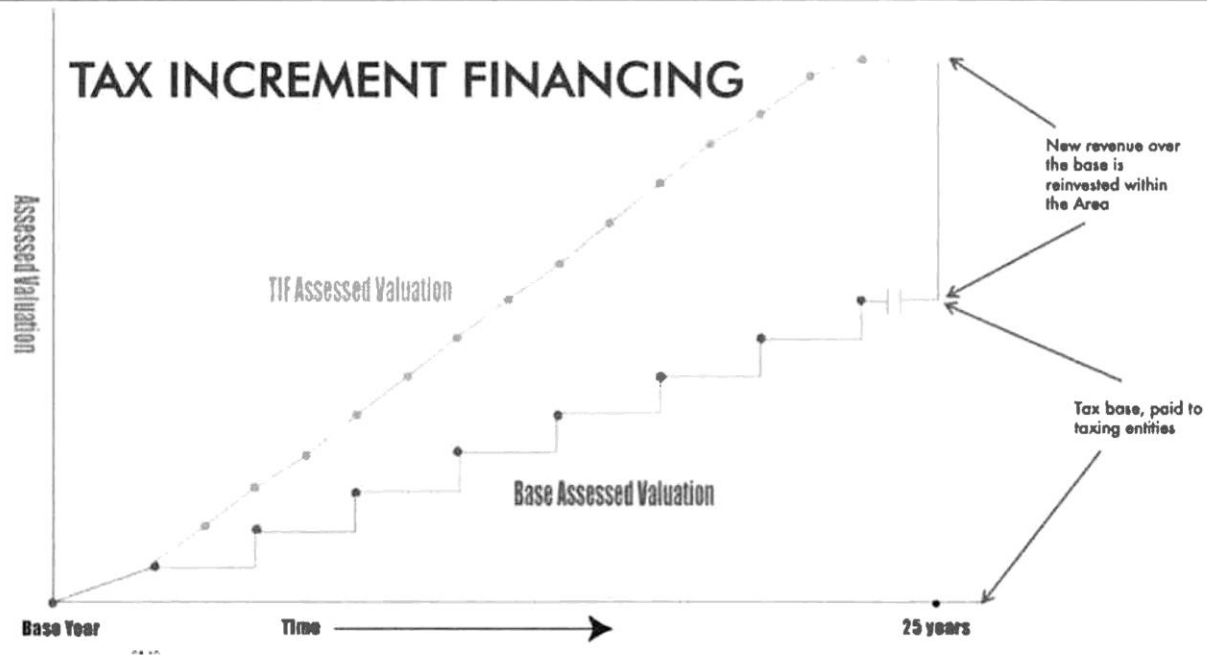
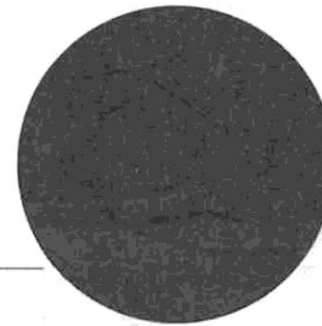
- Governing Body as the Urban Renewal Authority:
 - In a general sense, those communities that have the governing body act as the board of the urban renewal authority want the same level of accountability by the elected governing body for urban renewal functions; and
 - The governing body may not have the same level of expertise for the urban renewal function.

Why a Separate Board (cont.)?

Pros and Cons of Each Approach

- Separate Urban Renewal Authority Board (GURA model):
 - Allows for some level of autonomy and insulation from local politics by allowing the implementation of urban renewal plans as a separate function by a separate body; and
 - Allows for the urban renewal authority to act as subject matter experts.
 - However, the creation of a separate board does not mean it acts independently of the City's policy-making function.
 - Also, the urban renewal authority is not a department of the City – it is a separate entity or agency – a body corporate and politic.

How Does TIF Work?



Compliance with House Bill 15-1348

- Membership on the Board – If a new plan is adopted or an existing plan is substantially modified, the Board composition must be expanded to 13 members and include at a minimum the following:
 - Member appointed by the Weld County Board of County Commissioners (who may or may not be an elected official);
 - Member appointed from one of the special districts levying a mill levy in an urban renewal area, and the member must be an elected official of one of the special districts; and
 - Member appointed from school district who must be an elected member of the board of education.

Process Pursuant to Requirements of House Bill 15-1348

- Adoption of New Plans/Substantial Modification to Existing Plans
 - The City is required to notify the Board of County Commissioners and each public body whose property tax revenues would be allocated under the proposed plan in an attempt to negotiate an agreement.
 - The parties then have 120 days (or such shorter or longer time as the parties may agree upon) from the time of the notification to reach agreement on the percentage of property tax revenues to be allocated.
 - C.R.S. § 31-25-107(9.5).

House Bill 15-1348

- Adoption of New Plans/Substantial Modification to Existing Plans
 - If negotiations are unsuccessful, mediation is required and the issues to be determined in the mediation include:
 - 1) "The nature of the project;"
 - 2) "The nature and relative size of the revenue and other benefits that are expected to accrue to the municipality and other taxing entities as a result of the project;"
 - 3) "Any legal limitations on the use of revenues belonging to the municipality or any taxing entity;" and
 - 4) "Any capital or operating costs that are expected to result from the project."

House Bill 15-1348

- Money Remaining in the Special Fund
 - The funds remaining in the special fund, if any at the conclusion of a project shall be repaid to each taxing entity on a pro rata basis "based on the pro rata share of the prior year's *property tax increment* attributable to each taxing body's current mill levy in which property taxes were divided."
 - Limited to funds generated by incremental property taxes.

Terminology

- Definition of an "Urban Renewal Plan"
 - An urban renewal plan is the policy document approved by the City Council following a finding of the existence of blighted conditions that is a plan for an urban renewal project, which is all of the undertakings and activities within a plan (or project) area.
 - However, a plan or project area can be much smaller and project specific. By way of example, if a single parcel or limited number of parcels of property sought to be included as a self-contained new project area, the undertakings and activities within a project area may be synonymous with the plan.
- Definition of an "Urban Renewal Project": The urban renewal project consists of all of the undertakings and activities within a plan (or project) area.

The Greeley Urban Renewal Authority (GURA) conducted surveys in areas with suspected blight, and as a result formed four Tax Increment Districts: Greeley Mall; Great Western Sugar, 10th Street Corridor, and East 8th Street.

Urban Renewal Plans & Programs

- Greeley Mall Urban Renewal Plan
- Western Sugar Urban Renewal Pan
- 10th St Urban Renewal Plan
- E 8th St Urban Renewal Plan
- 10th Street Commercial Corridor Façade Grant Program
- Low-Interest Loan Assistance for Commercial Building and Façade Improvements

Types of Undertakings and Activities

- Larger plan area may include multiple undertakings and activities;
- Project specific redevelopment agreement;
- Issuance of bonds (Note: GURA is not subject to TABOR because it does not impose a mill levy);
- Construction of Public Infrastructure;
- Grant or Reimbursement Programs; or
- Other

Types of Undertakings and Activities

- What about expenditures outside of the boundaries of an urban renewal area?
- Urban Renewal Law refers to “...conditions and evils enumerated in this section may be eliminated, remedied, *or prevented*;...” [emphasis added] in C.R.S. §31-25-102(2)
- Senate Bill 05-224 amended the definition of "urban renewal project" as follows:

(10) "Urban renewal project" means undertakings and activities ~~in an urban renewal area~~ for the elimination and for the prevention of the development or spread of slums and blight and may involve slum clearance and redevelopment, or rehabilitation, or conservation or any part thereof, in accordance with an urban renewal plan

Types of Undertakings and Activities

- What about expenditures outside of the boundaries of an urban renewal area (cont.)?
 - Urban Renewal Plan needs to be sufficiently broad to be construed to prevent the spread of blight;
 - Coordination with taxing partners is critical; and
 - C.R.S. §31-25-107(7.5) contains language providing public notice and an opportunity to object to any undertaking or activity of GURA, including those occurring outside of the boundaries of the urban renewal area.

Questions?

Corey Y. Hoffmann

Hoffmann, Parker, Wilson & Carberry, P.C.

cyhoffmann@hpwclaw.com



Work Session Agenda Summary

August 11, 2026

Key Staff Contact: Seth Sorensen, Public Works Director

Title:

MERGE Council Update

Background:

Public Works will provide an update on the MERGE grants and the status of the different categories for funding, financial plan, coordination, design and schedule will be provided. Currently, they are all underway and they are on track and not delayed. There will also be an update on the total estimated cost and the items that are associated with those total costs. They will then provide an update on the next steps for the project.

Staff will return to a future meeting to discuss several other capital projects.

Strategic Focus Area:

Infrastructure and Mobility

Attachments:

1. Item - Presentation



MERGE Council Update

Seth Sorensen – Public Works Director
Infrastructure Strategies
City Council Work Session – August 11, 2026



Agenda

- **MERGE**
-
- **Union Pacific Quiet Zone**
 - **83rd Ave and 10th St**
 - **Keep Greeley Moving (KGM)**
 - **16th St Enhancements**
 - **O St and 59th Ave Roundabout**
 - **Safe Streets For All (SS4A) and Downtown**
 - **9th and 10th St Traffic**

Progress Since Last Update

Key Accomplishment Since June 2026

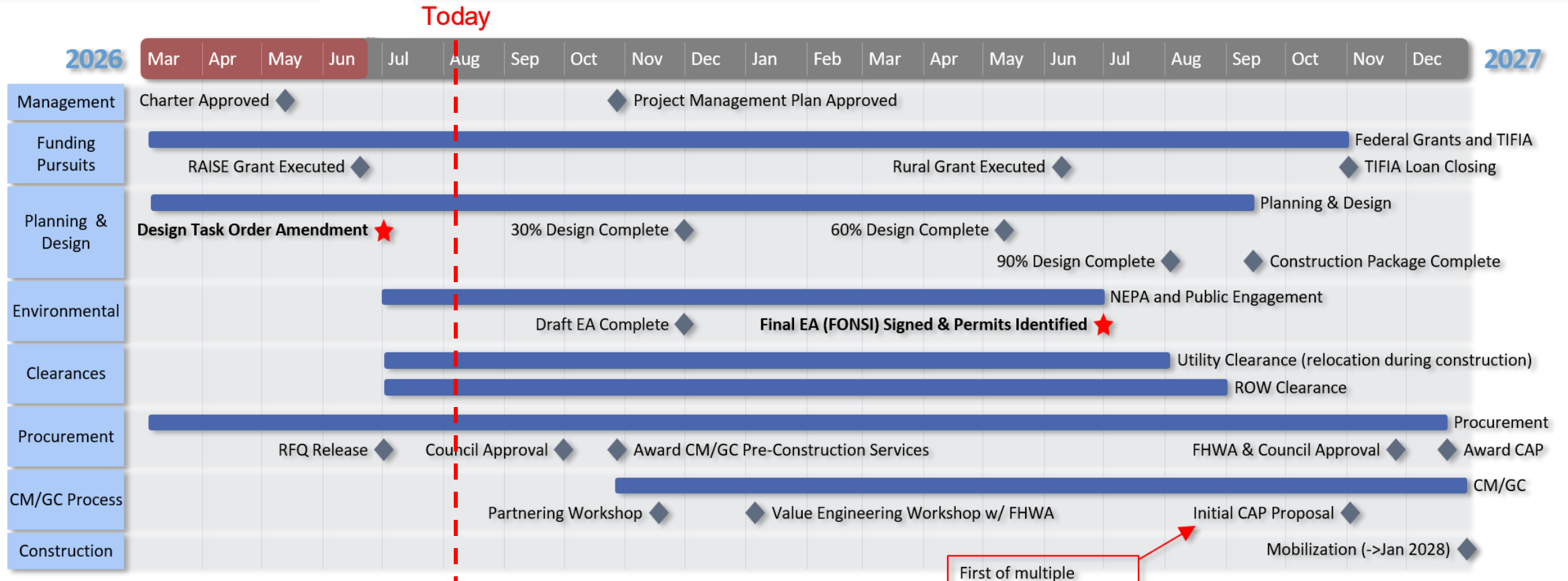
Since June 2026

- ✓ Executed RAISE Grant Agreement
- ✓ 30% Design Task Order issued
- ✓ Advertised for Construction Manager/General Contractor (CM/GC) Services
- ✓ Improved coordination with CDOT

Next Key Milestones

-  RFQ Evaluation Completion (Aug. 14)
-  CM/GC Interviews (Aug. 26)
-  CM/GC onboards (Q3 2026)
-  RURAL pre-award request

Updated Schedule



*Statutory grant obligation date: September 30, 2028

*Planned Construction Substantial Completion and Open to Traffic: September 30, 2030

First of multiple construction packages

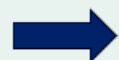
Status Update

Category	Progress
Schedule	Major milestones on track
Coordination	Effective collaboration (COG, FHWA / USDOT & CDOT)
Procurement	CM/GC selection process ongoing
Design	30% design progressing
Clearances	Environmental Assessment (EA) in progress
Funding strategy	Ongoing - alignment of costs and funding strategy

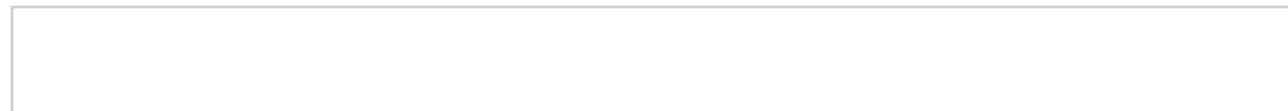
MERGE Project: Why Use CM/GC Delivery?

[Comparison of Design-Bid-Build & Construction Manager / General Contractor delivery]

Design-Bid-Build	Construction Manager / General Contractor (CM/GC)
Contractor joins after design is complete.	Contractor joins early during design.
Limited opportunity for contractor input before construction.	Early constructability reviews, cost estimating, and scheduling input improve the design.
Issues may be discovered after bidding, increasing cost and schedule risk.	Potential issues are identified earlier, reducing risk and improving project efficiency.
Design and construction are separate, sequential phases.	Collaborative approach supports best value and a more cost-effective project.



CM/GC brings early construction expertise - reducing risk, controlling costs, & improving project delivery



Progressing toward Cost Certainty

Updated Total Cost (US 34 ONLY)

\$160M - \$190M



Design Development



Interchange Refinement



Utility Coordination



Construction Market Conditions

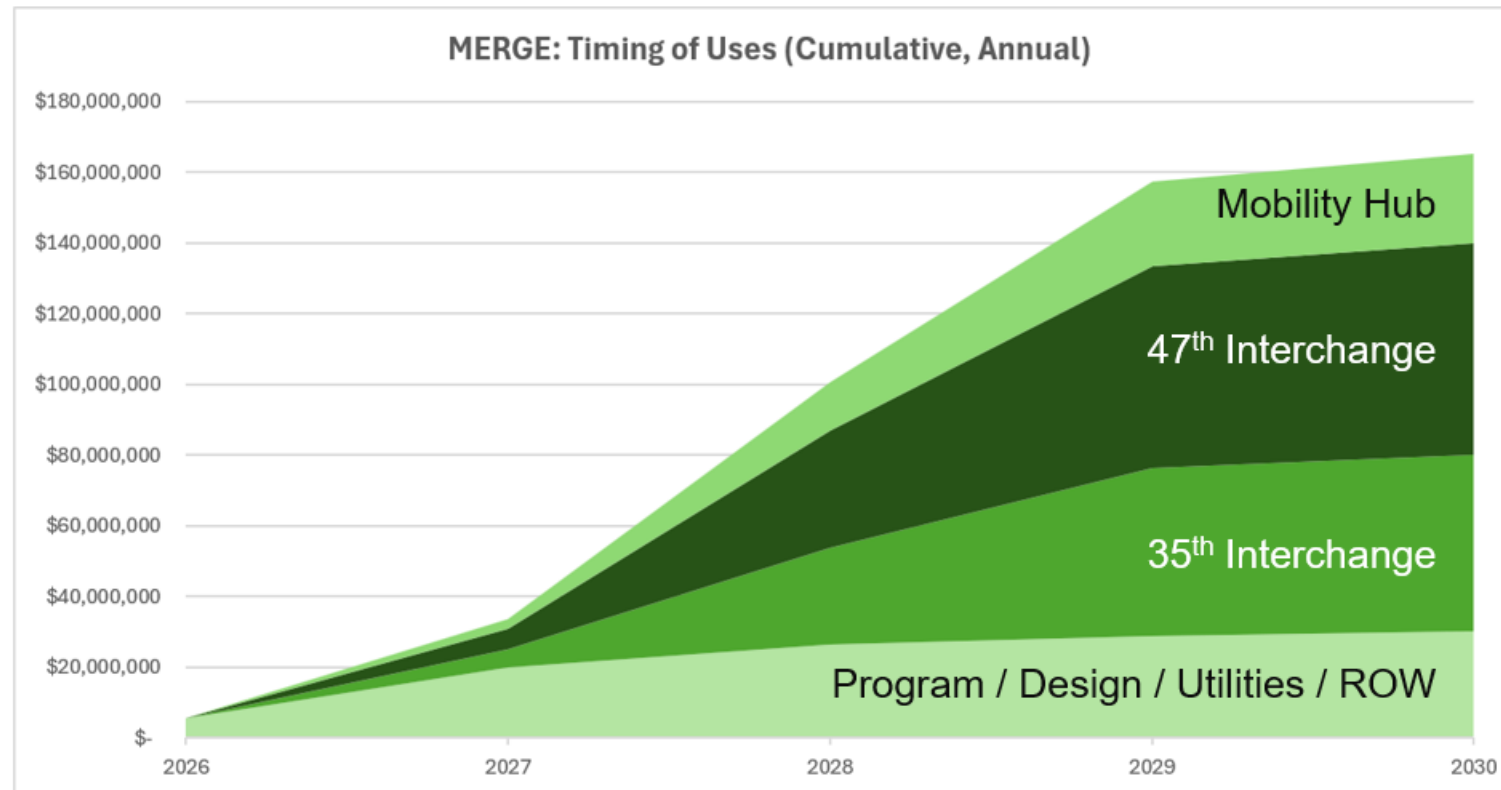


Cost estimate will continue to be refined through design and CM/GC preconstruction.



Example Cash Flow

Example
\$165M



Thank you





Work Session Agenda Summary

August 11, 2026

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

Title:

2026 Ballot Question Discussion

Background:

At the July 28th City Council work session, staff presented Council with information regarding the 2027 Capital Improvement Plan budget. The Capital Improvement Plan includes three major projects- MERGE, West Greeley and Downtown Revitalization. The presentation highlighted the importance of these three projects, but also detailed other projects that must be deferred due to funding limitations. City staff has continued to explore funding options for all three projects. During this presentation, staff will provide Council with information about a potential tax measure for the November 3, 2026 election. This tax would provide a funding stream for improvements in West Greeley, and for the Civic Campus project and other Downtown Revitalization needs.

Strategic Focus Area:

Business Growth
Community Vitality
Infrastructure and Mobility
Quality of Life

Attachments:

1. Item 7 - Presentation



2026 Ballot Question Discussion

August 11, 2026



Agenda



- Background
- Key Information
- Questions/Direction to Staff
- Next Steps

Background

Civic Campus

- Proceeding to funding
- Preconstruction work nearly complete
- \$85M in new debt
- \$8M annual debt payments (max)
- Sources: Quality of Life, Food Tax, General Fund
- Impacts to other capital projects

Catalyst Project

- Preconstruction work nearly complete
- Needs zoning
- \$115M in existing debt (\$92M spent) w/ \$7M debt payment
- \$12M Economic Development Payment needed for project
- No viable financial model without partner or dedicated tax
- Sources: Quality of Life, Food Tax, General Fund
- Impacts to other capital projects

Ballot Question

- Council direction on 8/4/26 to prepare for November election
- Dedicated funding for these two projects
- Increases funding for other capital projects
- Limited time to finalize
- Lots of variables
- Temporary tax preferred

Key Information

0.5% addition to Sales and Use Tax rate (4.11% to 4.61%)

For economic development purposes to support both projects, and potentially other projects in the future

Longer tax (in years) provides better credit enhancement for Catalyst, but a shorter tax is more likely to pass

Including Civic Campus on ballot has challenges

Key Information

Tight timeline: Resolution adoption no later than September 1st

Tax revenue split between Catalyst and Civic Campus may not be equal

A TABOR election can only occur in November with a general election

Questions

- **How much?**
 - 0.5% proposed, which generates about \$16M annually (not including taxing food)
- **How long?**
 - 10- or 20-year term is more likely to pass but limits benefit to Catalyst project
- **What for?**
 - Proposed for both projects, but split may have to be in favor of Catalyst to cover full EDP (\$12M) then rest could be for Civic Campus; available for other projects in the future if revenue is available
- **When?**
 - November 2026 election proposed
- **What other information/input do you need?**

Next Steps



Prepare ballot language for 9/1/26 CC meeting (or 8/25/26 special meeting if ready)



Commit funding for election costs (\$180k)



Communicate with partners and the community

Thank you!!





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

August 9 – September 5, 2026

Tuesday, August 11, 2026

- City Council Work Session Meeting 6:00PM City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Friday, August 14, 2026

- Greeley Fire Department - Rescue 105 Push-In 9:30 am Fire Station 5 (4701 W. 24th Street Greeley, CO 80634)

Tuesday, August 18, 2026

- City Council Meeting 6:00PM City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Wednesday, August 19, 2026

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

Thursday, August 20, 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)

Monday, August 24, 2026

- Quarterly Breakfast with the Board of County Commissioners 7:30 am Greeley Breakfast Club (2109 9th St, Greeley, CO 80631)
- Greeley Chamber of Commerce 11:30 a.m.

Tuesday, August 25, 2026

- City Council Work Session Meeting 6:00PM City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Friday, August 28, 2026

- UNC Football Game Day - City of Greeley 7 pm Nottingham Field (17 Ave Reservoir Rd, Greeley, CO 80639)

Tuesday, September 1, 2026

- City Council Meeting 6:00PM City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Thursday, September 3, 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)

2026 Council Meeting/Work Session Agenda Items Schedule

	08/5/2026		
	This schedule is subject to change		
Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
August 18, 2026 City Council Meeting			
	Minutes July 21 RM; July 28 WS	Heidi Leatherwood	Consent
	Resolution - Professional Services Contract for Stanton Constructability Services	Seth Sorensen	Consent
	Resolution - Contract with Otak , Inc for Trail Design Services	Diana Frick	Consent
	Resolution - 2026 Model Cities Initiative Grant RTIC (tentative)	Adam Turk	Consent
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 1 -15	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Zoning No. 1 - 15	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Arroyos Del Sol Annexation	Doug May/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Arroyos Del Sol Zoning	Doug May/Don Threewitt	Regular
	B&C Appointments	Jennifer Middleton	Regular
August 25, 2026 City Council Work Session			
	Plante Moran 2025 Financial and Single Audits	Plante Moran/Charlotte Kline/Kirk Jones	WS
	Comprehensive Financial Policies	Kirk Jones	WS
	Long Range Financial Model Update	Nathan Mosley	WS
	Q2 Finance Update	Robert Miller	WS
September 1, 2026 City Council Meeting			
	Proclamation - National Preparedness Month	Mayor	Intro
	Proclamation - Suicide Awareness and Prevention Month	Mayor	Intro
	Proclamation - Daughters of the American Revolution National Constitution Week	Mayor	Intro
	Minutes Aug 4 RM; August 11 WS	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Amendming Title 12, Chapter 6 of the Greeley Municipal Code Relating to Use of Dynamic Braking Devices	Adam Turk	Consent
	Intro & 1st Rdg Ord - Downtown Civic Campus Certificates of Participation 2026	Robert Miller	Consent
	Intro & 1st Rdg Ord - Eminent Domain portion of parking lot pertinent to construction of local Mobility Transit as part of the MERGE program	Roch Labossiere	Consent
	Intro & 1st Rdg Ord - Assessments LID No. 9510101 (Lake Bluff Non-Potable Irrigation Pump Station)	Adam Prior	Consent
	Intro & 1st Rdg Ord - Assessments LID No 43840 (Johnson Subdivision Sanitary Sewer Infrastructure)	Adam Prior	Consent
	PH & Resolution - West Greeley Commons Metropolitan District (tentative)	Don Threewitt	Regular
September 8, 2026 City Council Work Session			
	Initiative 11-2026 Automated License Plate Reader & Drone Update	Tanya Gutierrez/Adam Turk	WS
	Update to Areas of Ecological Significance Code	Meg Oren/Caleb Jackson	WS
	CIP Quarterly Update	Kalen Myers/Nathan Mosley	WS
September 15, 2026 City Council Meeting			
	Proclamation - National Public Lands Day	Mayor	Intro
	Minutes Aug 18 RM; Aug 25 WS	Heidi Leatherwood	Consent
	Resolution - Comprehensive Financial Policies (Tentative)	Kirk Jones	Consent
	Resolution - Proposition 123 Commitment Renewal	Deb Callies	Consent
	Resolution - Judicial Center Alley ROW Vacation	Doug May/Don Threewitt	Consent
	PH & 2nd Rdg Ord - Amendming Title 12, Chapter 6 of the Greeley Municipal Code Relating to Use of Dynamic Braking Devices	Adam Turk	Regular
	PH & 2nd Rdg Ord - Downtown Civic Campus Certificates of Participation 2026	Robert Miller	Regular
	PH & 2nd Rdg Ord - Eminent Domain portion of parking lot pertinent to construction of local Mobility Transit as part of the MERGE program	Roch Labossiere	Regular
	B&C Appointments	Jennifer Middleton	Regular
September 22, 2026 City Council Work Session			
October 6, 2026 City Council Meeting			
	Minutes Sep 1 RM; Sep 8 WS	Heidi Leatherwood	Consent
	PH & 2nd Rdg Ord - Assessments LID No. 9510101 (Lake Bluff Non-Potable Irrigation Pump Station)	Adam Prior	Regular
	PH & 2nd Rdg Ord - Assessments LID No 43840 (Johnson Subdivision Sanitary Sewer Infrastructure)	Adam Prior	Regular
October 13, 2026 City Council Work Session			
	City Manager's Proposed Budget Presentation	Nathan Mosley	WS
	Council Policies and Protocol	Heidi Leatherwood	WS
	GURA Visioning - 1. Discussion with GURA Board	Don Threewitt	WS
	Hold for potential Executive Session	Don Threewitt	WS

October 20, 2026 City Council Meeting			
	Minutes Sep 22 and Oct 6		
	Intro & 1st Rdg Ord - Update to Areas of Ecological Significance Code	Meg Oren/Caleb Jackson	Consent
	Intro & 1st Rdg and PH 2027 Budget	Nathan Mosley	Regular
	B&C Appointments	Jennifer Middleton	Regular

Greeley City Council

Status Report of Council Initiatives

Initiative No.	Council Member Initiating	Council Request	Council Meeting or Work Session Date Requested	Next Steps & Schedule	Anticipated Deliverable & Date (Report, Council Presentation, etc.)	Assigned to:
11-2023	Clark/Butler	Artificial turf and landscape standards	August 1, 2023 Council Meeting	*Come back to Council with a draft ordinance	Landscape standards was presented at the July 28 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.	Recieved 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 July 14 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
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 will be presenting at a future work session.	Code Compliance/CD
05-2026	Rudy	Hours that the 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	Staff are working through potential options and will provide an update at a later date.	Public Works
8-2026	DeBoutez	Budget Retreat	Council Meeting 7/7/2026	Councilmember DeBoutez requested a budget retreat be held on September 11, 2026.	Scheduled for September 11, 2026.	Nathan Mosley
9-2026	Roth	Update on Status of Abandoned Hotel	Council Meeting 7/21/2026	Request for an update on the what the current status is on the abandoned hotel as he has received numerous complaints regarding this property. A memo will be sent out regarding this.	Council adopted a resolution at the August 4 Council Meeting.	CD
10-2026	Olson	Update on intersections at O Street /59th Roundabout and 83rd Avenue new design with MERGE Financing update	Council Meeting 7/21/2026	Requesting a Work Session	Report of what the projects are, where they are, and why they were put in place. Staff will be presenting at the Aug. 11 WS	Public Works
11-2026	DeBoutez	Flock Camera and Drones	Council Meeting August 4, 2026	Requesting a Work Session regarding the Flock Camera and Drones from the Greeley Police Department.	Staff will present at the Sept. 8 WS.	Chief Turk



Work Session Agenda Summary

Title

Adjournment