

Historic Preservation Commission Agenda

Regular Meeting
Monday, August 17, 2026 at 4:00 PM

City Council Chambers – City Center South
1001 11th Ave, Greeley, CO 80631
Zoom Webinar Link:
<https://greeleygov.zoom.us/j/89534005273>

NOTICE:

Historic Preservation Commission meetings are held on the 1st and 3rd Mondays of each month. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers.

Members of the public may participate in Historic Preservation Commission meetings in the manner that works best for them.

Watch Meetings:



Meetings are open to the public and can be attended in person by anyone.

Real Time:



Join the Zoom webinar (link above). During the public hearing, members of the public may address the Commission.

Submit Written Comments:



Email comments about any item on the agenda to: cd_admin_team@greeleygov.com



Written comments can be mailed or dropped off at the Planning office at 1100 10th Street, Greeley, CO 80631. Written comments received prior to or during the meeting will be read into the record in real time.

Meeting agendas and minutes are available on the City's meeting portal at greeleyco.portal.civicclerk.com/

For more information about this meeting or to request reasonable accommodations, contact the administrative team at (970) 350-9780 or by email at: cd_admin_team@greeleygov.com.



Historic Preservation Commission

August 17, 2026 at 4:00 PM
City Council Chambers - City Center South
1001 11th Avenue, Greeley, CO. 80631

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of the Agenda**
- 4. Approval of June 15, 2026 and July 20, 2026 Minutes**
- 5. Report from Historic Greeley Inc.**
- 6. Budget Update Presentation, Nathan Mosley, Budget and Policy Director**
- 7. Commission Member Reports**
- 8. Staff Report**
- 9. Adjournment**

Historic Preservation Public Hearing Procedure

Public Hearing to...

- 1. Chair introduce public hearing item**
- 2. Historic Preservation Staff report**
- 3. Applicant Presentation**
- 4. Commission questions**
- 5. Chair opens public hearing**
- 6. Chair closes public hearing**
- 7. Applicant rebuttal**
- 8. Commission discussion and vote**



Historic Preservation Commission Meeting Minutes

June 15, 2026, at 4:00pm

1. Call to Order

Chair Podell called the meeting to order at 4:00pm.

2. Roll Call – Present

Vice Chair Doran Azari

Commissioner Marshall Clough

Commissioner Christen DePetro

Commissioner Sean Jaehn

Commissioner Melissa Martinez

Commissioner Brent McHattie

Chair Dan Podell

Absent:

3. Approval of the agenda

There were no changes to the agenda.

Motion by: Commissioner Clough

He moved to approve the agenda.

Second: Commissioner Martinez

Vote: Motion approved 7-0

4. Approval of the April 20, 2026, Meeting Minutes

There were no changes to the minutes.

Motion by: Commissioner Azari

He moved to approve the April 20, 2026, minutes as written.

Second: Commissioner DePetro

Vote: Motion approved 7-0

5. Report from Historic Greeley Inc

Linde Thompson started by thanking the Commission and staff for the successful May event at the Greeley Creative District, noting that the preservation exhibition helped raise awareness of Historic Greeley's mission. She also passed out an update handout to the Commissioners outlining current activities, along with an invitation for others to become members, contribute, or renew their membership to Historic Greeley Inc.

Mrs. Thompson reported ongoing work with the new owners of the Hawes Building on a rehabilitation project for a recording studio, including efforts to maximize federal and state tax credits. Mrs. Thompson urged the Commission to stay engaged in discussions about the future of the First Baptist Church property to support its preservation and reuse.

6. Public Hearing to Consider a Request for Certificate of Designation for the Savig House at 1611 12th Avenue, Case No. GHR2026-0001.

Chair Podell introduced the item and asked for any conflicts of interest. Seeing none, Chair Podell invited staff to speak.

Betsy Kellums (Planner III – Historic Preservation) began her presentation as published. When she concluded, she invited the applicant forward to speak.

Margaret Thompson, owner and applicant, introduced herself and asked the Commission if they had any questions for her.

Commissioner Clough asked that based on the photo, it appeared that the roof over the porch may still be original, while the front supports appear to have been added later. Mrs. Thompson shared that the roof appeared to have always been part of the addition, with the front porch later enclosed. When those walls were removed, square outlines from the original support columns were visible, so square columns were chosen for historical accuracy. The stained wood was left exposed to provide contrast with the darker exterior paint.

Commissioner Clough then asked if the floorboards were original. Mrs. Thompson confirmed that they were original.

Commissioner McHattie asked about the structure in the back and asked whether it was a garage or if there was space for someone to stay there. Mrs. Thompson explained that the Savigs had used the rear structure as an art and performance studio during the time they lived there. The main floor originally had two bathrooms, which had since been combined into one. The structure also had two levels; a rickety interior ladder had been replaced with a small spiral staircase, and the exterior deck included standard stairs for access. Overall, the space had potential for a variety of uses.

With no further questions for Mrs. Thompson, Chair Podell opened the public portion of the meeting at 4:25pm. With no one in attendance or online wishing to speak, Chair Podell closed the public portion of the meeting at 4:25pm and turned it over to the Commission for discussion or action.

Commissioner Azari shared that he had worked on his music degree at UNC and had known Norm. He described him as someone who had a deep respect and appreciation for history, was very well read, and would have been honored that his house had been nominated for designation. He also believed he would have thanked the Thompsons for taking that step.

Motion by: Commissioner Clough

He moved that based on the application received and the preceding analysis, that the Commission finds and concludes that the Savig House meets significance criteria of Section 24-1003(d)(1) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized below, and therefore approve the designation and issue a Certificate of Designation to be recorded by the Weld County Clerk and Recorder.

(a) Historical Significance:

1. Has character, interest and integrity and reflects the heritage and cultural development of the City, State or Nation.

3. Is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.

(b) Architectural Significance:

1. Characterizes an architectural style or type associated with a particular era and/or ethnic group.

4. Has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.

(c) Geographical Significance:

1. Has proximity and a strong connection or link to an area, site, structure or object significant in the history or development of the City, State or Nation.

Second: Commissioner Azari

Vote: Motion approved 7-0

- 7. CLG Program Updates, Lindsey Flewelling, Ph.D., History Colorado Preservation Planner.**
Lindsey Flewelling (History Colorado Preservation Planner) gave her presentation as published in the packet.

Commissioner Clough asked for clarification regarding Certified Local Governments, he asked whether all CLGs currently had such commissions in place. Ms. Flewelling explained that every Certified Local Government was required to have a historic preservation commission, or another appointed body designated to serve in that role.

8. Commission Member Report

Commissioner Azari shared that he attended the Centennial Village History Fest the previous month and described it as a very successful event with strong attendance from many children. He said it brought positive attention to Greeley and its historic preservation efforts, and he hoped it would continue in the future despite potential budget constraints.

9. Staff Report

Mrs. Kellums reported that minor updates would be brought forward for the plaque mounting policy and historic preservation section of the municipal code, including corrections to items omitted or changed during the 2021 code update.

She also provided demolition updates for 930 and 920 11th Avenue, City Hall, and the Methodist Church.

Mrs. Kellums noted that the Sunrise survey project was ongoing and expected to be completed by year-end, while the Spanish Colony project was nearing completion, with a final project event scheduled for July 18 at the House of Hope and Refuge.

10. Adjournment

Chair Podell adjourned the meeting at 4:59pm.

Dan Podell – Chair

Betsy Kellums – Secretary



Historic Preservation Commission Meeting Minutes

July 20, 2026, at 4:00pm

1. Call to Order

Chair Podell called the meeting to order at 4:00pm.

2. Roll Call – Present

Commissioner Marshall Clough
Commissioner Christen DePetro
Commissioner Melissa Martinez
Commissioner Brent McHattie
Chair Dan Podell

Absent:

Vice Chair Doran Azari
Commissioner Sean Jaehn

3. Approval of the agenda

There were no changes to the agenda

Motion by: Commissioner Clough

He moved to approve the agenda.

Second: Commissioner DePetro

Vote: The motion passed 5-0

Absent: Vice Chair Azari and Commissioner Jaehn

4. Report from Historic Greeley Inc

Julia Richards expressed support for the awning rehabilitation project on the Greeley History Museum building, characterizing routine maintenance of historic structures as vital. She also noted anticipation for the Weld Walls Mural Festival, expressing hope that the addition of murals would complement rather than jeopardize historic materials along the 16th Street streetscape.

Mrs. Richards raised concern about the proposed significant reduction in museum staffing, noting that stewardship of the city's many historic properties requires a specialized skill set, including condition monitoring, finding and working with preservation contractors, and ongoing documentation. She questioned who would absorb those responsibilities under the proposed staffing changes and suggested the Historic Preservation Commission itself might share that concern.

5. Public Hearing to Consider a Request for a Certificate of Approval for Major Alterations at 714 8th Street, Case No. HPDR2026-0009

Betsy Kellums (Planner III – Historic Preservation) presented a historic preservation design review request for the rehabilitation of the canopy/awning on the north side of the historic Greeley Tribune building, currently the Greeley History Museum, located at 714 8th Street.

Commissioner Clough inquired about the condition of the exterior doors and lamps. Kellums deferred to Brett Ford (Facilities Manager for the Culture, Parks, and Recreation Department) who confirmed that the doors and window frames on the north side of the building had recently been refurbished and repainted and are in good condition. He noted that the lamps are also in good condition but explained that a gutter system integrated into the awning, one side of which is currently missing, is important for directing water away from the lamps and preventing further water damage.

Chair Podell asked about the project timeline. Jeff Shawver of J&J Fabrication, who prepared the scope of work, explained that a precise timeline is difficult to establish until the awning is removed and disassembled, as the extent of rust and damage cannot be fully assessed until that point. He indicated that work could begin within a few weeks of approval and expressed the intent to complete the restoration before winter.

With no further questions for the applicant, Chair Podell opened the public portion of the meeting at 4:14pm. No members of the public offered comment, in person or online. Chair Podell closed the public portion of the meeting and turned it over to the Commission for discussion or vote.

Motion by: Commissioner Clough

He moved that based on the application received and the preceding analysis, the Commission finds that the proposed awning rehabilitation at 714 8th Street meets (1) Criteria and Standards a, c, e, f, and h of Section 24-1003(j)(1) of the Greeley Municipal Code and therefore approves the request for a Certificate of Approval.

Second: Commissioner Martinez

Vote: Motion passed 5-0

Absent: Vice Chair Azari and Commissioner Jaehn

6. Weld Walls Mural Festival Presentation, Armando Silva

Armando Silva and Brianna Harris, co-founders of the Weld Walls Mural Festival, presented plans for the third annual festival, scheduled for September 15–19, 2026. The 2026 festival theme is “Homecoming” and will focus on the 16th Street block between 9th and 10th Avenues, with eight new public art pieces planned on surfaces that are already painted or previously used for public art. Building owner permissions have been secured for all locations.

Planned projects include murals in the alley between DP Dough and High Brau, replacement of an existing city-commissioned mural on Pinocchio’s east-facing wall, artwork in Jenny’s Malt Shop courtyard, and a panel installation in Margie’s courtyard. Silva and Harris also noted they plan to highlight the historic Color Portraits Sign on 16th Street through interpretive signage and community engagement, without altering the sign.

The presenters emphasized coordination with the City, Downtown Development Authority (DDA), Greeley Art Commission, historic preservation interests, and local businesses. Commissioners asked clarifying questions about permissions, historic preservation, and the Color Portraits Sign, and expressed support for the organizers’ thoughtful approach. The festival

will also partner with the City of Greeley and the University of Northern Colorado (UNC) for a September 18 ribbon-cutting celebrating completed 16th Street corridor improvements.

7. Common Treasures: A History of Greeley Museums, Dr. Chris Bowles, Museums Manager

Dr. Chris Bowles, Museums Manager, presented virtually the history and evolution of Greeley's municipal museum system. He traced its origins to Nathan Meeker's 1870 call for a community museum and noted evidence that Greeley may have established one of Colorado's earliest history and natural history museums.

Bowles outlined key milestones, including the Meeker Memorial Library Association's fundraising efforts that helped the City purchase the Meeker Home in 1929; early curators and later renovations to the site; the City's 1958 creation of a Department of Culture; the development of Centennial Village during the bicentennial era; the acquisition of White Plumb Farm; and the 2003 bond initiative that led to the Greeley History Museum's opening in the historic Greeley Tribune/Hansen Building in 2005. He noted that the museum collection has grown to nearly 100,000 items, among the largest municipal collections in Colorado.

Bowles also discussed current financial uncertainty, including a proposed 27% funding reduction that would significantly affect staffing. He reported that the Friends of the Greeley Museums has reactivated to help explore options and asked the commission, "Where should we go now?" Commissioners and staff expressed appreciation for the presentation, concern about the proposed cuts, and support for continued community advocacy. Staff noted that all four museum sites are locally designated historic properties, with three also listed on the National Register of Historic Places.

8. Commission Member Report

No commission member reports were offered.

9. Staff Report

Mrs. Kellums noted that her intern, Mercy, has been assisting with research for the Sunrise Historic Resource Survey. She reported that the final Spanish Colony Historic Resource Survey public event was held the prior Saturday as a well-attended informal open house with a looping, self-guided PowerPoint. Mrs. Kellums also shared that work on the Sunrise Historic Resource Survey continues, including approximately 425 reconnaissance-level forms, 54 intensive-level forms, and a final report; Kellums is currently reviewing the second batch of 100 survey forms.

Mrs. Kellums read two written statements into the record regarding the proposed museum budget reductions.

The first letter was from Geoffrey Havens, former Historic Site Supervisor for the Greeley Museums.

Hi Betsy,

Thank you again for inviting me to attend Monday's Historic Preservation Commission meeting. I wanted to put my concerns in writing beforehand so you have them as the

City's Historic Preservation Planner and can determine how best to share them with the Commission.

I am writing from my experience as the former Historic Sites Supervisor for the Greeley Museums and now as a concerned citizen who places great value on preserving our community's history, heritage, and physical historic resources.

The proposed museum reductions are not only a question of operating hours or public programming. They also raise a fundamental historic-preservation question: what specialized capacity will remain to care for the City's historic buildings and sites?

The museum system is responsible for 68 historic structures, along with archaeological resources, collections, archives, and several designated historic properties. Stewardship of those resources involves considerably more than routine building maintenance. It includes condition monitoring, preservation planning, documentation, project development, treatment review, contractor coordination, regulatory compliance, and continued oversight of how historic resources are used.

During my time with the City, Chris Bowles and I both performed portions of that work in coordination with you and other staff. Even then, we were already triaging projects and deferring work because available time and funding were limited.

I recognize that Recreation Facilities has capable staff and a broad portfolio. Its staff also have limited time, however, and are not positioned to absorb all of the museum system's preservation planning, documentation, monitoring, and project-review responsibilities. You have preservation expertise and substantial familiarity with the sites, but you also have your own workload and cannot simply absorb the duties of eliminated museum positions.

The last museum staffing model I saw before leaving City employment would have reduced the museum workforce from sixteen employees to five. If the proposed cuts leave the museum system with only five staff members, I do not see how the City retains enough specialized capacity to meet these responsibilities. Period.

At its July 16 meeting, the Museum Advisory Board unanimously adopted a resolution expressing serious concern about the proposed museum reductions and the process used to develop them. The Board also formally requested staffing and operating information showing how museum services and responsibilities would function under the reduced budget. As of this writing, that information has not yet been provided.

I recognize that I am writing as an individual citizen and cannot formally ask the Historic Preservation Commission to request a particular analysis. I do hope, however, that once the Commission is informed of the potential effects on the City's historic resources, it will consider whether additional impact analysis is needed from Culture, Parks and Recreation through the appropriate City channels.

Such an analysis could help clarify:

- which preservation and stewardship functions are currently performed by museum staff;
- who would perform those functions under the proposed structure;

- which duties would shift to Recreation Facilities, Historic Preservation staff, contractors, volunteers, or an outside operator;
- what work would be reduced, deferred, or left without an identified owner; and
- what standards, authority, funding, and City oversight would apply under any external-management or transfer proposal.

If responsibility for the sites is transferred, the City still needs to demonstrate how those resources will be cared for, who will hold treatment authority, what preservation standards will govern the work, who will monitor compliance, and which legal and financial obligations will remain with the City.

Thank you for helping ensure that the preservation consequences are understood before staffing and governance decisions become final.

Best,
Geoffrey Havens

The second letter is from Marcus Embry dated July 20th.

July 20, 2026

My fellow Greeley Citizens and Commissioners, my name is Marcus Embry, and I am the chair of the Greeley Museum Advisory Board. I stand before you to seek your audience and assistance.

Greeley is in a substantial financial deficit, and all departments of the city are tasked with cutting costs. The Greeley Museums are part of the Culture, Parks, and Recreation Department. The CPRD's budget reduction goal is 3.7 million. On July 7, CPRD presented a budget proposal in which they reduced their budget by 2.9 million, which left a budget gap of 800,000 dollars. The budget proposal states explicitly, in multiple places, that the budget proposals "intentionally concentrate reductions within one service area, allowing higher service levels to be maintained elsewhere across the department." That one service area to be reduced is the Greeley History Museums.

CPRD presented four budget options, two of which neither singly nor together amount to 800,000 dollars. Budget Option 2 raises 800,000 dollars by closing the museums and canceling downtown events such as the Farmer's Market, Arts Picnic, and other city-funded downtown cultural events. It is, as they say, an option with poison pills. Option 1, which the budget leaves as the only viable alternative, has the CPRD pursue "Accelerated Cost Recovery and User Fee Adjustments," which include turning the funding of the Greeley History Museums over to a 401(c)3 which does not exist.

My point to you is that the CPRD is determined to defund the Greeley History Museums. We need your assistance to convince the City Council that this is not acceptable. With regard to the work you do, at present the CPRD's Staffing and Operating Analysis and Stewardship framework have not been made public nor shared with the Museum Advisory Board, but those plans appear to include reducing the museum staff from 18 to 5. You can imagine the impact that will have on artifact access and historical research. A museum in caretaker status cannot offer the services our citizens expect and deserve. In fact, such staffing could result in the downtown museum being closed during the summer months when Centennial Village is open.

I do not believe that the City of Greeley or its citizens are willing to abandon the history of this remarkable city. I ask you to please advocate in every manner you can for the Museums as a legacy and trust of the City of Greeley.

Thank you for your attention.

Marcus Embry, PhD
Chair, Greeley Museum Advisory Board

Commissioner Clough proposed that the commission draft a formal letter to be signed by all commission members and submitted to city council, expressing the commission's concern regarding the historic preservation implications of the proposed museum staffing reductions, drawing on the substance of both letters. He volunteered to prepare the draft and circulate it to commission members for review and signature prior to a work session.

Chair Podell expressed support for the proposal, noting that once funding and dedicated personnel are eliminated, recovery to the current level of operation would be extremely difficult.

The commission agreed to hold a special work session on Monday, July 27, 2026 at 3:00 PM in Room 1105 at City Center North to review and finalize the draft letter. Commissioner Clough committed to having a draft circulated by Wednesday, July 23rd. Staff noted that the session would be held as a hybrid meeting, and that Geoff Havens and Chris Bowles were invited to attend if their schedules permitted.

10. Adjournment

Chair Podell adjourned the meeting at 5:55pm.

Dan Podell – Chair

Betsy Kellums – Secretary



2027 Budget Development Roadshow



Nathan Mosley, Budget & Policy Director

Nathan.mosley@greeleygov.com

Human Relations Commission – August 10, 2026



About Greeley

Incorporated: 1886

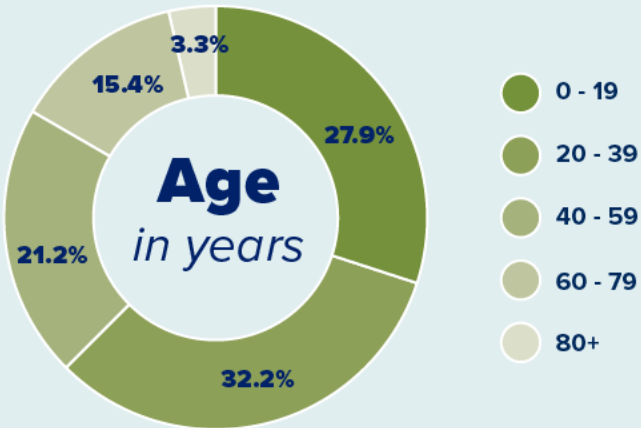
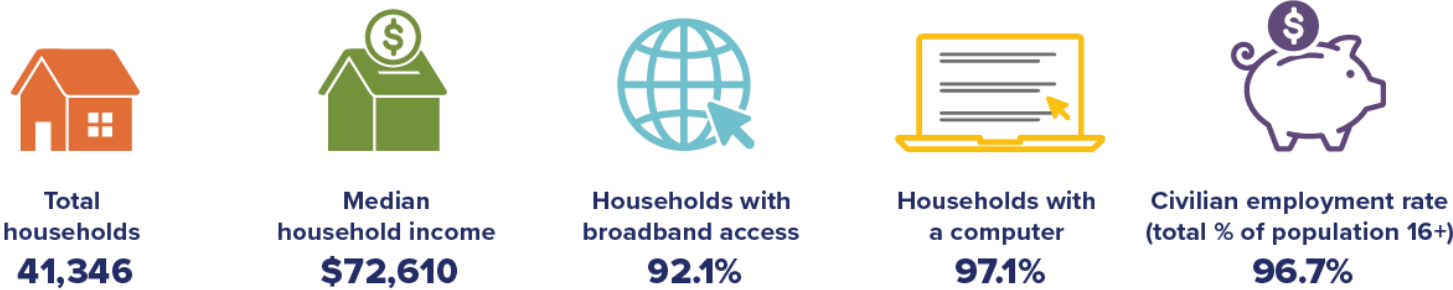
Home Rule City: 1958

Council/Manager Governance

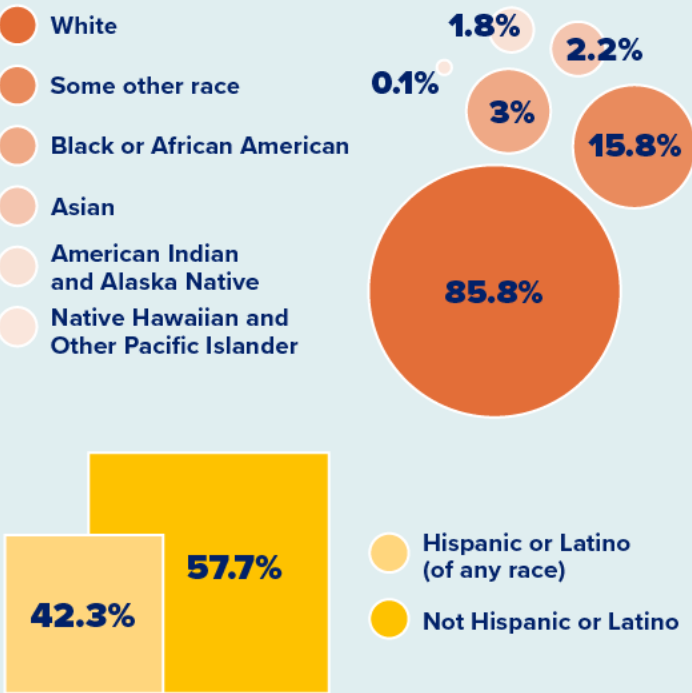


Community Profile & People

City of Greeley Population at a Glance



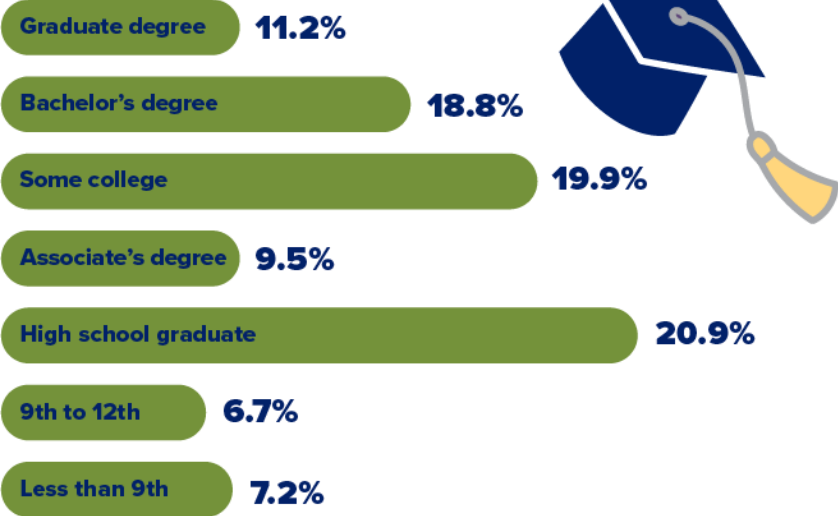
Race & Ethnicity



Top Non-Agricultural Occupations



Education



Budget



2026 City Budget



2026 Budget: \$565.7 Million



\$336 Million Operational | \$171 Million Capital



Fully Funded Reserves

What do residents expect Greeley to Deliver?



**Police, Fire and
Emergency Response**



**Streets/Transportation
Parks, Trails, Recreation
& Cultural Services**



**Water, Wastewater and
Stormwater Services**



**Capital Maintenance
and Development**

Where the money comes from?

Economically sensitive (e.g., sales taxes, fees for services)

More stable but constrained (property tax dynamics/policy choices)

Dedicated taxes/fees (Food tax, QoL, public improvement, development fees—purpose-driven)

Enterprise revenues (user fees/rates)

The "Right" money, at the "Right" time

- Many Revenues are legally or voter restricted
- The City cannot treat all revenues like a single checking account
- We must manage each fund separately and ensure it remains "balanced" and in the black



Every Fund Has a Job

Money coming into the City is collected for a specific purpose and, by law, can only be spent on that purpose.



Public Safety Fund

Can only pay for:
Police, Fire & Emergency
Response



Water, Sewer & Stormwater Funds

Can only pay for:
Water, Wastewater &
Stormwater



Food Tax Fund

Can only pay for:
Designated Food-Tax
Purposes



Quality of Life Fund

Can only pay for:
Parks, Trails & Rec Facilities



Funds cannot be combined or moved between buckets. Water Fund dollars can't pave a street, and Public Safety dollars can't build a park, even if one bucket has more money than another.

2027 Budget Outlook

- **Structural Deficit Identified in General Fund**
- **2027 Budget focuses on long-term financial stability and sustainability**



What is a Structural Deficit?



An ongoing gap
between recurring
revenue and expenses



Costs are growing
faster than revenues



2027 budget is focused
on restoring long-term
balance

How did we get here?

City made intentional investments in services, staffing and operations

Over time, those recurring costs grew faster than recurring revenues.

Revenue growth has slowed as sales tax and development activity have leveled off

One-time funds and reserves helped short term



Addressing the Structural Deficit



**Target-based
budgeting approach**



**Limiting hiring, VSAs,
reviewing service levels,
identifying efficiencies**



**GOAL: Protect core
services and create a
more sustainable budget.**

For more information:



SpeakUpGreeley.com/2027-budget

Target Based Budget “Buckets”

25% Reduction

What this means:

- Departments expected to contribute a larger share toward closing the gap

- **City Manager’s Office**
- **Governmental Affairs**
- **High-Performance Government**
- **Homeless Solutions**
- **Communication & Engagement**
- **Economic Development & Urbanization**
- **Office of Emergency Management**
- **Human Capital**

A

17% Reduction

What this means:

- Departments where reductions are more evenly distributed
- Opportunities for right-sizing, phasing, or service adjustments

- **Code Compliance**
- **Risk & Safety**
- **Culture, Parks, and Recreation**
- **Housing Solutions**
- **Information Technology**
- **City Attorney’s Office**
- **Budget & Policy**
- **City Clerk**
- **Human Resources**
- **Public Works**
- **Finance**
- **Community Development**
- **Municipal Court**
- **Water & Sewer**

B

4% Reduction

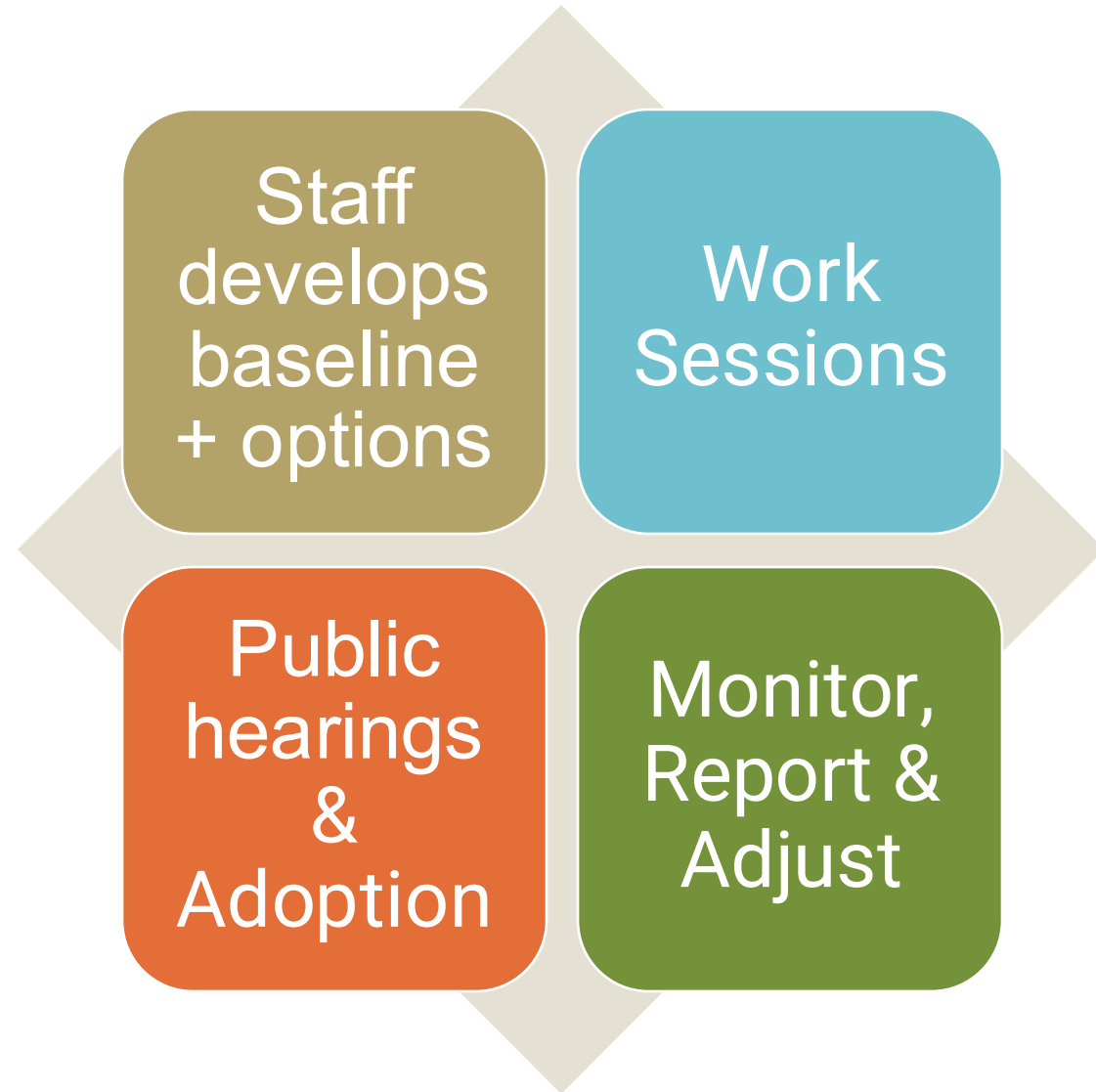
What this means:

- Budget changes, if any, are expected to be limited and targeted
- Focus is on sustaining service levels and managing cost pressures

- **Fire**
- **Police**

C

How are decisions made?



2027 Budget Timeline

April - May	May - July	July – Aug	Sept	Oct
Department Budget Proposal Development and Submissions Due	Summer City Council Budget Work Sessions	City Manager's Proposed Budget Developed	Fall City Council Work Sessions	Budget Public Hearing & Adoption

Questions?

Nathan Mosley, Budget & Policy Director

Nathan.mosley@greeleygov.com



SpeakUpGreeley.com/2027-budget

