



City Manager's Office
City Hall
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MEMORANDUM

Date: December 16, 2022
To: Mayor and City Councilmembers
Thru: Kelly DiMartino, City Manager
Tyler Marr, Deputy City Manager [TM]
Travis Storin, Chief Financial Officer [TS]
Caryn Champine, Director, Planning, Development & Transportation
Paul Sizemore, Director, Community Development & Neighborhood Services
From: Megan Keith, Senior Planner
Sylvia Tatman-Burruss, Senior Policy & Project Manager [ST]
Rebecca Everette, Planning Manager [RE]
Re: December 13 Work Session Summary: East Mulberry Project

At the December 13th City Council Work Session, staff provided background and potential next steps for the East Mulberry Project. Staff began by reviewing the 2022 Council and Council Finance Committee touchpoints and feedback from those meetings. Staff also reviewed the Character Area concept, the elements of the 2002 East Mulberry Corridor Plan (EMCP), the importance of updating the plan after 20 years, and the importance of subarea plans in providing context-sensitive policies and strategies. Finally, staff presented options for updating the East Mulberry Plan (EMP) and a new strategy for potential annexation of the East Mulberry enclave. Staff presenters included Caryn Champine, Rebecca Everette, and Megan Keith. All Council Members were in attendance.

Summary of Recent Council Events

- Councilmembers provided feedback at four Council Work Sessions in 2022:
 - March 8, April 26, August 1 Council Finance Committee, and October 20 Council Finance Committee
- At each of these meetings Councilmembers expressed a desire for staff to carefully analyze and consider options for a potential annexation that took into consideration the costs and benefits of annexing the area
- Councilmembers also expressed a desire for staff to proceed cautiously while creating clear decision points for Council regarding potential annexation phases
- Finally, at the Council Finance Committee meetings, members of the committee asked for staff to illuminate how opportunities and tradeoffs tie into Council and community priorities and provide a range of costs to inform future discussions

Potential Annexation "Tipping Points" Strategy

- Staff presented an option to annex portions of the enclave at logical intervals when certain "tipping points" are met




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Date: December 20, 2022

To: Mayor and City Council

Thru: Kelly DiMartino, City Manager 

From: Ginny Sawyer, Policy and Project Manager 

Travis Storin, Chief Financial Officer 

RE: Work Session Summary – December 13, 2022 Sustainable Funding

Mayor Arndt, Mayor Pro Tem Francis and Councilmembers Canonico, Pignataro, Peel, Gutowsky, and Ohlson were present.

Staff last presented to the full Council in April 2022. Since that time, the Council Finance Committee (CFC) has discussed the Sustainable Funding topic at three additional meetings.

Staff provided background and context on existing revenue mechanisms, the funding gaps and how additional funding could be utilized, new potential funding mechanisms, and examples of new revenue generation.

Discussion included:

- Overall support for continuing to consider a new dedicated (renewable) tax, property tax, and an excise tax.
- Direction to continue analysis of a natural gas excise tax option and a natural gas fee option (as proxy mechanism for emissions).
- Support to keep all four gap areas (Parks and Recreation, Transit, Housing, Climate) moving forward without prioritizing any area over another.

Questions to be addressed going forward:

- What is the right mil range on property tax? (3-5?)
- How would a property tax increase impact Intergovernmental agreement with Poudre Fire Authority?
- How do we time potential new taxes with tax renewals?
- What items/products are best suited for excise tax? And how much?
- Can we consider psilocibins?
- Can we restructure current Community Capital Improvement Tax to address part of funding gaps?
- Can we cut existing expenditures to address funding gaps?

Next Steps:



- Continue to meet with CFC, with periodic updates to full Council, to address the questions above and develop a recommended strategy.

Follow-up:

- Natural gas analysis work will be scheduled at CFC in May.
- By end of January 2023, staff will provide informational chart showing all taxes and share backs on marijuana, alcohol, and tobacco.