

City of Greeley, Colorado
COUNCIL WORKSESSION REPORT
March 12, 2019

1. ROLL CALL

The meeting was called to order at 5:00 p.m. by Mayor ProTem Robb Casseday in Council's Chambers at City Center South, 1001 11th Avenue.

2. PLEDGE OF ALLEGIANCE

Mayor ProTem Casseday led the Pledge of Allegiance to the American Flag.

3. ROLL CALL

Roll was called by Cheryl Aragon, Deputy City Clerk. Those present were Mayor ProTem Casseday and Councilmembers Michael Fitzsimmons, Dale Hall, Jon Smail, and Stacy Suniga. Mayor John Gates and Councilmember Brett Payton were excused.

4. PLANNING COMMISSION INTERVIEWS

Cherilyn Barringer and Susan Benson requested that their applications be withdrawn, and Chadwick Kellenbarger did not appear for his interview.

Councilmembers went on to interview Chelsie Romulo for the existing vacancy on the Planning Commission. She shared with the Council her experience, what her top priorities would be if selected, and what attracted her to apply for this position.

Councilmembers thanked Ms. Romulo for her time and noted that Board and Commission appointments by Council have been set for March 19th.

5. ATMOS ENERGY PIPELINE REPLACEMENT OVERVIEW

Tom Hellen, City Engineer, was present and stated that Atmos Energy has been replacing natural gas mainlines in the older areas of the city over the last two years and has been coordinating this work with the city overlay program. He stated that Atmos wanted to give an update of the work done to date and introduced Curtis Paradiso and Bill McDowell, representing Atmos Energy.

Mr. Paradiso reviewed the various projects going on in Greeley, as well as customer service outreach and ways customers were notified of impending work. He also talked of the pipe materials used in these projects.

In response to a question from Councilmember Suniga, Mr. Paradiso explained that they will always replace landscaping or address impacts to properties where they are working, but added that they try to limit that impact to property whenever possible.

Mr. Paradiso noted that Atmos has enjoyed a great working relationship with Public Works Director Joel Hemesath and City staff.

Mayor ProTem Casseday thanked the Atmos team for their update and for their hard work in this community.

6. MULTI-FAMILY AND COMMERCIAL RAW WATER REQUIREMENTS PROPOSAL

Sean Chambers, Water & Sewer Director, reported that he and staff have been working toward a better understanding of commercial and multi-family raw water requirements and have developed a proposal to modify those requirements. He noted that these requirements have not been modified since 1989, and are based on tap size.

He went on to state that the proposal would seek to enhance the precision of raw water requirements for a wide range of commercial, multi-family, and mixed-use development projects.

Mr. Chambers added that staff has been very deliberate about communicating the proposal to key stakeholders since this is a significant change to Greeley's raw water requirements, as well as conducted multiple meetings with the City's Water & Sewer Board. He stated that comments from the development community that enhanced the precision and fairness of the proposal and have been incorporated into the current version that Council has received.

Eric Dial, Water & Sewer Business Manager, reviewed the proposed raw water dedication requirements, specifically water meter and tap sizing; cash in lieu of raw water requirements; water plant investment fees, water meter charges, sewer plant investment fees, and then reviewed payment timing and offered a tap fee example for a 20,000 square foot office building.

He noted that changes to raw water requirements are needed because development has changed and because the requirements have not been amended since 1989. Essentially, the proposal is to base raw water requirements on use for all developments except single-family residential and to treat multi-family like commercial and mixed use developments. He added that the PIF would be based on tap size which is determined through fixture unit counts and type of use and that there would be separate taps for each use.

In response to a question from Councilmember Suniga about water resources for the future, Mr. Chambers emphasized that the City's water portfolio is the envy of municipalities statewide, and that we have 10,000 acre feet in reserve. He stated that there is always an emphasis on investing for storage, and that this is Greeley's reputation and has been for a long time.

7. 2018 END OF YEAR FINANCIAL REPORT

Robert Miller, Budget Manager, reported that the City of Greeley finished 2018 in a strong financial position due to a robust local economy and the prudent stewardship of resources. He stated that one of the most meaningful indications of positive financial performance was a 56 percent increase in the total ending fund balance compared to expectations after reserves for prior year commitments and capital projects.

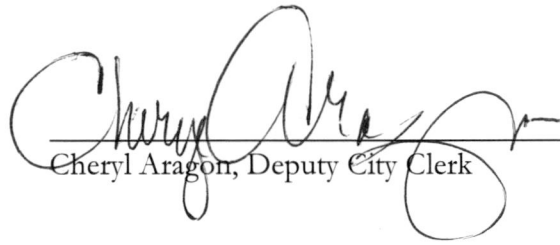
He went on to review the City's high performing revenue sources and then reviewed all funds by source, and summarized General Fund carryover recommendations which total \$13,200,000.00.

Councilmembers thanked Mr. Miller for this positive and informative review of the City's financial status at year end.

8. SCHEDULING OF MEETINGS, OTHER EVENTS

No additional meetings or events were scheduled.

There being no further business to come before the Council, Mayor ProTem Casseday adjourned the meeting at 6:39 p.m.



Cheryl Aragon, Deputy City Clerk