

City of Greeley, Colorado
COUNCIL WORKSESSION REPORT
April 9, 2019

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Mayor Gates led the Pledge of Allegiance to the American Flag.

3. ROLL CALL

Cheryl Aragon, Deputy City Clerk, called the roll. Those present were Mayor John Gates and Councilmembers Robb Casseday, Michael Fitzsimmons, Dale Hall, Brett Payton, Jon Smail, and Stacy Suniga.

4. REVIEW OF COMMUNITY PRIORITIES AND RECOMMENDATION FOR THE HUD-REQUIRED FIVE-YEAR CONSOLIDATED PLAN

Becky Safarik, Assistant City Manager, introduced Carol Larsen, Grant Specialist, who reported that the City annually receives funding from the U.S. Department of Housing and Urban Development (HUD) in the form of the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program grant. She noted that 70 percent of CDBG and 100 percent of HOME must be to the benefit of low to moderate income residents or neighborhoods.

She went on to advise that among the Federal program obligations is a requirement to develop a five-year Consolidated Plan which serves as the framework for our community to discuss and identify housing and community development priorities that meet the grant requirements and then focus funding on those areas of need.

Ms. Larsen went on to state that all of the Consolidated Planning Process steps revolve around citizen participation and that staff developed a needs assessment survey to collect a greater range of comment about community priorities.

She next reviewed recommended priorities from the Greeley Urban Renewal Authority (GURA) Board and shared results of the needs assessment surveys and comments. High priorities included preservation, maintenance and provision of affordable housing for the homeless, low to moderate income earners, underserved and special needs residents and the support for the revitalization of neighborhoods in the Redevelopment District.

Councilmembers thanked Ms. Larsen for her presentation.

5. REVIEW OF ALLEY-RELATED TRASH ACCUMULATION ISSUES AND OPTIONS

Brad Mueller, Community Development Director, thanked Joe Collins, Code Compliance Supervisor, and Deb Deboutez, Neighborhood Program Specialist, for their work on this item.

Councilmember Hall stated that he is not in favor of the proposed options A-C or E and asked to focus maybe on Option D and the licensing requirements noted within. He acknowledged that this is an issue he brought up but there does not seem to be a lot of options or solutions. The real issue is free-loaders who do not want to pay for trash service dumping their trash elsewhere.

Mr. Mueller reported that alleyways are an element of earlier development for carriages, etc., and showed photos of some of the challenges the City is currently facing. He reviewed the levels of violations and compliance and noted that staff has been very understanding since the transfer from Northern Colorado Disposal to Waste Management and have not been heavy handed with citations.

He reviewed the options offered and noted that staff is recommending Option D, which is to require trash service for every property, and to include a licensing component.

As far as what is next, Mr. Mueller stated that a lot of communication would need to be done, as well as Code changes desired by Council.

Councilmember Casseday expressed a desire to see some collaboration with haulers on a way to zone the city so that all trash pick-up is on the same day for everyone within that zone.

Councilmember Smail stated that landowners many times end up responsible for what tenants will not pay for, and he wondered how that can be turned around so that the hammer is on those not paying for service.

Mr. Mueller stated that this has been tracked over the years, and stated that really, enforcement is about as balanced as it can be right now.

Mr. Collins stated that officer always try to contact whoever lives at the property but they do not really have a mechanism to make someone share tenant or landlord information.

Doug Marek, City Attorney, advised that there are legal rights to consider with trying to get that kind of information. He added that a previous Council de-criminalized these infractions and they are now civilly handled. He also stated that he is not aware of a municipality that is doing that without some sort of registration.

Councilmember Suniga expressed concern with free-loaders as well and asked if the City can require more frequent pick-ups in alleyways, and Mr. Mueller advised that free-loaders are what a majority of complaints are about.

Councilmember Payton stated that he cannot agree with any of the options provided, and noted that he has concern about the licensing component of the recommended option. He stated that the real issue is how to deal with free-loaders, and there are no solutions yet. He expressed that property owners have a tenant problem; the City does not have a trash problem.

Councilmember Hall stated that he is more inclined to go toward licensing, but some education is a good start as a baby step. He expressed disagreement with the idea that this is a landlord-tenant issue.

Mayor Gates stated that he is more inclined to go with Option D as recommended by staff, but added that he does not think this is a great way to go.

Mr. Mueller noted that requiring service at least gives staff somewhere to go with enforcement.

Councilmember Fitzsimmons expressed his opinion that we will never be able to stop the free loaders, but requiring service is a good place to start.

Roy Otto, City Manager, agreed that the free-loaders will never be stopped, but licensing might help.

Councilmember Smail expressed a desire to discuss Option D without the licensing component with the public to get a feel for how well it would be accepted.

Mr. Mueller reminded the Council that staff did conduct a trash survey, and stated that anything he does always starts with education and outreach on the issue. He advised that he would retrieve those results about mandated service and share them back out to Council.

Mayor Gates stated that staff has worked hard on this and are recommending Option D, but no consensus seems apparent for this option as it was presented.

General consensus was eventually reached to proceed with Option D, excluding the licensing component.

Mr. Mueller stated that staff will proceed with changes as noted and will give Council another look at this before finalizing it.

Councilmember Casseday reiterated his desire to zone the city for same-day pick-up by neighborhoods.

6. GREELEY FORESTRY – EMERALD ASH BORER TREATMENT PROGRAM

Shiloh Hatcher, City Forester, provided a presentation addressing the impending presence of the invasive Emerald Ash Borer (EAB) and provided news that it has made its' way to Colorado, specifically Boulder.

He stated that Greeley has a high population of Ash Trees and spoke of the inventory that has been done by staff of those trees.

In response to a question from Councilmember Casseday, Mr. Hatcher stated that treatment is for a lifetime every few years. He stated that it is relatively inexpensive for the City to treat, but will be costly for private property owners.

Councilmember Hall asked that staff keep talking with property owners about what options they have in terms of treatment, and Councilmembers concurred that education is key.

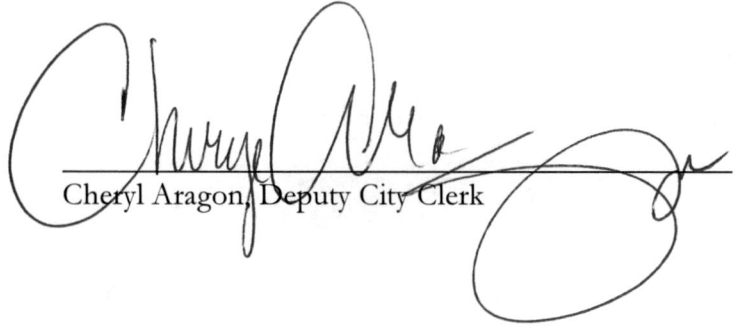
Mr. Hatcher shared that staff is going out and doing consults about private ash trees with property owners and will continue to do that.

7. SCHEDULING OF MEETINGS, OTHER EVENTS

Mr. Otto advised that the Leprino Tour is still set in spite of the impending storm on Thursday, April 11th. No other meetings or events were scheduled.

8. ADJOURNMENT

There being no further business to come before the Council, Mayor Gates adjourned the meeting at 6:55 p.m.



Cheryl Aragon, Deputy City Clerk