



**Remote Meeting Instructions for the April 14, 2020, Special City Council Meeting:**

In order to comply with all health orders and guidelines, and the Governor's March 25, 2020, Stay-at-Home Order intended to stop the spread of the COVID-19 (Coronavirus), **no physical location, including the City Council Chambers, will be set up for viewing or participating in this Special Council Meeting.**

The **only** way to view this Special Council Meeting is to follow the instructions below to watch the YouTube live stream.

- From your laptop or computer, click the following link or enter it manually into your Web Browser: ([www.youtube.com/CityofGreeley](https://www.youtube.com/CityofGreeley))
- Clicking the link above will take you to the City of Greeley's YouTube Channel.
- Once there, you will be able to view the meeting!

Please contact the City Clerk's Office with any questions you might have at 970-350-9740. Thank you!



**Mayor**  
John Gates

**Councilmembers**

Tommy Butler  
Ward I

Brett Payton  
Ward II

Michael Fitzsimmons  
Ward III

Dale Hall  
Ward IV

Kristin Zasada  
At-Large

Ed Clark  
At-Large

A City Achieving  
Community Excellence

Greeley promotes a healthy, diverse economy and high quality of life responsive to all its residents and neighborhoods, thoughtfully managing its human and natural resources in a manner that creates and sustains a safe, unique, vibrant and rewarding community in which to live, work, and play.

# City Council Special Agenda

**April 14, 2020 at 6:00 PM**

**This meeting will be conducted remotely (See instructions on the previous page to view the YouTube live stream.)**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Consideration of a resolution authorizing the City Manager to enter into an intergovernmental agreement with Weld County for the establishment, funding, and management of a COVID-19 Personal Isolation Facility
5. Consideration of a resolution to reallocate funds from the City's Redevelopment Incentive Fund to Greeley Area Recovery Fund
6. Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements and ordinances
7. Adjournment

# Council Agenda Summary

April 14, 2020

## **Agenda Item Number 1**

### **Title:**

Call to Order

# Council Agenda Summary

April 14, 2020

## **Agenda Item Number 2**

### Title

Pledge of Allegiance

# Council Agenda Summary

April 14, 2020

## **Agenda Item Number 3**

### Title

Roll Call

### Summary

Mayor Gates

Councilmember Butler

Councilmember Payton

Councilmember Hall

Councilmember Fitzsimmons

Councilmember Clark

Councilmember Zasada

# Council Agenda Summary

April 14, 2020

## **Agenda Item Number 4**

Key Staff Contact: Becky Safarik, Assistant City Manager, 970-350-9785

### Title:

Consideration of a resolution authorizing the City Manager to enter into an intergovernmental agreement with Weld County for the establishment, funding, and management of a COVID-19 Personal Isolation Facility

### Summary:

Greeley hospitals and the Weld County Public Health Department anticipate an urgent need for a variety of alternative care facilities to support the aggressive, extensive, and urgent care that will be required for the expected growing number of COVID-19 ill persons. Treatment of the virus requires that infected patients are isolated from others for an average of 7-10 days to prevent the incidental spread of the disease. Once in recovery, patients can self-care as long as they remain isolated; however, if they are unable to transition to an appropriate discharge location, they remain at the hospital occupying bed space needed for critically ill patients.

Weld County Public Health asked for help in locating a site where such individuals, as a last resort, could be temporarily housed in a "Personal Isolation Facility" during their recovery period. Persons who are most likely to need this space are individuals: 1) experiencing homelessness, 2) cannot return to congregate care settings such as community corrections, group homes, etc., or 3) those who cannot isolate in their homes due to the presence of other vulnerable persons.

City staff reached out to the Bonell Good Samaritan Center leadership, who have generously offered an unoccupied 30-unit apartment complex on their central Greeley campus. This site was secured with a very favorable 2-month lease, which the Weld County Commissioners approved, with the condition that the management of the facility be assumed by the City of Greeley or other community agency.

City staff continue to work with Weld County Public Health officials on the scope and scale of the services needed, have toured and inspected the site to identify the minor repairs and testing needed prior to occupancy, and have pursued some preliminary bids for the management and operation of the facility. Simultaneously, City and County staff are identifying potential funding to off-set these costs. One unexpected and extremely helpful commitment came in on Monday to the City of Greeley in the form of a donation of \$90,000 from JBS to assist with the management of the facility. A draft budget and program description is attached.

**Fiscal Impact:**

|                                                               |                                                                                                     |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| Does this item create a fiscal impact on the City of Greeley? | Yes                                                                                                 |
| If yes, what is the initial, or, onetime impact?              | \$50,000 - \$150,000                                                                                |
| What is the annual impact?                                    | N/A                                                                                                 |
| What fund of the City will provide Funding?                   | N/A                                                                                                 |
| What is the source of revenue within the fund?                | N/A                                                                                                 |
| Is there grant funding for this item?                         | Yes                                                                                                 |
| If yes, does this grant require a match?                      | Potentially                                                                                         |
| Is this grant onetime or ongoing?                             | One-time                                                                                            |
| Additional Comments:                                          | A combination of private donations and grants are being pursued to cover the cost of this operation |

**Legal Issues:**

The cooperative arrangement for the lease and operation of the Personal Isolation Facility needs to be in the form of an intergovernmental agreement. Since the specifics of the agreement are still evolving, and due to the urgent need for the facility, the proposed Council resolution is offered with a statement of intent and not to exceed financial limit, with the authority of the City Manager to execute the agreement as long as it is consistent with the Council's approval of the IGA.

**Other Issues and Considerations:**

Weld County will also need to execute the agreement.

**Applicable Council Priority and Goal:**

*Economic Health & Development:* Foster and maintain public and private investment in business development.

**Decision Options:**

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

**Council's Recommended Action:**

A motion to adopt the Resolution.

**Attachments:**

Resolution  
Project Summary

**THE CITY OF GREELEY,**  
**COLORADO RESOLUTION \_\_, 2020**

**A RESOLUTION OF THE GREELEY CITY COUNCIL AUTHORIZING THE CITY  
MANAGER TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH  
WELD COUNTY CONCERNING THE ESTABLISHMENT, FUNDING, AND  
MANAGEMENT OF A COVID-19 PERSONAL ISOLATION FACILITY**

WHEREAS, in accordance with Section 29-1-203 of the Colorado Revised Statutes, governments may cooperate or contract with one another to provide functions, services, or facilities lawfully authorized to each of the cooperating or contracting units of government; and

WHEREAS, in accordance with Section 02.07.040 of the Greeley Municipal Code, the City of Greeley ("Greeley") has the authority to enter into cooperative or joint activities with other governmental bodies by intergovernmental agreement and to authorize the City Manager to sign the agreements; and

WHEREAS, Governor Jared Polis declared a disaster emergency on March 10, 2020, and issued Executive Order D 2020 0031 on March 11, 2020; and

WHEREAS, after finding that it was necessary to protect the health and safety of the public, the City of Greeley declared a disaster emergency on March 16, 2020; and

WHEREAS, Weld County Public Health Department anticipates an urgent need for a variety of alternative care facilities to support the aggressive, extensive, and urgent care that will be required for the expected growing number of COVID-19 ill persons; and

WHEREAS, treatment of COVID-19 virus requires that infected patients are to be isolated from others to prevent the incidental spread of the disease; and

WHEREAS, Weld County Public Health asked for help in locating, establishing, funding, and managing a site where such individuals, as a last resort, could be temporarily housed in a "Personal Isolation Facility" during their recovery period; and

WHEREAS, persons most likely to need this space are individuals who are experiencing homelessness, cannot return to congregate care settings such as community corrections, group homes, etc., or cannot isolate in their homes due to the presence of other vulnerable persons; and

WHEREAS, funding in an amount not to exceed one hundred fifty thousand dollars (\$150,000.00 from the City may be required in order to establish and manage a Personal Isolation Facility at a site on the Bonell Good Samaritan Center campus in Greeley that is leased by Weld County; and

WHEREAS, it is in the best interests of the citizens of Greeley for City Council to authorize the City Manager to enter into an Intergovernmental Agreement with Weld County concerning the establishment, funding, and management of a COVID-19 Personal Isolation Facility.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:**

Section 1. The City Council hereby approves Intergovernmental Agreement and authorizes the City Manager to execute the same.

Section 2. The City Council hereby delegates authority to the City Manager and City Attorney to finalize the Intergovernmental Agreement with Weld County before execution in a form consistent with the statement of intent and subject to the funding limitations set out above, and upon execution authorizes City staff to perform all terms and conditions contemplated by the agreement.

Section 3. This Resolution shall be effective immediately upon its passage.

**PASSED AND ADOPTED, SIGNED AND APPROVED THIS 14<sup>TH</sup> DAY OF APRIL, 2020.**

ATTEST:

THE CITY OF GREELEY, COLORADO

\_\_\_\_\_  
Interim City Clerk

\_\_\_\_\_  
Mayor

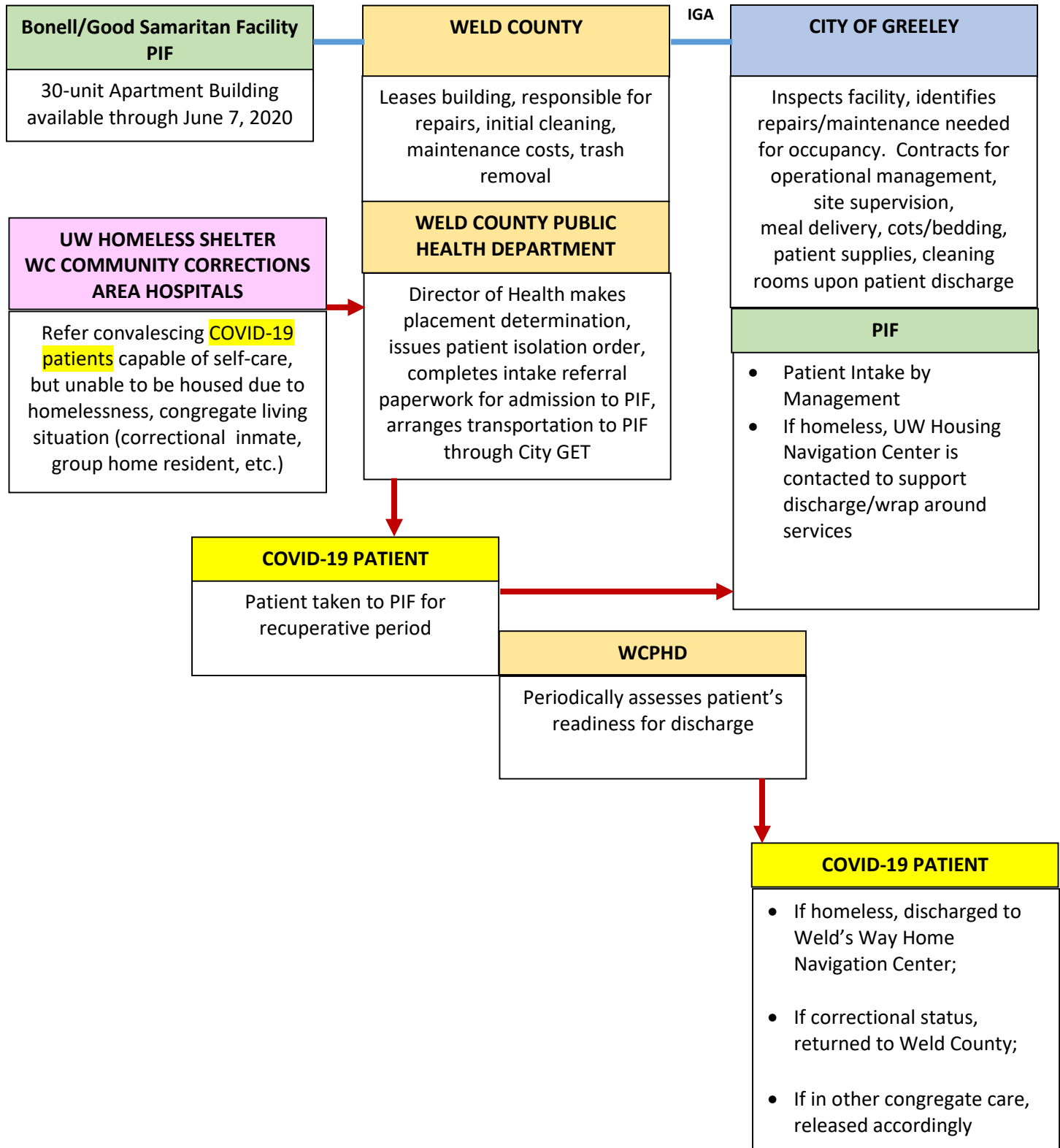
## COVID PERSONAL ISOLATION FACILITY (PIF) OVERVIEW

04 13 2020 DRAFT

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PURPOSE/NEED</b> | <p>Greeley hospitals and Weld County Public Health Department anticipate a need for a variety of alternative care facilities to support the aggressive, extensive, and urgent care that will be required for the expected growing number of COVID-19 ill persons. Treatment of the virus requires that infected patients are isolated from others for a period of time to prevent the incidental spread of the disease. Once in recovery, patients can self-care as long as they remain isolated; however, if they are unable to transition to an appropriate discharge location, they remain at the hospital occupying bed space needed for critically ill patients. Weld County Public Health asked for help in locating a site where such individuals, as a last resort, could be temporarily housed in a “Personal Isolation Facility” during their recovery period. Persons who are most likely to need this space are individuals: 1) experiencing homelessness, 2) cannot return to congregate care settings such as community corrections, group homes, etc., or 3) those who cannot isolate in their homes due to the presence of other vulnerable persons.</p> <p>According to Dr. Wallace, Weld Co. Public Health Director, the average length of stay in the PIF for a recovering COVID-19 positive patient is 7 – 10 days</p> |
| <b>PROCESS</b>      | <p>Patients capable of self-care recovery would be referred to the Weld County Public Health Department for possible placement in the PIF. Upon determining eligibility, the Health Department Director would screen and admit the individual with a quarantine order, in force until deemed safe to return to their former housing status. If homeless, they would be referred to the United Way Housing Navigation Center.</p> <p>Persons coming from community corrections or the Weld County Jail would be non-violent offenders that are monitored remotely (call-ins, ankle monitors, etc.), and they will not be directly supervised by law enforcement or corrections professionals at the PIF.</p> <p>Current projections show that approximately 50% of the population at the PIF would originate from corrections, and 50% would be persons experiencing homelessness or the inability to return home to vulnerable households.</p>                                                                                                                                                                                                                                                                                                                                                                                             |

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     |                     |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|
| <b>SITE NEED &amp; RESPONSE</b> | <p>In support of this need, City staff reached out to Bonell Good Samaritan leadership to explore the option for using a 30-unit unoccupied building on their Greeley campus on 22<sup>nd</sup> Street/8<sup>th</sup> Avenue. They graciously agreed and their contact information was forwarded to Weld County to develop a lease of the facility and to arrange for site logistics and management. A lease was drafted by the County; in response to Bonell's request for additional information about management details, City staff facilitated a conference call to collect questions.</p> <p>The lease was thereafter presented to the Weld Co. Commissioners for consideration. The lease was approved but with the condition that the management of the site be assumed by the City of Greeley.</p> |                     |                     |
| <b>FINANCIAL CONSIDERATIONS</b> | <b>ITEM</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>COUNTY</b>       | <b>CITY</b>         |
|                                 | LEASE (\$10/DAY/OCCUPIED UNIT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$18,000            |                     |
|                                 | SITE SECURITY/MANAGEMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     | \$61,000            |
|                                 | CLEANING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$11,000            | \$11,000            |
|                                 | FOOD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                     | \$17,772            |
|                                 | BLDG REPAIRS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$1,645 (Plumbing)  |                     |
|                                 | TRASH REMOVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | TBD                 |                     |
|                                 | FURNISHINGS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | shared              |                     |
|                                 | TRANSPORTATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     | GET – in kind       |
|                                 | PPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | X                   |                     |
|                                 | INCIDENTALS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | X                   |                     |
| <b>TOTAL</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>\$30,645+</b>    | <b>\$100,772+</b>   |
| <b>DONATIONS</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     |                     |
| Salvation Army                  | PERSONAL TOILETRIES (towels, soap, toothpaste) and basic cleaning supplies (apt. cleaning)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |                     |
| United Way                      | WRAP AROUND SERVICES, food coordination volunteers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |                     |
| JBS                             | Management Support Donation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     | \$90,000            |
| <b>INDIRECT</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     |                     |
| Legal                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | LEASE               |                     |
| Legal                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | PATIENT WAIVERS     |                     |
| Legal/purchasing                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     | SERVICE CONTRACTS   |
| Fire                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     | PROJECT MANAGEMENT  |
| FEMA, HUD grants                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | GRANT/FUND RECOVERY | GRANT/FUND RECOVERY |
| Legal, CMO                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     | IGA                 |

## COVID-19 PERSONAL ISOLATION FACILITY ::: PUBLIC/PRIVATE PARTNERSHIP



# Council Agenda Summary

April 14, 2020

## Agenda Item Number 5

Key Staff Contact: Benjamin Snow, Economic Health & Housing Director, 970-350-9384

### Title:

Consideration of a resolution to reallocate funds from the City's Redevelopment Incentive Fund to Greeley Area Recovery Fund

### Summary:

The impacts to the local and national economy run deep from the COVID-19 pandemic and the City has agreed to partner with the Greeley Area Chamber of Commerce to support local businesses who are struggling to retain workers and keep their local operations solvent. Congress recently passed the CARES Act to create some immediate and short-term financial relief in response to those most impacted by this unprecedented event. The City and Chamber both seek to provide more immediate relief to compliment that which will be given from Federal sources. This relief can help to stem the gap as businesses are operating with critical weeks and days before their operations are irrevocably changed. The City and Chamber have created the Greeley Area Recovery Fund with the goal of providing a short-term grant program to assist local businesses hardest hit during the current crisis and offer immediate relief.

This fund will be a public/private partnership where taxpayer dollars will be leveraged to raise funds from the larger business community in order to provide this critical assistance. The City dollars will be reserved for grants to be offered to those small businesses located in Greeley.

### Fiscal Impact:

|                                                               |                                                                |
|---------------------------------------------------------------|----------------------------------------------------------------|
| Does this item create a fiscal impact on the City of Greeley? | Yes                                                            |
| If yes, what is the initial, or, onetime impact?              | \$250,000                                                      |
| What is the annual impact?                                    | n/a                                                            |
| What fund of the City will provide Funding?                   | Redevelopment Fund                                             |
| What is the source of revenue within the fund?                |                                                                |
| Is there grant funding for this item?                         | No                                                             |
| If yes, does this grant require a match?                      | n/a                                                            |
| Is this grant onetime or ongoing?                             | n/a                                                            |
| Additional Comments:                                          | This will reduce the Redevelopment Incentive Fund by \$250,000 |

### Legal Issues:

None

**Other Issues and Considerations:**

None

**Applicable Council Priority and Goal:**

*Economic Health & Development:* Foster and maintain public and private investment in business development.

**Decision Options:**

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

**Council's Recommended Action:**

A motion to adopt the Resolution.

**Attachments:**

Resolution

**CITY OF GREELEY, COLORADO**  
**RESOLUTION \_\_\_\_\_, 2020**

**A RESOLUTION APPROVING AN A REALLOCATION OF DOLLARS FROM THE CITY’S REDEVELOPMENT INCENTIVE FUND TO THE GREELEY AREA RECOVERY FUND, ESTABLISHED IN PARTNERSHIP WITH THE GREELEY AREA CHAMBER OF COMMERCE**

**WHEREAS**, the City Council (the “Council”) of the City of Greeley, Colorado (the “City”) determined it was in the best interest of the city to allocate resources to incentivize development activity within the city’s redevelopment district; and,

**WHEREAS**, in support of this objective, the City authorized the establishment of the Redevelopment Incentive Fund (“Fund”) in March 2018; and,

**WHEREAS**, the unallocated balance of the Fund is currently in excess of \$1.1M.; and

**WHEREAS**, the impacts to the local and national economy run deep from the COVID-19 pandemic and the City has agreed to partner with the Greeley Area Chamber of Commerce to support local businesses who are struggling to retain workers and keep their local operations solvent. Congress recently passed the CARES Act to create some immediate and short-term financial relief in response to those most impacted by this unprecedented event. The City and Chamber both seek to provide more immediate relief to compliment that which will be given from Federal sources; and,

**WHEREAS**, this relief can help to stem the gap as businesses are operating with critical weeks and days before their operations are irrevocably changed. The City and Chamber have created the Fund to establish a grant program to assist local businesses hardest hit during the current crisis and offer immediate relief.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GREELEY, COLORADO:**

Section 1. City will allocate \$250,000 from the Redevelopment Incentive Fund to support the Fund.

Section 2. City will enter into an Agreement for Services with the Greeley Area Chamber of Commerce to manage the Fund.

Section 3. All resolutions, motions, orders, bylaws, rules or regulations, or parts thereof, in conflict with this resolution are hereby repealed only to the extent of such inconsistency.

Section 4. If any section, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affected any of the remaining parts or provision of this resolution.

Section 5. This resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED, SIGNED, APPROVED AND IN EFFECT THIS 14<sup>th</sup> day of April, 2020.**

**ATTEST:**

**GREELEY, COLORADO**

\_\_\_\_\_

**City Clerk**

**By:**

\_\_\_\_\_

**Mayor**

# Council Agenda Summary

April 14, 2020

## **Agenda Item Number 6**

### **Title**

Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements and ordinances

### **Council's Recommended Action**

A motion to approve the above authorizations.

# Council Agenda Summary

April 14, 2020

## **Agenda Item Number 7**

[Title](#)

Adjournment