

City of Greeley, Colorado
COUNCIL WORKSESSION REPORT
July 23, 2019

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Jessica Diagana, Assistant City Clerk, called the roll. Those present were Mayor ProTem Casseday and Councilmembers Michael Fitzsimmons, Dale Hall, Jon Smail, Brett Payton, and Stacy Suniga. Mayor John Gates was excused.

4. REVIEW OF 2018 INTERNATIONAL CODES ADOPTION

Brad Mueller, Community Development Director, spoke of the International Building Code updates including their re-adoption. He then introduced Tim Swanson, Chief Building Official, who reviewed the 2018 International Residential Energy Conservation Codes. Mr. Swanson spoke about indoor air quality, moisture management, resilient buildings, thermal barriers, air barriers, efficient windows, mechanical ventilation, ceiling insulation, efficient lighting, duct sealing, and HVAC system sizing and their contribution to energy conservation. He spoke of residential fire sprinkler systems in one and two-family dwellings and noted staff's recommendation of implementing the requirement of residential fire sprinkler systems. Mr. Swanson spoke of myths regarding fire sprinklers and reviewed a home fire timeline and the effects of a home with a residential fire sprinkler system compared to one that is unsprinkled.

Mr. Mueller emphasized that the Construction Trades Advisory and Appeals Board is methodical in their thinking about these types of changes and recommendations. Mr. Mueller went on to review correspondence from the building community sent to address their concerns regarding costs and damage from residential fire sprinkler systems, and staff is planning an open house to address some of these concerns.

Councilmember Hall spoke of a personal experience with residential sprinklers in which there were two water events that caused significant damage, and, as such, he will have difficulty supporting the requirement of residential fire sprinklers in new construction. Mr. Mueller noted that residential fire sprinkler systems now have flush mounted heads rather than sprinklers that project from the ceiling, which significantly reduces the likelihood of a water event.

Mr. Swanson noted that a survey conducted indicates that a majority of communities have not adopted the requirement of residential fire sprinkler systems in new construction, but staff believes that the benefits outweigh the cost.

Councilmember Suniga expressed concerns with the requirement of residential fire sprinkler systems because of existing affordable housing issues and to then to add an additional expense. She expressed that

she believes the benefits would balance out the additional costs and that a price cannot be put on something like this.

In response to a question from Councilmember Smail, Mr. Mueller reported that staff has publicized the intent to require residential fire sprinkler systems and that this has been communicated to major stakeholders. Mr. Mueller also reiterated that staff would be hosting an open house that will be open to the public in addition to developers and builders.

Mayor ProTem Casseday thanked staff and members of the Construction Trades Advisory and Appeals Board for their work. He spoke of his experience with residential fire sprinkler systems and the design improvements that have happened over the years that have brought costs down significantly for systems. He expressed concern regarding how the building community will feel about another expense that is driving up the cost of housing and that this is something that has to be considered with these types of recommendations.

Dale Lyman, Fire Chief, reported that the number one cause of residential fire is cooking and that there have been two deaths in the last five years as a result of a fire. He stated that a vast majority of the housing stock would remain unsprinkled and as such, that it would take many years to see an impact on the community. He stated that residential fire sprinkler systems are tied into the plumbing system of the house which reduces the cost of the system and that this is something that would be endorsed by the Fire Department.

5. SECOND QUARTER FINANCIAL REPORT

Robert Miller, Budget and Compliance Manager, reported on the Second Quarter Financial Report including the General Fund summary, General Fund revenue, General Fund expenditures, sales tax distribution, sales tax by major categories, retail sales tax by location, property tax, General Fund: franchise fees and telephone tax, general use tax, auto use tax, building use tax, building permit valuations, water, sewer and stormwater funds, lodging tax revenues, and provided a summary of his presentation.

6. 2020 BUDGET REVENUE ESTIMATES

Mr. Miller reviewed the budget schedule, current forecasting indicators, General Fund resource overview, 2020 General Fund resources, total sales tax, total auto use tax, total building use tax, property tax, building permit and plan check fees, FTA grants, franchise fees, severance and federal mineral taxes, fines and forfeits, General Fund end of year estimates, and provided a summary of his presentation.

7. SCHEDULING OF MEETINGS, OTHER EVENTS

No additional meetings or other events were scheduled.

8. ADJOURNMENT

There being no further business to come before the Council, Mayor ProTem Casseday adjourned the meeting at 6:30 p.m.


 Jessica Diagona, Assistant City Clerk