

Greeley City Council Agenda

Work Session
Tuesday, July 11, 2023 at 6:00 PM

City Council Chambers at City Center South, 1001 11th Avenue, Greeley, CO 80631
via Zoom at: <https://greeleygov.zoom.us/j/86148461863>

NOTICE:

City Council Work Sessions are held on the 2nd and 4th Tuesdays of each month in the City Council Chambers. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

Members of the public are also invited to view Council work sessions in person or remotely. **Work sessions do not include public input in any format. Public comment is only permitted at regular Council meetings on the 1st and 3rd Tuesdays of each month.**

Watch Meetings:



Meetings are open to the public and can be attended in person by anyone.



Meetings are livestreamed on YouTube at [youtube.com/CityofGreeley](https://www.youtube.com/CityofGreeley) as well as over the Zoom webinar. Public participation in the Zoom webinar only allows viewing the meeting.

For more information about this meeting or to request reasonable accommodations, contact the City Clerk's Office at 970-350-9740 or by email at cityclerk@greeleygov.com. Meeting agendas, minutes, and archived videos are available on the City's meeting portal at <https://greeleyco.portal.civicclerk.com/>



Mayor

John Gates

Councilmembers

Tommy Butler - Ward I

Deb DeBoutez - Ward II

Johnny Olson - Ward III

Dale Hall - Ward IV

Brett Payton - At-Large

Ed Clark - At-Large



City Council Work Session Agenda

July 11, 2023 at 6:00 PM

City Council Chambers at City Center South, 1001 11th Avenue, Greeley, CO 80631

via Zoom at: <https://greeleygov.zoom.us/j/86148461863>

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Reports from Mayor and Councilmembers
5. Ironwood Development Proposal
6. Council Initiative 09-2023: Overview of the process required to amend the City's Charter to give police sergeants and commanders the right to organize and bargain collectively
7. Scheduling of Meetings, Other Events
8. Adjournment



Work Session Agenda Summary

Title:

Reports from Mayor and Councilmembers

Background:

During this portion of the meeting any Councilmember may offer a summary of the Councilmember's attendance at assigned board/committee meetings and should include key highlights and points that may require additional decision and discussion by the full Council at this or a future Work Session.

Board/Committee	Meeting Day/Time	Assignment
--Team of 2-- Board/Commission Interviews	Monthly as Needed	Council Rotation
Water & Sewer Board	3 rd Wed, 2:00 pm	Gates
Youth Commission Liaison	4 th Mon, 6:00 pm	Clark
Historic Preservation Loan Committee	As Needed	DeBoutez
Police Pension Board	Quarterly	Clark
Employee Health Board	As Needed	DeBoutez
Airport Authority	3 rd Thur, 3:30 pm	Payton/Clark
Visit Greeley	3 rd Wed, 7:30 am	Butler
Upstate Colorado Economic Development	Last Wed, 7:00 am	Gates
Greeley Chamber of Commerce	4 th Mon, 11:30 am	Hall
Island Grove Advisory Board	1 st Thur, 3:30 pm	Butler
Weld Project Connect Committee (United Way)	As Needed	Butler
Downtown Development Authority	3 rd Thur, 7:30 am	Butler/DeBoutez
Transportation/Air Quality MPO	1 st Thur, 6:00 pm	Olson/Payton
Poudre River Trail	1 st Thur, 7:00 am	Hall
Interstate 25 Coalition	As Needed	Olson
Highway 85 Coalition	As Needed	Gates
Highway 34 Coalition	As Needed	Olson
National League of Cities Transportation and Infrastructure Services Committee	As Needed	Olson
CML Policy Committee (Council or Staff)	As Needed	Payton/Lee Gates alternate
CML Executive Board opportunity	As Needed	Hall
CML - Other opportunities	As Available/Desired	
Regional Opioid Council	As Needed	Gates



Work Session Agenda Summary

July 11, 2023

Paul Trombino, Public Works Director

Title:

Ironwood Development Proposal Overview

Background:

Staff will provide an overview of the proposed Ironwood Development. The proposed development requires All Recycling to purchase the 16-acre site, construct ~20,000 SF waste transfer facility and ~50,000 SF of speculative industrial flex space and, the City of Greeley to design and construct a street to connect the Ironwood Business Park to 18th Street. The City of Greeley will use \$1.3 million from the Western Sugar TIF for construction of the street.

Strategic Focus Area:



Infrastructure and Mobility



Business Growth

Attachments:

PowerPoint Presentation



Ironwood Business Park Development

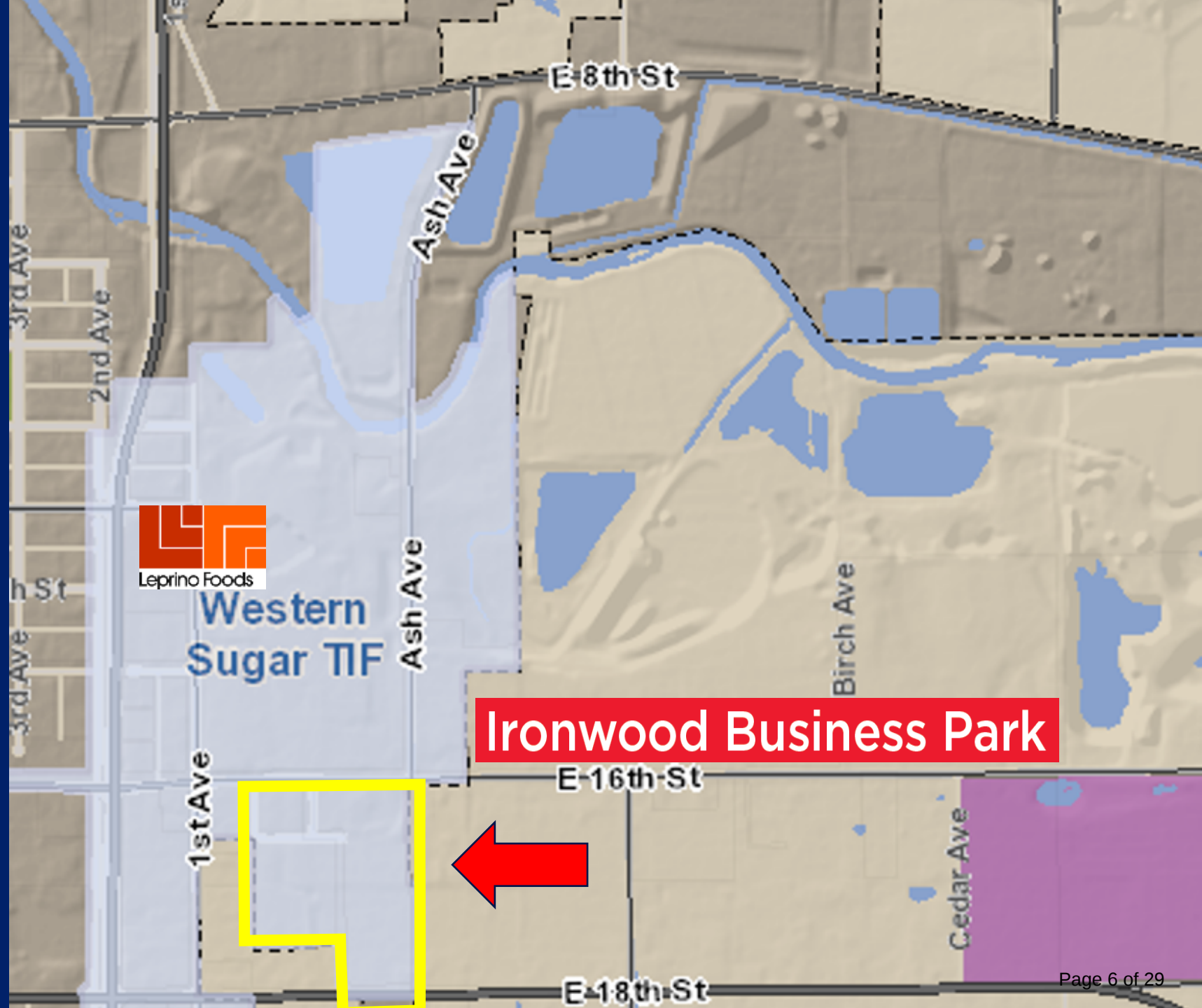
Summary of Proposal:

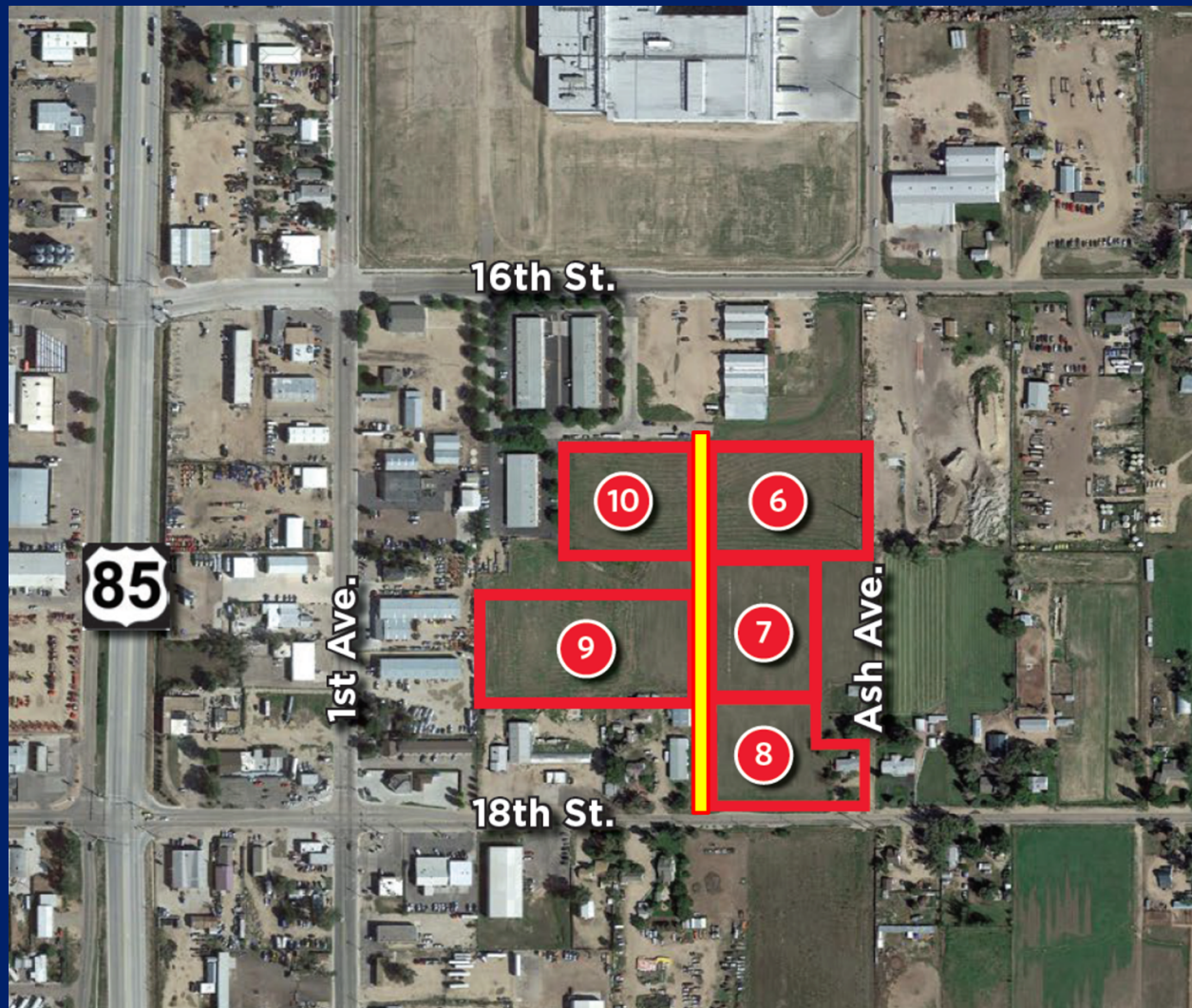
- All Recycling, Inc. buys existing land, builds/operates waste transfer facility, builds 50,000 SF of Industrial Flex Space
- City of Greeley constructs street connection



Agenda

Background
Project Overview
Commitments
Benefits





Background

- Property has sat undeveloped since platting several years ago
- Multiple owners have shown an unwillingness to develop due to road construction obligations
- The entire property is now for sale

Project Overview

City of Greeley:

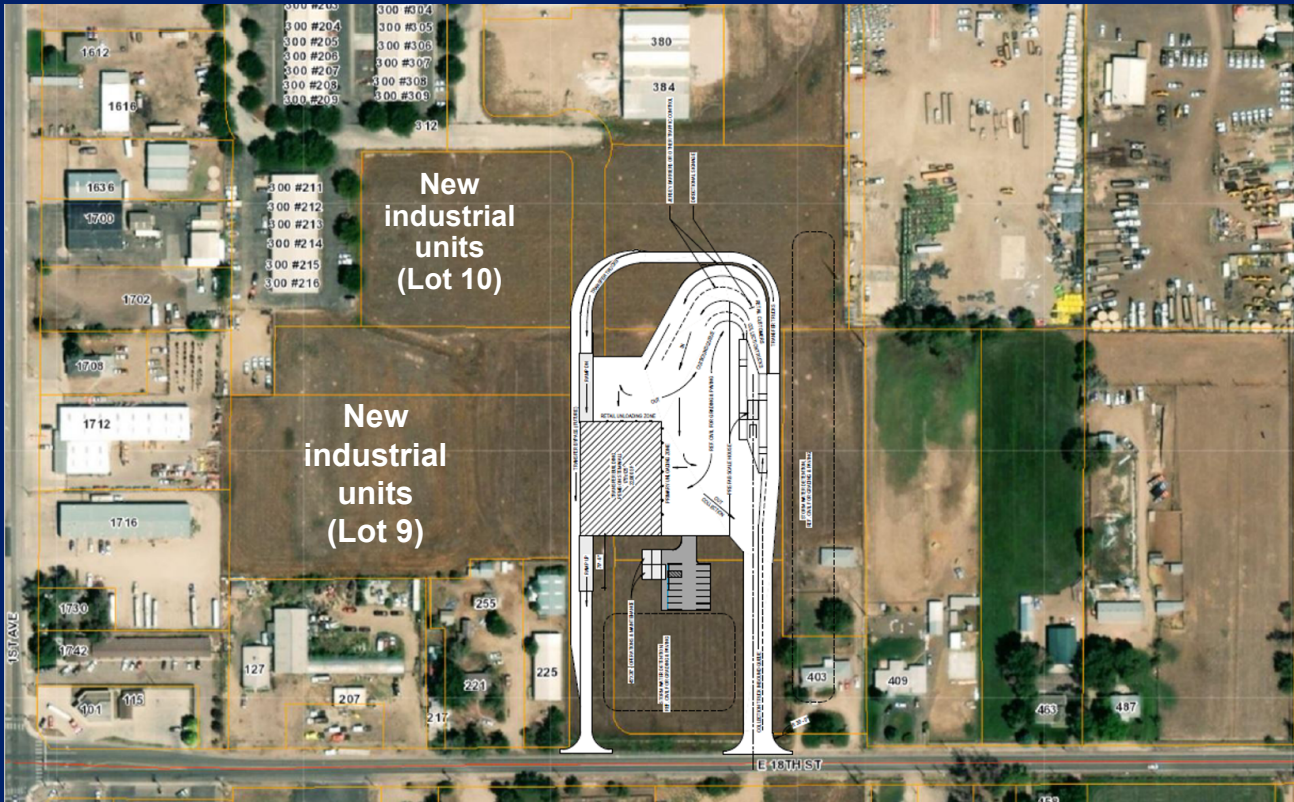
Uses \$1.3M from Western Sugar TIF to construct 950 ft. service road with utilities (15 months)

All Recycling, Inc.:

Buys the 16-acre site

Build and operate a 20,000± SF waste transfer facility - \$12 million, 25 jobs (15 months)

Build 50,000± SF of new speculative industrial space - \$7 million, 20 jobs (30 months)



Zoning

I-M

I-3

I-M

C-3

R-1

C-3

E 18TH ST

Return on Investment

Taxes and Fees

Property Taxes Years 1-5 = \$416,131

Permit and Impact Fees in Year 1 = \$755,784

Total Revenue to the City Over 5 Years = \$1,171,915

Economic Impact

\$19 million of capital investment

45 direct jobs - Paying \$60,000 in average wages

50,000 SF of new industrial space



Thank you





Council Agenda Summary

July 11, 2023

Key Staff Contact: Stacey Aurzada, Deputy City Attorney

Title:

Council Initiative 09-2023: Overview of the process required to amend the City's Charter to give police sergeants and commanders the right to organize and bargain collectively

Background:

On June 20, 2023 Council adopted Initiative 09-2023, directing staff to prepare for Council's consideration a Council-initiated ballot measure to amend Section 14-4(b) of the Greeley HomeRule Charter to include sergeants and commanders within the definition of "police officer" for the purpose of inclusion within the members of the civil service with the right to organize and bargain collectively.

City Manager Lee requested that a work session be scheduled in order to provide the Council with information regarding this process.

Strategic Focus Area:



High-Performance Government



Quality of Life



Safe and Secure Communities

Attachments:

1. Presentation

Overview of process to amend the City of Greeley Charter

Collective Bargaining for Police Sergeants and Commanders

Stacey Aurzada
Deputy City Attorney



Initiative 09-2023

Request for Council to consider a Council-initiated ballot measure to amend section 14-4(b)(a) of the City's Charter to include sergeants and commanders within the definition of police officer for the purpose of inclusion within the members of the civil service with the right to organize and bargain collectively



Police Officers Collective Bargaining

- Sergeants, Commanders, Deputy Chiefs and the Chief are not authorized to be part of the Collective Bargaining Unit
- Section 14-4 of the City's Charter authorizes Collective Bargaining only for Police Officers
- The term "Police Officers" is defined to mean

the members of the civil service of the Police Department of the City of Greeley except: any person holding the rank of sergeant or above

Police Officers Collective Bargaining

- To provide collective bargaining rights to Sergeants and Commanders Council could initiate a change to the City's Charter to amend the definition of "Police Officer"
- Council would do this by passing an ordinance proposing a ballot measure
- The ballot measure would then go on the ballot to be voted on by the citizens

Collective Bargaining Agent

- If an amendment to the definition is passed, Sergeants and Commanders would become members of the existing bargaining unit
- The Greeley Police Officers Association (GPOA) is the **sole and exclusive** bargaining agent for the Police Officers
- The process to change the bargaining agent is in the Charter.
- Changing the bargaining agent is a separate process from amending the charter

Contract

- The current collective bargaining agreement with Police Officers goes through the end of 2024
- Bargaining sessions will begin in approximately May, 2024
- If Sergeants and Commanders are added to the bargaining unit, they will be included in the contract beginning January 1, 2025

Decision options

- 1) Direct staff to place an ordinance on the Council's agenda
- 2) Do not direct staff to place an ordinance on the Council's agenda

Process

- The City Council may initiate a ballot measure to amend the City's Charter
- An ordinance containing the proposed amendment is placed on the City Council's agenda
- The process to consider the ordinance is the same as for other ordinances
- If passed, the Clerk will place the measure on the ballot

Dates

Option 1

August 1- First Reading

August 15- Second Reading

Option 2

August 15- First Reading

August 29- (5th Tuesday) Second Reading





Work Session Agenda Summary

Title

Scheduling of Meetings, Other Events

Summary

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Work Session Schedule regarding any upcoming meetings or events.

Attachments

Council Meetings and Other Events Calendar

Council Meeting and Work Session Schedule

Status Report of Council Initiatives and Related Information

July 10, 2023 - July 16, 2023

July 2023							August 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30	31		
30	31												

Monday, July 10

Tuesday, July 11

- 6:00pm - **City Council Work Session Meeting** (R_CCS_Council Chambers - WiFi Ready) - Council Master Calendar ↻
- 6:30pm **Special City Council Meeting** (R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers Overflow Room 103) - Council Master Calendar ↻

Wednesday, July 12

Thursday, July 13

- 6:30pm - 8:00pm **Highway 85 Coalition/Mayors Bullseye Meeting** (Changes with each meeting) - Council Master Calendar ↻

Friday, July 14

Saturday, July 15

Sunday, July 16

July 17, 2023 - July 23, 2023

July 2023							August 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30	31		
30	31												

Monday, July 17

Tuesday, July 18

 **6:00pm - City Council Meeting** (R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers Overflow Room 103) - Council Master Calendar 



Wednesday, July 19

 **7:30am - Visit Greeley (Butler)** 

 **2:00pm - 5:00pm Water & Sewer Board (Gates)** 

Thursday, July 20

 **7:30am - 8:30am DDA (DeBoutez/Butler)** 

 **3:30pm - 4:30pm Airport Authority (Clark/Payton)** 

Friday, July 21

 **9:00am - 11:00am Housing and Homeless Solutions VIP Celebration** (A Street Building E Conference Room) - Council Master Calendar

Saturday, July 22

Sunday, July 23

July 24, 2023 - July 30, 2023

July 2023							August 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30	31		
30	31												

Monday, July 24

11:30am - 12:30pm Greeley Chamber of Commerce (Hall) ↻

6:00pm - 7:00pm Youth Commission (Clark) ↻

Tuesday, July 25

6:00pm - City Council Work Session Meeting (R_CCS_Council Chambers - WiFi Ready) - Council Master Calendar ↻



Wednesday, July 26

7:00am - 8:00am Upstate Colorado Economic Development (Gates/Hall) (Upstate Colorado Conference Room) - Council Master Calendar ↻

Thursday, July 27

6:00pm - 7:00pm BOCC & Weld Municipalities Quarterly Conference Call (MS Teams Meeting) - Council Master Calendar

Friday, July 28

8:00am - 4:45pm 2023 Council and Board Water & Sewer Tour
****RSVP DUE JUNE 22**** (City Center South 1001 11th Ave Greeley CO 80631 (Departure)) - Council Master Calendar

Saturday, July 29

Sunday, July 30

July 31, 2023 - August 6, 2023

July 2023							August 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30	31		
30	31												

Monday, July 31

 **5:00pm - 6:30pm Proclamation Recognizing High Plains Chautauqua Week** (Aims Community College; (Welcome Center Patio))

Tuesday, August 1

 **11:30am - 1:00pm Legislative Luncheon** (Double Tree by Hilton Greeley 919 7th St Greeley CO 80631) - Council Master Calendar

 **6:00pm - City Council Meeting** (R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers Overflow Room 103) - Council Master Calendar



Wednesday, August 2

Thursday, August 3

 **7:30am - Poudre River Trail (Hall)** 

 **3:30pm - IG Adv. Board (Butler)** 

 **6:00pm - 8:30pm North Front Range MPO Meeting (Olson/Payton)** 

Friday, August 4

 **8:30am - 9:00am American Society of Germans from Russia Convention** (DoubleTree Hotel, Downtown Greeley) - Council Master Calendar

Saturday, August 5

Sunday, August 6

City Council Meeting Scheduling 2023

	7/6/2023		
	This schedule is subject to change		
Date/Type	Description	Sponsor	Placement/Time
18-Jul-23 Council Meeting	Proclamations - High Plains Chautauqua	Mayor	Intro
	Introduction New Community Development Director Brian McBroom	Mayor	Intro
	Introduction of new Interim Chief Financial Officer	Mayor	Intro
	Minutes Approval (6/13/23 Work session; 6/20/23 Council meeting; 6/29/23 Special Meeting)	Heidi Leatherwood	Consent
	Consideration of a Motion - Change Order for Audit Contract	Tammy Hitchens	Consent
	Consideration of a Resolution - Schneider Annexation	Caleb Jackson	Consent
	Intro & 1st Rdg Ord - Divestment of Water Rights from Delta Irrigation Co in Exchange for water rights in the New Cache and Cache la Poudre Companies	Sean Chambers	Consent
	Intro and 1st Reading Ordinance- Bestway PUD	Caleb Jackson	Consent
	Intro & 1st Rdg Ord - 3rd Additional Appropriation FY 2023	Tammy Hitchens	Consent
	PH & 2nd Rdg Ord - Rangeview Improvement District	Tammy Hitchens	Regular
	Ph & 2nd Rdg Ord - Authorization to Acquire Real Property by Purchase/Exercise of Eminent Domain (C Street - 59th Ave. to 66th Ave.)	Paul Trombino	Regular
	PH & 2nd Rdg Ord - 2nd Additional Appropriation FY 2023	Robert Miller	Regular
	Boards & Commissions Appointments	Heidi Leatherwood	Regular
	Homelessness - Strategic Plan	Juliana Kitten	
25-Jul-23 Council Work Session	2023 Art Master Plan	Andrea Haring/Louisa Andersen	
	Concept Planning Update - 9th/10th Street and 8th Avenue Corridors	Paul Trombino	
1-Aug-23 Council Meeting	Minutes Approval (7/11/23 Work session; 7/11/23 Special Council Meeting; 7/18/23 Council meeting)	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Ballot Item (if needed)	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Amending the Boundaries of the Greeley DDA	Don Threewitt	Consent
	Intro & 1st Rdg Ord - Building Code Amendments (Mechanical and Electrical Code)	Ken Haring	Consent
	Intro & 1st Rdg Ord - Schneider Annexation	Caleb Jackson	Consent
	Intro & 1st Rdg Ord - 4th Additional Appropriation FY 2023	Tammy Hitchens	Consent
	Consideration of a Resolution - IGA w/Weld County re Coordinated Election	Heidi Leatherwood	Consent
	Consideration of a Resolution - Adoption of 2023 Art Master Plan	John Dargle	Consent
	PH & 2nd Rdg Ord - Divestment of Water Rights from Delta Irrigation Co in Exchange for water rights in the New Cache and Cache la Poudre Companies	Sean Chambers	Regular
	PH and 2nd Reading - Bestway PUD	Caleb Jackson	Regular
	PH & 2nd Rdg Ord - 3rd Additional Appropriation FY 2023		
	PH & 2nd Rdg Ord - Seeley 1 Annexations	Doug May	Regular
	PH & 2nd Rdg Ord - Seeley 2 Annexations	Doug May	Regular
	PH & 2nd Rdg Ord - Seeley 3 Annexations	Doug May	Regular
	PH & 2nd Rdg Ord - Seeley 4 Annexations	Doug May	Regular
	PH & 2nd Rdg Ord - Seeley 5 Annexations	Doug May	Regular
	PH & 2nd Rdg Ord - Seeley 1-5 Zoning	Doug May	Regular
	Planning and Zoning Notifications to Residents	Don Threewitt	
	2037 Vision Priority Development Standards - Landscape Maintenance	Eric Bloomer	
8-Aug-23 Council Work Session	Overview of Translation Service Costs	Winna/Heidi	

Greeley City Council

Status Report of Council Initiatives

Initiative No.	Council Member Initiating	Council Request	Council Meeting or Work Session	Status or Disposition (After completion, item is shown one time as completed and then removed.)	Next Steps & Schedule	Anticipated Deliverable & Date (Report, Council Presentation, etc.)	Assigned to:
15-2021	Olson	Formation of a committee for implementation of a funding strategy for the 35th and 47th interchanges.	Deember 7, 2021 Council Meeting	Councilmember Olson will be following up with Manager Lee and Director Trombino on next steps Staff preparing a revised funding application for the next cycle of USDOT Grant Funding expected to be available in May 2023.	Pending outcome of federal grant application submitted	Next grant application expected May 2023	Paul Trombino
09-2022	Butler	Review traffic and safety surrounding 15 acre open area between 71st Avenue and 8th Street	7-Jun-22 Council Meeting	Requested that Public Works review the traffic and to improve safety in this congested area. In late 2022, Public Works Staff installed additional signage to improve safety and line of sight issues caused by parked cars. Furthermore, GPD with the help of Public Works have identified key times to enforce both speeding and stop sign compliance. City staff along with School District 6 and Westridge Academy held a public meeting with the neighborhood on January 26th, 2023. During this meeting we heard feedback regarding traffic safety and development concerns. This feedback is being used to develop solutions to address identified traffic safety concerns. These potential solutions will be brought back to the neighborhood to garner feedback prior to moving forward with the installation of identified	Additional signage installed for traffic and parking. Staff worked with School District, builder and GPD to ensure road is passable for school buses. GPD will focus enforcement times to ensure compliance with posted Staff developing neighborhood safety improvement options and working with School District on transportation issues to improve coordination and support related to safety and infrastructure around school	Anticipate providing council an update on the next neighborhood meeting and safety improvements by late summer 2023	Paul Trombino
01-2023	Butler	Costs and feasibility study of translation services for agendas and meetings	January 3, 2023 Council Meeting	Request staff research the costs and feasibility of translating the agenda, agenda packet and live streamed meetings in other languages? Is Spanish the predominant language for translation or are other languages also CCO is almost finished gathering the costs connected to having an in-person translator at council meetings, along with options for agenda translation services. C&E has supplied the information needed about the percentage of Spanish speaker in the community. Next Steps: Provide a written summary and recommendation to council by end of March. *April 12, 2023	CCO to work with C&E to gather statistical information for report.	CCO to provide a written report or Work Session Report on July 25	City Clerk's Office/Communication & Engagement
03-2023	Butler	Limits on individual campaign contributions	February 7, 2023 Council Meeting	Research and gather information from other municipalities to determine if they have implemented campaign contribution limits and provide update of what the process would be to set limits for individual	CCO/CAO to come back to Council at a work session regarding the process	CCO/CAO report to Council in May	CCO/CAO

				CAO and CCO will have a written report ready in May.			
04-2023	Hall	Bridge over creek along the Sheep Draw Trail in Pumpkin Ridge area	March 7, 2023 Council Meeting	Would like a written report to Council regarding the history of the project and possibility of putting a wooden foot bridge across the trail and the timeline going forward City staff will be setting up a neighborhood meeting with the Pumpkin Ridge Neighborhood regarding the proposed connection to the Sheep Draw Trail. We are planning the meeting for June 29, 2023.	PW scheduled next neighborhood meeting for June 29, 2023 at the Greeley Fun Plex from 5:30 PW has completed a preliminary proposed trail connection for the PumpkinRidge neighborhood. Pumpkin Ridge HOA is in support of the proposed low-rise trail connection and we anticipate the trail will be constructed later this year.	PW report provided to Council on March 24, 2023. Neighborhood meeting planned on June 29, 2023.	PW
07-2023	Butler	Asked staff to research a change to the code notification requirements for mobile home parks when changes in the code affect residents within a 500 feet radius	May 2, 2023 Council Meeting	Request staff to research a change to the code requiring notification to affected owners of personal property (structures) in mobile home parks within 500 feet of new zoning changes	Community Development	Added to 8/8/23 WS	CD
08-2023	DeBoutez	Asked City Attorney's Office to research the City's public nuisance ordinance	May 9, 2023 Council Work Session	Request staff to research ways to strengthen the City's public nuisance ordinances to address criminal behavior, including police assistance and code enforcement	City Attorney	Update in mid-July with research and draft ordinance at Council work session	CAO
09-2023	Butler	Research creating an ordinance to limiting ownership of wild animals to three	June 20, 2023 Council Meeting	Research limiting the number of animals kept or owned within the city limits to no more than three (3); prohibit residents from feeding wild and feral animals belonging to the Class Mammalia; prohibiting residents of the City of Greeley from feeding animals elonging to the Class Mammalia outdoors; and require any resident within the city limits that own or keep animals belonging to the lass Mammalia to provide annual vaccinations and deworming, and be required to provide proof of such	Greeley Police Department	Options for consideration for how to handle this problem at a future Coucnil meetitng	GPD
10-2023	Butler	Research unionizing for the Sergeants and Commanders of the Greeley Police Department	June 20, 2023 Council Meeting	City staff prepare for City Council's consideration a draft Council initiated ballot measure to amend the Greeley Muicpial Charter Section 14.4(b)(a) to include sergeants and commanders within the definition of police officer for the purpose of inclusion within the members of the civil service with the right to organize and bargain	City Attorney/City Clerk	Bring to next Work session for discussion with a draft ordinance at the next Coucil meeting after the work session on 7/11/23	CAO/CCO