

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
City Council Regular Meeting
July 18, 2023
6 p.m.

1. Call to Order

Mayor Gates called the meeting to order at 6:00 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. Pledge of Allegiance

Mayor Gates led the Pledge of Allegiance.

3. Heidi Leatherwood, City Clerk called the roll.

Present:

Mayor John Gates
Councilmember Tommy Butler
Councilmember Deb DeBoutez
Councilmember Dale Hall
Mayor Pro Tem Brett Payton
Councilmember Ed Clark
Councilmember Johnny Olson

4. Approval of the Agenda

None.

5. Recognitions and Proclamations

Mayor Gates read Big Balloon Build Day proclamation, and Verniece Thomas and Sharon Eberhard with Life Stories Child and Family Advocacy were present in Chambers to accept.

Councilmember Clark presented *What's Great About Greeley?*

Mayor Gates introduced Community Development Director Brian McBroom and Interim Chief Finance Officer Rodney Rhoades into their new roles.

6. Citizen Input

1. Steve Teets spoke about fair housing, drug problems in the community, ADA service animals and increased housing issues.

7. Reports from Mayor and Councilmembers

None.

8. Initiatives from Mayor and Councilmembers

Councilmember Clark attended a neighborhood meeting a couple weeks ago.

Councilmember Clark reported that residents were expressing safety concerns about the Farrside area parks occupied by homeless individuals. Council consensus requested that the City Attorney's Office provide a summary on camping bans, resources and solutions.

Consent Agenda

9. Approval of the June 13, June 20, and June 29 Meeting Minutes

10. Consideration of a motion to approve the Change Order to Contract FY21-25Y for City Professional Financial Auditing Services with Plante & Moran, PLLC, increasing the contract from \$610,475.00 to \$835,475.00

11. Consideration of a Resolution finding substantial compliance with State Annexation laws for the Schneider Annexation

12. Introduction and first reading of an Ordinance authorizing the divestment of city-owned water rights represented by shares of capital stock in the Delta Irrigation Company

13. Introduction and first reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado from C-D (Conservation District), C-L (Commercial Low Intensity) and R-L (Residential Low Density) to PUD (Planned Unit Development), changing the underlying land use designations for approximately 40.67 acres of property located at 145 North 35th Avenue (Bestway PUD)

14. Introduction and first reading of an Ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2023 (3rd Appropriation)

Mayor Pro Tem moved to approve the Consent Agenda Items 9-14.
Councilmember Clark seconded the motion. The motion passed 7-0 at 6:19 p.m. with Councilmember Olson absent.

End of Consent Agenda

15. Pulled Consent Agenda Items

None.

16. Public hearing and Second Reading of an Ordinance amending local

improvement district No. 463 to add the property located at 1841 Homestead Road to the improvement district and making supplemental assessments against the lots and lands within the amended improvement district to cover the costs of the maintenance of landscaping around the perimeter of Range View Estates (35th Avenue and 20th Street) in the City of Greeley, Colorado

Interim Finance Director Tammy Hutchins shared a presentation at 6:20 p.m.

Local Improvement District (LID) No. 463 was established to maintain the rights-of-way landscaping outside the Range View neighborhood. The City collects the funds on behalf of the LID, which then uses those funds to provide the maintenance of the landscaping around the neighborhood perimeter. Since the adoption of LID No. 463, the property within the subdivision that had contained tennis courts has been converted to a residential unit. This revision of the ordinance will incorporate 1841 Homestead Road in the annual assessment of \$350 per homeowner plus a 5% collection fee.

The public hearing opened at 6:22 p.m.

1. Public Estates, HOA President Kaan Inceoglu introduced himself and wanted Council to know that he was present to answer questions if needed.
2. Steve Teets asked if the expense was the responsibility of the homeowner or the City.
In response to the question, Ms. Hutchins replied that the City only collects the money and gives it to the HAO to provide services.
3. Edwin Grant spoke about differing maintenance responsibilities between the housing communities and the City.

The public hearing was closed at 6:27 p.m.

Councilmember Butler asked how often this issue would come before Council? In response to the question, Ms. Hutchins answered that they can make changes every three years.

Councilmember Olson moved to adopt the ordinance and publish by title only. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 6:28 p.m.

17. Public Hearing & Second Reading of an Ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2023 (2nd Appropriation)

Treasurer, Robert Miller, Fire Division Chief Jeff Stranahan, and Interim Fire Chief Chris Ellmer shared the presentation at 6:29 p.m.

The Greeley Fire Department requested funding to replace two fire apparatus. The benefits of advancing the funds are avoiding price increase, discount for multiple vehicles and maintaining the current replacement plan cycle. New emission standards have increased costs and prices are rising as of August 2023.

Councilmember Olson asked when the funding for the equipment would normally be scheduled. In response to the question, Mr. Stranahan said that these requests would normally be in the 2025 and 2026 budgets and therefore, the requested funds would be advanced from the 2025 and 2026 budget.

Councilmember DeBoutez about the life span of the apparatus. In response to the question, Mr. Stranahan replied that the vehicles have a 20-year life cycle with 12 years on the frontline and 8 years on reserve.

The public hearing opened at 6:31 p.m.

1. Edwin Grant spoke about his government observations over the years.

The public hearing closed at 6:33 p.m.

Councilmember Butler moved to adopt the Ordinance and publish with reference to title only. Councilmember Olson seconded the motion. The motion passed 7-0 at 6:34 p.m.

18. Public Hearing & Second Reading of an Ordinance - Authorization to Acquire Real Property by Purchase Or Exercise of Eminent Domain (C Street - 59th Ave. to 66th Ave.)

Public Works Director Paul Trombino and Deputy Public Works Director Bhooshan Karnik introduced the item at 6:34 p.m.

The C Street project objective is to connect 66th Avenue and 59th Avenue with intersection control changes at 59th Avenue and C Street. The project will resolve existing grade issues and provide connectivity for residents in the Northridge Estates neighborhood, other residents, and Northridge High School. If not completed, C Street will remain a dead-end street with little value to the neighborhood, school, and community. The project completion date is expected to be within the 2024 calendar year. It does not involve any state/federal funds or grants.

Councilmember Olson asked if it is a possibility that eminent domain will be the process used to acquire the property. In response to the question, Mr. Kamik replied that owners have been communicated to and there is still no agreement for market value of the property.

The public hearing opened at 6:41 p.m.

1. Edwin Grant spoke about eminent domain.

2. Steve Teets spoke about eminent domain and property owners.

The public hearing closed at 6:43 p.m.

Councilmember Olson spoke on eminent domain and the point is to arrive at a fair market price for the property owners.

Councilmember Butler moved to adopt the Ordinance and publish with reference to title only. Councilmember Olson seconded the motion. The motion passed 7-0 at 6:45 p.m.

19. Appointments to Boards & Commissions

City Clerk Heidi Leatherwood announced the appointments:

Civil Service Commission – Kristi Ogren for a six-year term.

Commission on Disabilities – Recruit for additional applicants.

Union Colony Civic Center Advisory Board – Recruit for additional applicants.

Youth Commission – Dakine Persons for a two-year term.

20. Scheduling of Meetings, Other Events

None.

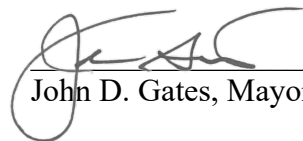
21. Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Mayor Pro Tem Payton moved to approve the motion. Councilmember Butler seconded the motion. The motion passed 7-0 at 6:46 p.m.

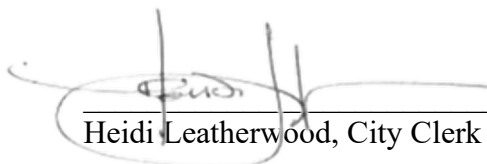
22. Adjournment

Mayor Gates adjourned the meeting at 6:46 p.m.

Approved:


John D. Gates, Mayor

Attest:


Heidi Leatherwood, City Clerk