

City of Greeley, Colorado
CITY COUNCIL WORK SESSION PROCEEDINGS
July 11, 2023
6 p.m.

1. Call to Order

Mayor John 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. Roll Call

City Clerk Heidi Leatherwood called the roll.

Present:

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Councilmember Dale Hall

Mayor Pro Tem Brett Payton

Councilmember Ed Clark

Councilmember Johnny Olson

Mayor John Gates

4. Reports from Mayor and Councilmembers

Councilmember Olson provided an update from the North Front Range regarding the Transit Coordination presentation.

Councilmember Clark attended a meeting regarding Farr Park and the issues related to the homeless people occupying the area. He is interested in researching a “camping ban” so that members of the community can access the park for its intended use.

5. Ironwood Development Proposal

Public Works Director Paul Trombino introduced the item at 6:05 p.m.

The proposed development requires All Recycling to purchase the 16-acre site, construct a 20,000 sq ft. waste transfer facility and 50,000 sq ft. of speculative industrial flex space with 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 the construction of the street. The property has been undeveloped for years. The entire property is for sale now. The City expects that there will be adequate return on investment from taxes.

Councilmember Butler asked if this project was connected to a pyrolysis plant. In response to the question, Deputy City Manager Don Tripp said that this agreement is separate from that project, but they can be considered related to each other. Councilmember Butler noted that he did not think this was a good idea to place in the downtown area and asked if the applicant would consider the agreement without the incentive. Mr. Tripp replied that the incentive (construction of the road) was critical to the agreement, and that the City made it clear that they are not interested in developments that would incur noxious odors or other.

Councilmember Butler asked about the money in the TIF and wondered if a possible Economic Development Master Plan might find a different path on using those funds. Mr. Tripp responded that this is the agreement that is in the works and the opportunity to construct light industrial is a good use of the funds now. Councilmember Butler believed that there are other projects that would be better for Greeley.

Councilmember DeBoutez asked if the recycling center would be an indoor facility and if so, would there be regulations on times of use and noise, as she is concerned about the neighborhood of 3000 households to the south. She wanted to be thoughtful about the quality of life of the neighborhood with the industrial use nearby. City Manager Lee responded that Council has the right to consider regulations with any development to come through allowing for changes to enhance the community. Mr. Tripp added that he will look into the idea of “buffering” the neighborhood through zoning efforts.

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

Deputy City Attorney Stacey Aurzada introduced the item at 6:20 p.m.

On June 20, 2023 Council requested that staff information and draft an ordinance amending Section 14-4(b) of the Greeley Home Rule 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.

Council 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

Councilmember DeBoutez asked for clarification about a possible charter change back in 1980 related to police sergeants and wanted to understand the role of sergeants. Ms. Aurzada noted that she will research. Chief Turk explained that they are frontline supervisors responsible for a group or a shift of officers.

Councilmember Olson wanted to make sure they were taken care of and by putting this on the ballot via Council and not by an initiative petition, if there was the belief that Council was supporting the question. Mayor Gates added that this is a way for the question to get in front of the voters to make the decision and not necessarily a show of support or not. Councilmember Olson added that he believed commanders would do well through Compensation and Classification efforts than trying to be part of a union.

Councilmembers asked about benefits for sergeants and then additionally asked for an explanation of why the commanders were added to this request. Chief Turk explained that most of the benefits offered to commanders were also offered to sergeants.

Council consensus was to allow Police Sergeants to collectively bargain. The item will be brought back for Council consideration at the August 1, 2023 City Council meeting.

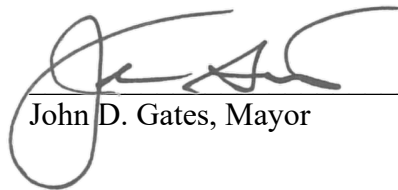
7. Scheduling of Meetings, Other Events

None.

8. Adjournment

Mayor Gates adjourned the meeting at 6:56 p.m.

Approved:



John D. Gates, Mayor

Attest:



Heidi Leatherwood, City Clerk