

City of Greeley, Colorado  
**City Council Work Session**  
July 25, 2023  
6 p.m.

**1. Call to Order**

Mayor Pro Tem Brett Payton 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 Pro Tem Brett Payton led the Pledge of Allegiance.

**3. Roll Call**

City Clerk Heidi Leatherwood called the roll.

The following members of Council were present:

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Councilmember Dale Hall

Mayor Pro Tem Brett Payton

Councilmember Ed Clark

Councilmember Johnny Olson

Mayor John Gates - excused

**4. Reports from Mayor and Council Members**

Councilmember Olson briefed Council on the North Front Range Regional Transportation Plan email they will be receiving from the City Clerk and shared that he will be attending the Front Range Passenger Rail District Board Retreat.

**5. Homelessness Strategic Plan**

Assistant City Manager Juliana Kitten introduced the item at 6:01 p.m.

This is a multipronged strategy that focuses on working with all our partners for funding and solutions.

The Mayor's Task Force on Homelessness Goals:

- 1) Reduce total homelessness to 75% in four years.
- 2) Reduce the number of people becoming homeless to less than 50 in total a year within four years.

Councilmember DeBoutez asked for the definition of bridge housing, for additional information on funding for shelters, and the average time for homelessness. Ms. Kitten explained that bridge housing is same-day housing solution and reviewed the funding for shelters and shared that the average time for homelessness is five years.

Councilmember Clark asked about the criteria of homelessness. Ms. Kitten reviewed the criteria and categories of homelessness.

Councilmember Olson asked if any of the councilmembers will be on the Mayor Task Force. He also asked for additional information on the pre-homelessness population, community outreach, communication, and education. Councilmember Olson would like assurance that the program is sustainable. Mr. Lee responded that the Mayor would make the decision on councilmember participation. Ms. Kitten discussed the process for identifying homelessness at all stages. Communication efforts and community engagement are ongoing and are continually being assessed.

## **6. At Home in Greeley Housing Needs Assessment**

Community Development Director Brian McBroom introduced the item at 6:37 p.m.

Planner III Betsy Kellums led the presentation on the Housing Needs Assessment and introduced guest speakers Andy Pfister and Richa Singh, both are Development Strategy consultants.

Mr. Pfister presented findings and discussed next steps. The consultant firm will continue work to establish priorities, define roles, create a timeline for action, identify programs and policies, identify new funding sources, and establish metrics to measure progress.

Councilmember Butler asked for clarification on the calculation baseline, if we have started to identify next steps on what we are going to do with this information, and wanted information what hurdles need to be addressed from the developers, what is keeping developers from developing. Councilmember Butler also asked about the current housing shortage. Ms. Kellums confirmed the calculation baseline.

Mr. McBroom explained that the next steps are to continue working with the consultants and discuss further at the August 22, 2023, work session. Ms. Kellums explained that the primary hurdle for developers is the expense of a new build that does not fit low-income criteria.

Councilmember Olson asked for strategic incentive program without burdening taxpayers, public-private partnerships, and more homes, (not multifamily homes) to serve the community. Councilmember Olson would like to see programs that support the families that can't afford the 20% down payments and less escalation bids from out-of-state.

Councilmember DeBoutez wants to be assertive about the types of homes in the community. She asked about the sub-area plan and why this area was selected. Ms. Kellums responded that the area was selected for ease of transportation access. Funding mechanisms will need to be put in place to minimize the impact of business displacement and potentially minimize the impact of gentrification.

## **7. 2023 Art Master Plan**

Culture Parks and Recreation Director John Dargle introduced the item at 7:09 p.m.

Greeley Art Commission Chair Louisa Andersen and Public Art Manager Kim Snyder provided an overview of the 2023 Art Master Plan. The Art Commission requested Council feedback and expressed their intention to return to Council for consideration of a Resolution to Adopt at the next Council Meeting.

Councilmember DeBoutez asked about the Ward 2 improvements of Highway 34 and if a quiet wall has been considered. Mr. Marek provided guidance on budgeting for these projects.

Councilmember Hall inquired how the art was acquired. Ms. Andersen explained that the art is purchased by programs that allow new artists to contribute to City projects.

Councilmember Butler would like to see some partnerships with organizations such as the University of Northern Colorado.

Councilmember Olson wanted developers to do more work with City parks.

**8. Enterprise Resource Program Update**

Chief Information Officer Bret Naber introduced the item at 7:26 p.m.

Krystal Dilka presented a review and celebration of the Oracle Refinement project that was completed on time and on budget. The project is currently in stabilization mode, focusing on fully embracing changes and looking for opportunities to find efficiencies. The team will continue to maximize services and knowledge of our environment with our vendor Metaformers.

Councilmember Clark expressed appreciation of staff for their work on this project.

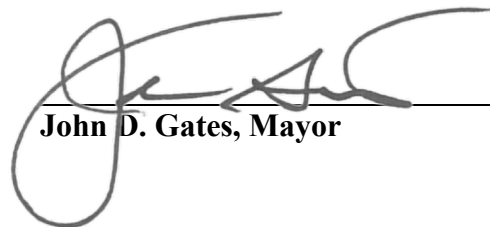
**9. Scheduling of Meetings, Other Events**

None.

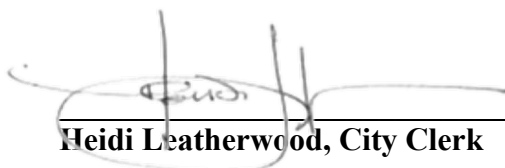
**10. Adjournment**

Mayor Pro Tem Brett Payton adjourned the meeting at 7:39 p.m.

Approved:

  
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**John D. Gates, Mayor**

Attest:

  
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**Heidi Leatherwood, City Clerk**