City of Greeley, Colorado

CITY COUNCIL WORK SESSION REPORT

August 8, 2023

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 – attended remotely via the City's Zoom platform
Mayor Pro Tem Brett Payton
Councilmember Ed Clark
Councilmember Johnny Olson

Mayor John Gates – excused

4. Reports from Mayor and Council Members

Councilmember Olson summarized the report provided by Paul Trombino, outlining a call for projects for the fiscal years 2026 and 2027.

Councilmember Butler acknowledged that Monster Day is coming this weekend, in downtown Greeley.

Councilmember Clark gave an update on the neighborhood meeting at ….

5. Initiative 07-2023: Neighborhood noticing standards for land use hearings

Planner II Caleb Jackson presented the item at 6:04 p.m.

Community Development Director Brian McBroom and Planning Manager Don Threewitt were available remotely, via the City's Zoom platform, to address Council questions.

Mr. Jackson presented a review of staff research regarding 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. Staff expanded the scope to look at equitable notification to tenants in addition to owners. This item reports findings and recommends an expansion of Director discretion in lieu of a formal code change to optimize the mailed notification process.

Staff recommends no change to Development Code, however, would like to rely on Director discretion for mailed notice to consider the following:

- Continue mailed notice to record owner
- Add mailing to non-owner residents on a case-specific basis
- Considering the nature of the proposal, context of the area, and existing development patterns.

Councilmember Clark requested a matrix that will be used for Director discretion.

Councilmember Butler expressed that 500' is not enough, specifically for rezoning and suggested at least 1000'.

Councilmember DeBoutez noted that residents should be responsible for reading the posted colored development signs alerting residents of new development being considered.

Councilmember Olson suggested that technology could be used to increase transparency and communication.

Mr. McBroom committed to looking into these issues.

6. Mobility Expansion for Regional Growth and Equity (MERGE) project update & Multimodal Project Discretionary Grant (MPDG) application

Public Works Director Paul Trombino introduced the item at 6:21 p.m.

Mr. Trombino provided updates on the planned Interchanges on US 34 Bypass and 35th and 47th Avenues and the Mobility Hub at Centerplace titled the Mobility Expansion for Regional Growth and Equity (MERGE) project. The United States Department of Transportation (USDOT) has opened the Multimodal Project Discretionary Grant (MPDG) program for applications. The purpose of this item is to provide council with an update of the project design, cost information and an overview of the proposed grant application.

Councilmember DeBoutez inquired why the City isn't asking for more money. Mr. Lee responded that this is the importance of the conversation today, identifying what Council thinks about Transportation Infrastructure Finance and Innovation Act (TIFIA).

Councilmember Olson commented on the importance of priority-based requests. Mr. Trombino added that a secondary goal is to free up funding for other projects. Councilmember Butler inquired why the City hasn't applied for TIFIA in the past. Mr. Trombino replied that there have been substantial changes, including the addition of transit. Councilmember Olson added that this is a laborious process needing someone who specializes in TIFIA to assist the City. Mr. Marek advised this is a utility enterprise fund, subject to Taxpayer's Bill of Rights (TABOR). Mr. Lee added, as the City expands, we need to think about increasing costs and how the City will repay the debt. It may be difficult to adequately predict costs with the amount of growth, and long-term financial planning. Mayor Pro Tem Payton added, as infrastructure needs go, we need to consider our ability to respond to future infrastructure needs.

Councilmember Butler inquired about the timeline. Councilmember Olson confirmed August 25, 2023, is the deadline. Mayor Pro Tem Payton confirmed that Council does not have to decide on TIFIA tonight, but rather confirmation for grant support.

Councilmember Olson spoke about telling the story and Council can designate and decide what funding we're applying for while exercising caution to not create too much debt. He asserted that we are not going to get the Colorado Department of Transportation (CDOT) support because of competing projects with I-25.

Mr. Trombino expressed that investigations into strategy will continue and confirmed there isn't a pre-payment penalty on TIFIA funding.

Councilmember Butler commented on the effects on the constituents in his Ward, and he is glad to see this is finally getting done.

Councilmember Clark added that this is an important project, the City needs additional infrastructure.

8. Colorado Grit Agreement (The item was moved up by Mayor Pro Tem Payton due to accommodate third party consultants present.)

Culture, Parks and Recreation Department Deputy Director Diana Frick introduced the item at 7:06 p.m.

Representatives from Player Development, CEO/Owner Bob Bowden, Director Dave Clarkson, and Brooke Wilfley were available for questions.

The primary goals of this agreement are to:

- Elevate Greeley's brand through enhanced livability and economic prosperity in Downtown Greeley.
- Honor the public value of the current Ice Haus program with continued community access for existing programs while supporting the Grit's needs at the Ice Haus.

- Generate enough city revenue to sustain the Ice Haus operations and precipitate an expansion of the Ice Haus.
- Establish Grit and the City of Greeley as financial partners, with fairness to both parties and publicly defensible.

Councilmember Butler inquired if improvements to the facility are part of the contract. Ms. Frick responded that some of them are, and Mr. Lee added that they are not necessarily called out in the contract.

Councilmember Clark inquired why the team is not called Greeley Grit. Ms. Wilfley replied that this is being considered for the near future, but that uniforms and other marketing items are already

Mr. Clarkson shared his coaching experience and highlighted the benefits to the children in the community. The program keeps the kids at home, we can do this as locally, family-friendly activity. Important for families to use local businesses. It is a steppingstone; the kids don't pay to play.

Councilmember Olson inquired about the budget and where funds are coming from. Ms. Frick replied the funds are coming from Capital Improvement Project (CPI) funds.

Councilmember Butler inquired when first home game will be. Ms. Frick mentioned that it is September 8, 2023.

And Councilmember Clark inquired if the City is intending to offer liquor in the concession areas. Mr. Lee replied that the City is pursuing this option.

7. Initiative 01-2023: Costs and feasibility of translation services for Council meetings and agendas

Communications & Engagement Director Winna MacLaren and City Clerk Heidi Leatherwood introduced the item at 7:20 p.m.

Ms. Leatherwood provided a summary of staff research on costs and feasibility of translating agendas, agenda packets, live meetings and closed caption options for Spanish. Ms. MacLaren presented on staff research into other predominant languages in Greeley, the percentage of residents who prefer Spanish as their first language and best practices.

Councilmember DeBoutez wanted clarification on what additional services could be provided upon request of residents. Ms. Leatherwood suggested that additional services could include in-person translators for a particular agenda item or public hearing item at council meetings or even written materials.

Councilmembers Butler, Hall, and DeBoutez commented that this is a great first step in reaching out to support members of the community.

Councilmember Olson would like metrics in place to identify how the community is responding to the investment of translating and posting agendas.
Councilmember Butler asked where the Spanish agendas would be posted. Ms. Leatherwood responded that she hopes it will be available in the same location as the other agendas, but will investigate and reach out to the vendor, if needed.

9. Scheduling of Meetings, Other Events
None.

10. Scheduling of Meetings and Other Events
None.

11. Adjournment
Mayor Pro Tem Brett Payton adjourned the meeting at 7:31 p.m.

Approved:

Brett Payton, Mayor Pro Tem

Attest:

Heidi Leatherwood, City Clerk