

City of Greeley, Colorado
CITY COUNCIL WORK SESSION REPORT
August 22, 2023

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.

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

4. Reports from Mayor and Council Members

None.

5. At Home in Greeley: Subarea Plan

Community Development Director Brian McBroom introduced the item at 6:01p.m.

Planning Manager Don Threewitt Development Strategies Consultant, Matt Wetli presented ideas and concepts of the Subarea Plan for the area along 10th Street between 23rd and 30th Avenues. The plan will include concepts to create a community that meets these elements: livable & inclusive, vibrant, healthy & caring, comfortable & connected, dynamic & lasting, and walkable & activated. The Plan will also include recommendations for development of design standards and implementation recommendations. The final version of the plan will be presented in a public hearing to the Planning Commission and then to the City Council in September. This item is informational only and no Council action is required.

Councilmember Olson questioned the location and was concerned this plan is not meeting our low-income housing needs. In addition, he is concerned about transportation issues as

this is the only East-West arterial that runs from one end of our city to the other. In response to the question, Mr. McBroom explained that these points will be considered in the planning phases.

Councilmember DeBoutez asked if redevelopment fees would be utilized for park renovation. In response, Mr. Threewitt shared that he will be looking at this with the redevelopment plan.

Councilmember Butler requested clarification of the 32 points for public engagement, funding resources and potential costs. Additionally, he inquired about gentrification considerations. In response, Mr. Threewitt clarified the engagement efforts and Mr. McBroom explained the initial plan for funding and incentivization efforts. Mr. Lee added that development funds are intended to assist with development incentives.

Councilmember Hall asked if outreach has been conducted throughout the City. In response, Mr. McBroom indicated further outreach efforts would likely be conducted later in the process.

Councilmember Olson expressed some concern about potential competition with downtown development. In response, Mr. Lee clarified that the intention is to help give the developers a better idea of development priorities.

Councilmember Clark discussed the economic engines and asked if they will all be affordable and multi-use housing. In response, Mr. McBroom summarized the grant requirements and expressed the classification of housing is yet to be determined.

Councilmember DeBoutez asked the consultant about the trend analysis for retail and multi-use. In response, Mr. Wetli replied that it's important to have a nice mixture and add services that are needed in the community.

Councilmember Butler requested additional information on next steps. In response, Mr. McBroom summarized ongoing efforts for finalizing the plan and potential approval. Mayor Gates reminded Council that efforts so far have been driven by grants.

6. Council 2037 Vision Priority for Landscape and Maintenance of City Properties

Culture, Parks, and Recreation Director John Dargle introduced this item at 6:37 p.m. Parks Superintendent Eric Bloomer and Deputy Public Works Director Will Jones also participated in the presentation.

In accordance with City Council 2037 Vision: Quality of Life Amenities is set to develop standards for the landscape maintenance of City owned and/or managed property. Staff shared the landscape and maintenance service level plan. The intent is to bring alignment among the following departments: Public Works, Culture, Parks and Recreation, Water & Sewer, as well as Community Development. Staff developed a framework to prioritize work, standards of care, and performance measures to track success. Staff also requested

City Council feedback on the framework and next steps to develop standards for the landscape maintenance of City owned and/or managed property.

Councilmember Hall expressed a need to prioritize weed management in city-owned property. In response, Mr. Jones agreed and indicated this is the intended direction.

Councilmember Olson requested clarification on categories of high, medium, and low traffic areas. In response, Mr. Jones defined the area prioritization levels as volume driven.

Mayor Gates asked if the metric is achievable. In response, Mr. Jones assured that it is our goal.

Councilmember DeBoutez requested a copy of the inventory narrative and made a request to add the Greeley Mall as a primary location as a gateway property for the City.

Councilmember Clark commented that the Parks & Recreation operations are reactive and this needs to be a priority. In response, Mr. Jones confirmed this is part of the asset management plan as they are working to keep it consistent. Mr. Lee added that the City is invested in landscaping and aesthetics as reflected in the proposed budget.

Councilmember Hall asked if natural areas, trails, and parkway watering will be included. In response, Mr. Dargle confirmed that watering is included.

Councilmember Olson mentioned the importance of everyone working together to clean up the ambiguity of parks. He would also like clear definitions of park classifications. In response, Mr. Dargle offered that classifications and sport complexes will come with the comprehensive plan. The intention is to take a global view of the next ten years. Mr. Lee added that gateways in the community are on the radar.

7. Water and Sewer Customer Service

Utility Finance Manager Erik Dial and Water & Sewer Director Sean Chambers introduced the item at 6:58 p.m.

Mr. Dial identified specific needs for improvement including staff to ensure consistent, prompt call response, and replacing outdated technology. Budget for 2024 will include investments in meter shops, backflow prevention, conservation, customer experience, as well as a multi-lingual resource navigator connecting residents with Water & Sewer utilities, conservation, and other information.

The Water Department's expectation is to provide excellent customer service to its citizens in all facets of its operations. Over the last year, water utilities leadership in coordination with the City Manager's Office, has reviewed the challenges and opportunities associated with improving the customer's experience by taking several steps to improve the utility billing and cashing service level. Significant additional investments and technological improvements are coming.

Councilmember Clark asked if the system would be Oracle based. In response, Mr. Dial said that Oracle is an option, but bids will be considered from multiple vendors. Councilmember Olson recognized the need to implement a system that speaks to and works with the existing system.

Mayor Gates expressed his appreciation emphasizing customer service and noted the history provided helped put it in perspective.

Councilmember Clark asked if a call back feature would be considered. In response, Mr. Dial stated many improvements in call center technology will be researched.

Councilmember Olson agreed with Mayor Gates, mentioning transparency is refreshing considering the number one complaint is the water/sewer rates. He asked how staffing will impact rates. In response, Mr. Chambers said this change does not have an impact on the rates.

Councilmember Clark asked if a structure is deemed condemned when the water is turned off. In response, Mr. Dial mentioned that the City works with customers and posting the property for non-occupancy is an action of last resort.

8. Animal Services in Weld County - Larimer Humane Society

Chief of Staff Kelli Johnson introduced the item at 7:30 p.m. Police Chief Adam Turk was available for questions.

Councilmember Payton recused himself.

Judy Calhoun, CEO of Larimer Human Society, presented the strategic goals, mission, timeline, and services provided beginning on October 2, 2023.

In May, the City of Greeley learned the Weld County Humane Society (WCHS) was having financial concerns that could potentially impact animal sheltering services for our community. At that time, staff began exploring possible options for continuing this critical community service.

After fully vetting options and working with surrounding stakeholders, all parties agreed the most viable option was to engage in a new relationship with Larimer Humane Society. Over the past several months, Larimer Humane Society acquired the Weld County Humane Society.

Animal sheltering services include intake, adoption, vaccination, licensing, and quarantine. During July and August 2023, Larimer Humane Society will host community listening sessions to learn how best to support the community in this new endeavor. As of October 2, Larimer Humane Society will continue providing animal sheltering services at

1620 42nd Street, Evans, Colorado. The City of Greeley will partner and contract with Larimer Humane Society for animal sheltering services.

Mayor Gates asked about the fund structure and citizen fundraising. In response, Ms. Calhoun shared there will be a variety of ways that funding needs will be met, both public and private. She added the expectation is for funding from Larimer County, with many commitments, and the need for donor investment. Mayor Gates expressed an eagerness to partner with Larimer Humane Society, noting it will be a win-win.

Councilmember DeBoutez requested additional information about the County's commitment. In response, Ms. Calhoun explained it is contractually based across counties.

Councilmember Clark asked about the Board for the Larimer Humane Society. Ms. Calhoun explained the Larimer Humane Society Board is not currently adding new members. There are currently 11 members, with a priority to add people who either live or have strong community contact in Weld County. As Greeley is the center population of the County; the Larimer Humane Society is happy to accept recommendations.

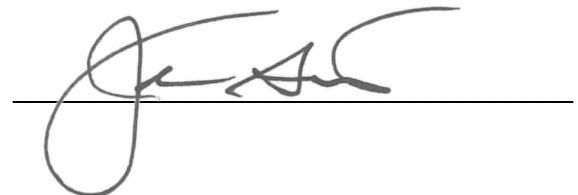
9. Scheduling of Meetings, Other Events

None.

10. Adjournment

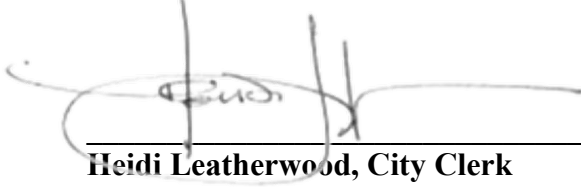
Mayor Gates adjourned the meeting at 7:56 p.m.

Approved:

A handwritten signature in dark ink, appearing to be 'J. Gates', is written over a horizontal line.

John D. Gates, Mayor

Attest:



Heidi Leatherwood, City Clerk