

Greeley City Council Agenda

Special Meeting
Tuesday, November 28, 2023 at 6:00 PM

City Council Chambers at City Center South, 1001 11th Avenue, Greeley, CO 80631
via Zoom at: <https://greeleygov.zoom.us/j/81263753383>

NOTICE:

City Council Meetings are held on the 1st and 3rd Tuesdays of each month in the City Council Chambers. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in person meeting in Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

Members of the public are also invited to choose how to participate in Council meetings in the manner that works best for them.

Watch Meetings:



Meetings are open to the public and can be attended in person by anyone.



Meetings are televised live on GTV8 on cable television.



Meetings are livestreamed on the City's website, Greeleygov.com as well as YouTube at Youtube.com/CityofGreeley

For more information about this meeting or to request reasonable accommodations, contact the City Clerk's Office at 970-350-9740 or by email at cityclerk@greeleygov.com.

Meeting agendas, minutes, and archived videos are available on the City's meeting portal at <https://greeleyco.portal.civicclerk.com/>



Mayor

John Gates

Councilmembers

Tommy Butler - Ward I

Deb DeBoutez - Ward II

Johnny Olson - Ward III

Dale Hall - Ward IV

Brett Payton - At-Large

Melissa McDonald - At-Large



City Council Special Meeting Agenda

November 28, 2023 at 6:00 PM

City Council Chambers at City Center South, 1001 11th Avenue, Greeley, CO 80631

via Zoom at: <https://greeleygov.zoom.us/j/81263753383>

1. Call to Order
2. Pledge of Allegiance
3. Roll Call of Current Council

Consent Agenda

The Consent Agenda is a meeting management tool to allow the City Council to handle several routine items with one action.

Council Members may request an item be pulled off the Consent Agenda and considered separately under the next agenda item in the order they were listed.

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4. Consideration of a motion to approve the proceedings from the following City Council Meetings: October 3, 2023, October 17, 2023, and October 24, 2023 Special Meeting
 5. Consideration of a motion to approve the proceedings of the following City Council Work Sessions: October 10, 2023, October 24, 2023, and November 14, 2023

End of Consent Agenda

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6. Pulled Consent Agenda Items
 7. Tribute to Councilmember Ed Clark
 8. A motion to adjourn sine die

Transition of Councilmembers

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9. Swearing in of Mayor and Councilmembers
 10. Call to Order
 11. Roll Call of New Council

12. Remarks from Mayor and Council
13. Mayor Pro Tem Selection Process
14. Order of Council Succession
15. Discussion of Council Assignments to Boards and Commissions and Standing Committees

Consent Agenda

16. Consideration of a motion to approve the 2024 Council Meeting/Work Session schedule
17. Consideration of a resolution to approve the Gray & Black Market Marijuana Enforcement Grant Program

Regular Agenda

18. Pulled Consent Agenda Items
19. 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
20. Adjournment



Council Agenda Summary

November 28, 2023

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Consideration of a motion to approve the proceedings from the following City Council Meetings: October 3, 2023, October 17, 2023, and October 24, 2023 Special Meeting

Summary:

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	NA
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Legal Issues:

Legislative process

Other issues and Considerations:

Strategic Focus Area:



High-Performance Government

Decision Options:

- 1) Approve the motion; or
- 2) Amend the motion and approve as amended; or
- 3) Deny the motion; or
- 4) Continue consideration of the motion to a future date.

Council's Recommended Action:

Approve the motion.

Attachments:

1. City Council Meeting Minutes- October 3, 2023
2. City Council Meeting Minutes - October 17, 2023
3. City Council Special Meeting Minutes - October 24, 2023

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
October 3, 2023
6 p.m.

1. Call to Order

Mayor Gates called the meeting to order at 6 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

Heidi Leatherwood, City Clerk called the roll.

Present:

Mayor John Gates

Councilmember Tommy Butler

Councilmember Deb DeBoutez, virtually

Councilmember Dale Hall

Mayor Pro Tem Brett Payton

Councilmember Ed Clark, virtually

Councilmember Johnny Olson arrived at 6:01 p.m.

4. Approval of the Agenda

Deputy City Manager Don Tripp reported that the applicant for Item 17 has requested a continuance to October 17, 2023.

Councilmember Butler moved to continue the second reading and public hearing for item 17 to the regular meeting scheduled for October 17, 2023 and republish the notice. Councilmember Hall second the motion. The motion passed 6-0 at 6:03 p.m. with Mayor Pro Tem Payton recused.

5. Recognitions and Proclamations

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

Mayor Gates read the Recognition of 45 Years of Domestic Violence Advocacy proclamation at 6:04 p.m. A Woman's Place, Executive Director, Diane Heldt, was present in Council Chambers to accept.

Mayor Gates read the University of Northern Colorado 100th Homecoming proclamation at 6:09 p.m. University of Northern Colorado President, Dr. Andy Feinstein was present in Council Chambers to accept.

6. University of Northern Colorado (UNC) Update

UNC President, Doctor Andy Feinstein spoke about the 100th Homecoming Anniversary. Alumni and supporters welcomed to campus for UNC week starting October 9, with many events and game on Friday, October 14.

The State of the University was held last week and Dr. Feinstein shared enrollment that enrollment statistics are up 3% for first time freshmen and Weld to Larimer County enrollment is up 22% and with Hispanic/Latino enrollment up 26%. Dr. Feinstein gave an update on UNC athletics.

Mayor Gates and City Council expressed their gratitude for Dr. Feinstein and the partnership with UNC.

7. Citizen Input at 6:16 p.m.

1. Rachele Tabor, local business owner of Natural Wellness, spoke about misjustice by the Administrative Hearing Officer. Ms. Tabor asked City Council to review the case regarding a sign violation.

Mayor Gates and Councilmember Butler and Clark would like to see the Greeley Municipal Code under the sign code revisited for more clarity.

2. Steve Teets, Greeley resident, spoke about meeting transportation needs of the community. Mr. Teets believed the city infrastructure needs reevaluation. Mr. Teets spoke about housing and homelessness problems.
3. Lisa Marie, Boise Idaho resident, spoke about the need for more law enforcement to assist in finding missing children.
4. Jason Maxey, resident in Weld County, and spoke about his upcoming campaign as County Commissioner.

8. Reports from Mayor and Councilmembers

Councilmember Olson reported the called for projects with North Front Range Metropolitan Planning Organization for federal funding is due by October 26, 2023. Councilmember Olson would like to get a presentation from staff on what will be submitted for the funding request.

Mayor Gates announced there will be a large press conference October 6th at 11:00 a.m. detailing the partnership with the Alquist project. Mayor Gates extended condolences to the previous City Manager, Roy Otto and his family for the loss of his mother.

9. Initiatives from Mayor and Councilmembers

Councilmember Olson asked City staff to investigate camping ban pros legal issues surrounding camping bans and present the findings and possible solutions to Council.

Councilmember Clark asked for a similar initiative on camping bans and solutions. Mayor Gates asked Deputy City Manager Tripp for an update on Councilmember Clark's

initiative. City Attorney Marek replied that his office is prepared to present on the request from Councilmember Clark. City Manager's Office will provide the information by the end of the week to all Council.

Councilmember Butler requested a work session to have a conversation on funding sources for Greeley Evans Transit (GET) and if it's adequately funded. Councilmember Olson added to the initiative and requested ridership statistics and possible improvement opportunities. Council consensus was to move forward with the initiative.

Consent Agenda

- 10. A motion to approve the City Council Proceedings from the September 12, 2023, Work Session and the September 19, 2023, Regular Meeting**
- 11. Consideration of a motion to approve the 2023 Maplewood Concrete Rehabilitation Change Order**
- 12. Consideration of a motion to approve the Broadview Acres Trail HAWK Signal Change Order**
- 13. Introduction and first reading of an ordinance changing the official zoning map of the City of Greeley, Colorado, to establish a Planned Unit Development (PUD) for approximately 170.573 acres located north of 10th Street and west of 83rd Avenue known as Schneider Farm 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 (5th Appropriation)**
- 15. Introduction and first reading of an ordinance adopting the 2024 Pay Plan Classification and Compensation**

End of Consent Agenda

Councilmember Olson moved to approve the Consent Agenda Items 10-15.
Councilmember Hall seconded the motion. The motion passed 7-0 at 6:43 p.m.

- 16. Pulled Consent Agenda Items**
None.
- 17. Public hearing and second reading of an ordinance changing the official zoning map of the City of Greeley, Colorado, from HA - Holding Agriculture to PUD (Planned Unit Development) changing the underlying land use designations for approximately 8.51 acres of property located on the parcel North of W. 19th Street Road, East of 82nd Avenue (Mountain Vista PUD)**

This item was addressed at 6:03 p.m. during Item 8 to continue to the regular City Council meeting on October 10, 2023.

18. Public hearing, introduction and first reading of an ordinance adopting the budget for 2024

Budget Manager, Robert Miller introduced the item with a presentation at 6:43 p.m.

The second public hearing and reading will be held at the City Council meeting on October 17, 2023. The general fund is projected to have \$16.2 million or 12% above the 2023 budget. The reserves continue to be maintained at two-months of ongoing operating costs, \$23.4 million and the utility funds reserve remains at \$16.3 million. The total proposed 2024 budget is \$563 million.

2024 proposed budget increase highlights.

- 2024 Food Tax, \$3.5 million for irrigation system replacement at Linn Grove Cemetery and Centennial Village and Island Grove
- 2024 Quality of Life, \$4.1 million for natural areas acquisition, playground replacement at Twin Rivers Park and Funflex Daycare
- 2024 Street Infrastructure, \$18.3 million for annual pavement rehabilitation program and concrete repair and cross pan replacement program
- 2024 Public Improvement, \$9.2 million for real estate acquisition and redevelopment incentive funds
- 2024 Water, \$41 million for the Bellvue pipeline, lead service line replacement, future water acquisitions (phase 2) and utility billing replacement
- 2024 Sewer, \$52.1 million, for wastewater treatment reclamation facility (phase 2) and North Greeley Sewer (phase 2A)
- 2024 Stormwater, \$14.2 million for the 12th street storm trunk line phases 2 and 3

The 2024 proposed utility rate increase would on average increase a single-family household by 6.7% or just under \$8.00 a month.

Citizen Budget Advisory Committee (CBAC) Chair, Barry Eastman introduced a presentation at 6:54 p.m. highlighting areas of support.

Mr. Barry highlighted three main areas of the budget and support.

1. High performing government; CBAC supports employee retention efforts, strong benefits and compensation plans.
2. Housing for all; CBAC recommends this is achieved within 2-4 years and solve the financial impact without becoming a sanctuary city and review financial impact and desired incomes with the 2025 budget review.
3. Business growth; CBAC supports the economic development and keep people in Greeley to eat and shop and help introduce people to the trade jobs with the city.

Councilmember DeBoutez asked for details on budget increases for Municipal Court and Community and Engagement office. In response to the question, Mr. Miller stated that Municipal Court requested \$108,000 for a Court Supervisor, \$218,000 for a Senior Attorney in the City Attorney's Office, and \$80,000 for reclassifications in Community

and Engagement. An additional \$250,000 has been requested to be allocated to the City Attorney's Office.

Councilmember DeBoutez spoke about asking for assessments of the City Attorney and Municipal Court departments during the 2023 budget process; however, no assessment has been completed. Councilmember DeBoutez would like data and assessments completed prior to approving the increase requests.

Mr. Marek commented that the City put out a request for proposal and was unsuccessful in obtaining a qualified firm to conduct the assessment. City Manager Lee added that he will continue to work with the City Attorney's Office in finding someone to provide those services for both Municipal Court and the City Attorney's Office.

Public hearing opened at 7 p.m.

1. Edwin Grant, Greeley resident, mentioned the English and Spanish agenda item numbers do not match. Mr. Grant asked where he can find the budget information. In response to the question, Mr. Miller replied that all budget information is located within the City Council meeting packet found on the City's website.
2. Steve Teets, Greeley resident, spoke about adding 8-10 law enforcement employees, adding a downtown satellite police station, and spoke about transportation on 8th and 9th street remaining one-way.

With no further speakers, the public hearing closed at 7:04 p.m.

Councilmember Butler moved to introduce the ordinance and schedule the public hearing and second reading for October 17, 2023. Councilmember Hall seconded the motion. The motion passed 7-0 at 7:04 p.m.

19. Public hearing and second reading of an ordinance amending the boundaries of the Greeley Downtown Development Authority District

Chief Planner, Don Threewitt introduced the item with a presentation at 7:05 p.m.

The proposal requested adding two parcels to the Downtown Development boundary area. The Downtown Development Authority (DDA) board reviewed the petition for annexation of the two parcels at their July regular meeting and voted to recommend the inclusion of the parcels. The petitioner acknowledged that the current and any subsequent owner(s) will be subject to payment of the five (5) mills on all real and personal property which is used for the operation of the DDA.

No property or neighborhood notification requirements were necessary as it is a voluntary agreement for a property owner to join a taxing district.

Executive Director Bianca Fisher was present to answer any questions.

The public hearing opened at 7:05 p.m.

With no speakers present, the public hearing closed at 7:06 p.m.

Mayor Pro Tem Payton move to adopt the ordinance and publish with reference to title only. Councilmember Clark seconded the motion. The motion passed 7-0 at 7:07 p.m.

20. Scheduling of Meetings, Other Events

None.

21. 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 Olson seconded the motion. The motion passed 7-0 with a voice vote at 7:08 p.m.

22. Adjournment

Mayor Gates adjourned the meeting at 7:08 p.m.

Approved:

John D. Gates, Mayor

Attest:

Heidi Leatherwood, City Clerk

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
October 17, 2023
6 p.m.

1. Call to Order

Mayor Gates called the meeting to order at 6 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:

Mayor John Gates

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Councilmember Dale Hall

Councilmember Johnny Olson

Excused:

Mayor Pro Tem Brett Payton

Councilmember Ed Clark

4. Approval of the Agenda

Deputy City Manager Don Tripp requested a motion to call for a special meeting on October 24, 2023, at 6 p.m. for the purpose of considering certain settlement agreements.

Councilmember Hall moved to call a Special Meeting on October 24, 2023, following the scheduled Work Session, to be held in Council Chambers, for the purpose of considering a settlement agreement and a potential personnel appointment.

Councilmember DeBoutez second the motion. The motion passed 5-0 at 6:02 p.m. with Mayor Pro Tem Payton and Councilmember Clark absent.

5. Recognitions and Proclamations

Mayor Gates read the Geographic Information Systems Day (November 15th) Proclamation. City of Greeley GIS Database Administrator Victoria McKennan, Asset Analyst Sophie Glaubius, and University of Northern Colorado Chair and Associate Professor Jessica Salo were present in Council Chambers to accept.

Councilmember Olson presented *What's Great about Greeley?* report at 6:05 p.m.

6. Citizen Input

1. Linda Winter, downtown business owner, spoke about downtown Greeley and homeless issues. Ms. Winter spoke about the increase in aggressive homeless presence near her shop.
2. Matt Revitte spoke about homeless issues have drastically increased with drug use, vandalism. Mr. Revitte owns many businesses downtown and commented that Lincoln Park isn't safe. Mr. Revitte mentioned the homeless issues increase when the sun goes down.
3. Odie Roberts spoke about their business on the east side of Lincoln Park and has sustained property damage to his building from the homeless. Mr. Roberts spoke about new homeless individuals in town.
4. Alejandro Gonzalez, new downtown business owner, spoke about homeless encounters. Mr. Gonzalez also works at Millennium Event Center and has sustained damage to the property from a homeless individual.
5. Luis Ochoa, downtown business owner, spoke about a homeless incident where the individual tried to kidnap an employee. Mr. Ochoa has seen an increase in criminal activity including drug use, as a property owner downtown, safety concerns.
6. Trevor Bingaman, downtown business owner, spoke about homeless criminal activity downtown and has changed their security plan to combat the homeless issues. Mr. Bingaman is also a downtown resident and expressed safety concerns.
7. Charles Kinsey, downtown property owner, spoke about homeless concerns downtown. Mr. Kinsey mentioned he was before Council a year ago about similar concern.
8. Steve Teets, Greeley resident spoke being considerate toward homeless individuals because anyone can be homeless, and they aren't all criminals. Mr. Teets spoke about adding a satellite Police Station downtown and how housing is unaffordable. This could be a factor increasing the homeless population.
9. Dave Munoz spoke about tax spikes and unaffordable housing and traffic safety.
10. Michael Pazzina, downtown resident, spoke about homeless issues and has concerns for his family's safety. He had a homeless man try to break into his home at night.

Deputy City Manager Don Tripp addressed the comments of downtown safety and homelessness.

City Manager Raymond Lee introduced Assistant City Manager Juliana Kitten to address homelessness in the community. Ms. Kitten spoke about the City's new housing support team serving 60 individuals at a time and has been able to house 40 people since April 2023. The city has received a grant that will allow an additional 80 people to get housing. Ms. Kitten spoke about the Mayor's Task Force with two major goals to achieve in the next four years.

Police Chief Adam Turk spoke about the Police Department actively conducting more outreach and encourages community members to reach out to him. Chief Turk spoke about police efforts and that it isn't illegal to be homeless; however, crimes are not going

unnoticed such as obstructing public right of way, occupying parks after hours and asks citizens to call in illegal activities.

7. Reports from Mayor and Councilmembers

Mayor Gates extended condolences for the loss of valued community member Rick Hartman's friends and family.

8. Initiatives from Mayor and Councilmembers

None.

Consent Agenda

9. Approval of the City Council Work Session Proceedings of September 26, 2023

10. Consideration of a motion to call a special meeting on November 28, 2023, to swear in new councilmembers and reinstate December 19, 2023, as an active City Council Meeting

11. Consideration of a resolution establishing the 2023 Tax Levy and directing the certificate of the same to the Board of County Commissioners

12. Consideration of a resolution to support applications for grant funding from the State of Colorado Department of Natural Resources State Trails Program for Planning and Construction Design for the "Narrows" section of the Poudre River Trail and Trails Stewardship Support

13. Consideration of a resolution for Proposition 123 Overview and Options for the City of Greeley

14. Introduction and first reading of an ordinance changing the official zoning map of the City of Greeley, Colorado from H-A (Holding Agriculture) to R-E (Residential Estate) zoning for approximately 11.2 acres of land located at address 2118 N. 47th Avenue

End of Consent Agenda

Councilmember Butler moved to approve the Consent Agenda Items 9-14. Councilmember DeBoutez seconded the motion. The motion passed 5-0 at 6:56 p.m. with Mayor Pro Tem Payton and Councilmember Clark absent.

15. Pulled Consent Agenda Items

None.

16. Continued public hearing and second reading of an ordinance changing the official zoning map of the City of Greeley, Colorado, from HA - Holding Agriculture to

PUD (Planned Unit Development) changing the underlying land use designations for approximately 8.51 acres of property located on the parcel North of W. 19th Street Road, East of 82nd Avenue (Mountain Vista PUD)

Community Development Don Threewitt introduced the item with a presentation at 6:57 p.m.

The request is to rezone 8.51 acres from Holding Agriculture to Planned Unit Development (PUD). The site was annexed and zoned in 1982 and was part of tract two of the Mountain Vista subdivision, filing three. The original Mountain Vista PUD design consisted of fourteen units with 100 dwellings. The amended Mountain Vista PUD design consists of fourteen townhomes with 74 dwelling units.

The PUD met the criteria with 350 notice letters mailed to properties within 1000 feet and a neighborhood meeting was held on June 12, 2023, where 50 attendees were present. The city received five neighbor comments and a petition with 299 signatures in opposition.

The Planning Commission recommended denial September 12, 2023, at a vote of 5-0 with the following reasons that were based on the original submittal, neighborhood compatibility, traffic impacts, lack of “missing middle” housing options and it didn’t include single family housing.

Councilmember DeBoutez asked for clarification on the townhomes and if the dwellings are for sale or rent. In response to the question Mr. Threewitt replied that these will be for rent only and a townhome is a two level, side by side unit.

Councilmember Hall asked about why a PUD was selected instead of residential zoning. In response to the question Mr. Threewitt explained that with a PUD the intent is to meet or exceed the base standard of the zoned district. This will offer the city some control.

Councilmember Hall asked for a definition of the “missing middle” housing. Mr. Threewitt replied that it is a steppingstone that exists between apartments and single-family homes, townhomes, condominiums. Apartments don’t meet the missing middle for home ownership.

Councilmember Olson asked if townhomes fell under the “Condo Defect Law” or do townhomes fall out of that. Don Threewitt responded he was not certain to answer the question. Councilmember Butler responded that they are essentially an exception.

Councilmember Olson followed up with the question of whether they can fit the “missing middle” if they were for sale. Don Threewitt responded that the townhome side by side two story home would fit under what is known as “missing middle housing” whether they are for sale or rent.

Councilmember Hall asked about 83rd avenue and the two-lane road possibly not being enough for the traffic increase. Deputy Chief Engineer of Public Works, Steven Younkin responded that this proposed development would not have major impacts on the function of the corridor. Additional conceptual research and planning was conducted and 83rd Avenue should function as a two-lane road for years.

Councilmember Hall asked for clarification on the Capital Improvement Plan relating to street improvements and costs. In response to the question Mr. Younkin replied that the city has not conducted conceptual planning to determine the costs.

Councilmember DeBoutez asked what the process for permitted parking. Mr. Younkin replied that the staff does not recommend permit parking for this location due to negative impacts for the residence.

Councilmember DeBoutez mentioned concerns about vehicles cutting through the neighborhood streets. Mr. Younkin replied that with 140 vehicles using the neighborhood streets per day, there are traffic calming measures the city can implement.

Councilmember Olson asked about the current level of service for 83rd Avenue during peak hours. Mr. Younkin replied that the traffic study results showed the level of service at 83rd Avenue and 20th Street during peak hours is low and determined to be at a level at which drivers don't need to wait. Discussion on the traffic increase ensued. Councilmember Olson stated he believed there would be a significant impact on the traffic flow at the location and would like staff to investigate solutions.

Councilmember Butler asked if the traffic congestion on 83rd Avenue be addressed sooner than later. Mr. Younkin replied that the development of the larger PUD north of 10th Street would enact addressing the road congestion.

Applicant Larry Buckendorf and Joel Hemesath gave a presentation at 7:21 p.m.

Revisions to the original application were made reducing the dwelling units from 100 to 74. The property line setback has been increased from the standard of 25 feet to 50 feet with enhanced landscape buffers adjacent to existing homes. The proposed project will be built within a one-year period.

Councilmember Hall asked why this development couldn't be made into residential single-family homes. Mr. Buckendorf replied that at this time it wouldn't be economically viable or affordable due to the lot sizes. This development would fit about nine homes.

Councilmember DeBoutez spoke about homeownership versus renting and would like to know what the city can do to incentivize developers to build for ownership. Mr. Buckendorf replied to the question with he isn't sure there is anything the city can do, and it depends on the developer's preference.

The public hearing opened at 8:03 p.m.

Mayor Gates addressed individuals present for the public hearing, City Council will make a one-time exception based on the circumstances surrounding the item and will allow pooling of public comment from individuals willing to donate their time for a max amount time of 15 minutes.

1. Greg Voelz, resident, spoke in opposition asking to respect the Planning Commission recommendation and development doesn't meet the 'missing middle (housing)' need.
2. Matt Holzmeister, resident, spoke in opposition and concerns of poor rental property management and traffic congestion.
3. Rick Meis, spoke in opposition and would like to see homes for sale and spoke of traffic congestion and safety concerns.
4. Susan Strain, resident, donated time to Brynne Gant.
5. Phil Strain, resident, donated time to Brynne Gant.
6. Elizabeth Wilson, a Mountain Vista resident, spoke in opposition about concerns with lack of affordable housing, traffic congestion and the quality of build.
7. Marty Neibauer, resident, spoke in opposition of the PUD and would like to see less rentals.
8. Mark McIntire, resident, spoke in opposition and said the development doesn't fit in the area.
9. Bill Younk, resident, spoke in opposition and believed there will be a lot of traffic congestion.
10. Shelly Remley, resident, spoke in opposition concerned about decreased home values, and traffic issues.
11. Steve Teets, resident, asked why the Planning Commission recommended denial and expressed traffic concerns.
12. Neal Kingman spoke in opposition and asked the Council to follow the Planning Commission recommendation. He also mentioned the concern of increased traffic congestion.
13. Ryan Annan, resident, spoke in opposition and had concerns about the increased traffic and neighborhood safety.
14. Robin McIntire, resident, donated time to Brynne Gant.
15. John Kruse, resident, spoke in opposition with the same concerns as previous speakers.
16. Brynne Gant, resident, and business owner, with pooled time, spoke in opposition. She asked Council to approve with conditions. Ms. Gant didn't believe the PUD met the requirements of the Code. She is concerned about the quality of build, traffic congestion and safety and drainage issues with flooding of properties in the area.
17. Barry Harding, resident, spoke in opposition. His home is in the Mountain Vista community and floods often. Mr. Harding spoke of traffic concerns, quality of building and asked Council to respect the Planning Commission's recommendation.

Allowed to provide a rebuttal, Mr. Buckendorf spoke about reasonable solutions to the community concerns and does not believe the traffic issues would be due to the proposed

development. Mr. Buckendorf addressed the drainage issue and explained that it was the responsibility of the Homeowner's Association.

The public hearing closed at 9:01 p.m.

Councilmember DeBoutez asked for rental housing trends over the last three years. In response to the question Mr. Threewitt replied that staff doesn't track rental vacancies, but instead the City tracks building permits. Mr. Threewitt mentioned that development in the past 5 years has consisted of 80% multi-family and 20% single family, which is in stride with Northern Colorado.

Councilmember DeBoutez asked for a definition of suburban housing in the comprehensive plan. Mr. Threewitt replied that the City doesn't have a clear definition for suburban housing, but the plan does incorporate all housing types.

Councilmember DeBoutez asked for staff's recommendation on this application. Mr. Threewitt replied that the Planning Commission recommendation for denial was on the original application and the commission hasn't seen the revised application. Staff recommends approval with conditions.

Councilmember Butler asked how long the developer would have to come back with another application. Mr. Threewitt replied it is a one year waiting period or the developer would have to present a substantially different application.

Councilmember Olson would like to bring the application back to the Planning Commission.

Mayor Gates and Councilmember DeBoutez spoke against giving this back to the Planning Commission.

Councilmember Olson asked if the Council could approve with conditions. City Attorney Doug Marek replied that options include approve the original plan, amend the revised plan or approve with conditions on the revised the plan.

Deputy City Manager Don Tripp spoke about an option for Council to approve the PUD and send the site plan to the Planning Commission to review and they would make the final decision. Mr. Threewitt spoke about this process being a new revision in the Greeley Municipal Code.

Councilmember Olson moved to amend the revised master development PUD plan with conditions: 1. 50-foot setbacks, 2. Buffer zones with trees and fencing around properties, 3. Calming devices throughout neighborhood, 4. Drainage issues addressed and fixed. Councilmember Butler seconded the motion. The motion was thought to have passed 3-2 at 9:31 p.m. with Mayor Gates and Councilmember Hall voting nay and Mayor Pro Tem Payton and Councilmember Clark were absent.

The Mayor called a recess at 9:31 p.m. and asked Council to reconvene at 9:40 p.m.

City Attorney Marek addressed the Mayor and Council about the last vote. He advised that to pass this ordinance on second reading requires a majority vote of the entire Council or four “aye” votes. Mr. Marek stated that therefore with a vote of 3-2 that the ordinance did not pass.

Council discussed sending the revised plan back to the Planning Commission for review and recommendation.

Councilmember Butler moved to send back the revised plan to Planning Commission. Councilmember DeBoutez seconded motion. The motion passed 5-0 at 9:46 p.m. with Mayor Pro Tem Payton and Councilmember Clark absent.

17. Public hearing and 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 (5th Appropriation)

Treasurer Robert Miller introduced the item with a presentation at 9:46 p.m.

The appropriation included 25 requests and include appropriation of American Rescue Plan Act and grant funding. The appropriation supported operational and capital needs. The total request was \$37,905,107 in expenditures.

Councilmember Butler requested staff include communication to the public on the emergency service vehicles cost increase.

Councilmember DeBoutez made comments about how the budget, revenue and expenditures have doubled in ten years and 12% of revenue in the last year. She remarked that the City is growing quickly and believed the budget is meeting multiple needs of the City.

The public hearing opened at 9:53 p.m.

With no speakers present the public hearing closed at 9:53 p.m.

Councilmember Butler moved to adopt the ordinance and publish by title only. Councilmember Hall seconded the motion. The motion passed 5-0 at 9:55 p.m. with Mayor Pro Tem Payton and Councilmember Clark.

18. Public hearing and second reading of an ordinance adopting the Fiscal Year 2024 Budget

Budget Manager Robert Miller introduced the item at 9:55 p.m. and shared a presentation.

The proposed 2024 budget was aligned with council priorities with the largest increase in budget requests to date. The budget was balanced with existing and future resources tried to the proposed budget expenditures. The reserves continue to be maintained at two months of on-going operational costs. The budget currently has \$311 million in operating expenditures with \$252 million in capital expenditures.

Highlights of the 2024 budget include transportation and facility improvements, increased public safety measures, housing and homelessness solutions, and utility, water and sewer improvements.

Councilmember Butler asked City Attorney Marek if he could make a motion to continue this item to the December 5, 2023, Council meeting. Mr. Marek replied that the public hearing must be held and then a motion to continue the action of this item could be made. Council could make amendments before the final passage of the ordinance. The Charter states the annual budget must be adopted no later than December 15.

Councilmember Butler asked if the city had reserve funds. In response to the question, Mr. Miller replied that most of the leftover funds have been incorporated into the 2024 budget; however, there are contingency funds that have not been allocated, roughly \$10 million.

Councilmember Olson spoke in opposition and wished to further discuss the approval of the City 2024 budget to a later date.

The public hearing opened at 10:06 p.m.
With no speakers, the public hearing closed at 10:07 p.m.

Councilmember Butler moved to continue the second reading of an ordinance adopting the Fiscal Year 2024 Budget to December 5, 2023. The motion failed due to lack of a second.

Councilmember Hall moved to adopt the ordinance and publish by title only. Councilmember DeBoutez seconded the motion. The motion passed 5-0 at 10:08 p.m. with Mayor Pro Tem Payton and Councilmember Clark absent.

19. Public hearing and second reading ordinance adopting the 2024 Pay Plan Classification and Compensation

Human Resource Director Noel Mink introduced the item at 10:08 p.m. and shared a presentation.

Ms. Mink gave a brief overview of the proposed 2024 Pay Plan Classification and Compensation.

The public hearing opened at 10:09 p.m.
With no speakers present the public hearing closed at 10:09 p.m.

Councilmember Hall moved to adopt the ordinance and publish with refence to title only. Councilmember Olson seconded the motion. The motion passed 5-0 at 10:10 p.m. with Mayor Pro Tem Payton and Councilmember Clark absent.

20. Public Hearing and resolution of the Annual Action Plan for Program Year 2024 for Community Development Block Grant and HOME Investment Partnership Program Grant with Recommended Budgets

Affordable Housing Manager Ashley Weesner introduced the item with a presentation at 10:10 p.m.

The Community Development Block Grant (CDBG) meets a national objective and addresses an identified priority within the consolidated plan. The funds are strictly tied to benefiting low to moderate income populations and eliminates slum and blighted conditions or meeting an urgent need. Applications are submitted to staff, then reviewed and approved by the Greeley Urban Renewal Authority (GURA). Home investment partnership funds are primarily used for housing programs such as support for new affordable housing development.

Next steps are to finalize the action plan and submit it to HUD. Grants awards will come from Housing and Urban Development (HUD) in July or August. The action plan will be available on the GURA website.

Councilmember Butler disclosed he is a Habitat Board member.

The public hearing opened at 10:14 p.m.
With no speakers, the public hearing closed at 10:14 p.m.

Councilmember Olson moved to adopt the resolution. Councilmember Butler seconded the motion. The motion passed 5-0 at 10:15 p.m. with Mayor Pro Tem Payton and Councilmember Clark absent.

21. Public hearing and second reading of an ordinance changing the official zoning map of the City of Greeley, Colorado, to establish a Planned Unit Development (PUD) for approximately 170.573 acres located north of 10th Street and west of 83rd Avenue (Schneider Farm PUD)

Interim Chief Planner Caleb Jackson introduced the item with a presentation at 10:15 p.m.

The request was to establish the Schneider Farm PUD located at the northwest corner of 10th Street at 83rd Avenue. The site was annexed on September 5, 2023, and zoning must be established within 90 days.

The Planning Commission reviewed the application at their September 12, 2023, meeting and recommended approval 5-0. The City sent 39 notice letters to property owners and current residents within 1000 feet of the proposed PUD submitted no responses in support or opposition.

Councilmember Hall asked about the 4th Street extension. Mr. Yunkin replied that the application has a dedicated right-of-way on the north side of the property to permit passage on 4th street. The City has requested the applicant to put up the funds for the extension of 4th Street.

Councilmember Olson requested the City to investigate solutions for 83rd Street.

The public hearing opened at 10:22 p.m.
With no speakers, the public hearing closed at 10:22 p.m.

Councilmember Hall moved to adopt the ordinance and publish with reference to title only. Councilmember Butler seconded the motion. The motion passed 4-1 at 10:25 p.m. with Councilmember Olson voting “nay” and Mayor Pro Tem Payton and Councilmember Clark absent.

22. **Public hearing and second reading of an ordinance changing the official zoning map of the City of Greeley, Colorado from R-H (Residential High Density) to PUD (Planned Unit Development) and changing the underlying land use designations for approximately 4.23 acres located directly north of 7025 8th Street (Boomerang PUD)**

Chief Planner Don Threewitt introduced the item with a presentation at 10:26 p.m.

The request was to rezone to Boomerang Storage PUD. The city sent 108 notice letters to property owners of the proposed PUD with no responses in support or opposition was received. The Planning Commission reviewed the application at their September 12, 2023 meeting and recommended approval 5-0. Staff also recommended approval.

The public hearing opened at 10:28 p.m.

1. Patrick Groome, resident and attorney representing the application, spoke in support.
- With no further speakers, the public hearing closed at 10:30 p.m.

Councilmember Hall moved to adopt the ordinance and publish with reference to title only. Councilmember Olson seconded the motion. The motion passed 5-0 at 10:30 p.m. with Mayor Pro Tem Payton and Councilmember Clark absent.

23. Public hearing and second reading of an ordinance changing the official zoning map of the City of Greeley, Colorado from R-L (Residential Low Density), C-H (Commercial High Intensity), and PUD (Planned Unit Development) to PUD (Planned Unit Development) and changing the underlying land use designations for approximately 42.64 acres of property located at 10494, 10800, and 10892 Hwy 257 Spur

Chief Planner Don Threewitt introduced the item with a presentation at 10:30 p.m.

The request was to rezone 257 Spur PUD consisting of three parcels, two parcels were only vacant land, and the third parcel had an existing outdoor storage business on it.

The Planning Commission reviewed the application at their September 26, 2023 meeting and recommended approval 6-0. The City sent 24 notice letters to property owners and current residents within 1000 feet of the proposed PUD. One concern about an increase of truck traffic was received. Staff recommended approval of the PUD.

Mr. Threewitt clarified that the Planning Commission recommended conditional approval. Councilmember Hall asked what the conditions were. Planner III Meghan Oren replied that the requirement was for the PUD to come back through the Planning Commission to review the site plan and then to Council for approval. The Planning Commission wanted more clarification and to have the site plan reviewed prior to approval.

The public hearing opened at 10:33 p.m.

1. Rob Stanley owns an adjacent property and spoke in favor of the item.
With no further speakers, the public hearing closed at 10:43 p.m.

The applicant, Rob Molloy spoke about his experience and that the application started two years ago.

Councilmember Hall moved to adopt the ordinance and publish with refence to title only. Councilmember Olson seconded the motion. The motion passed 5-0 at 10:43 p.m. with Mayor Pro Tem Payton and Councilmember Clark absent.

24. Appointment to Boards & Commissions

City Clerk Leatherwood announced the appointment:

- Benson Verbel was appointed to the Greeley Art Commission for a three-year term.

25. Scheduling of Meetings, Other Events

None.

26. **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 ordinance**

Councilmember Hall moved to approve the motion. Councilmember Olson seconded the motion. The motion passed 5-0 with a voice vote at 10:44 p.m. and Mayor Pro Tem Payton and Councilmember Clark absent.

27. **Adjournment**

Mayor Gates adjourned the meeting at 10:44 p.m.

Approved:

John D. Gates, Mayor

Attest:

Heidi Leatherwood, City Clerk

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
Special Meeting
Immediately following the Work Session
October 24, 2023

1. Call to Order

Mayor Gates called the meeting to order at 8:06 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. Roll Call

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- excused
Councilmember Johnny Olson

3. Approval of the Agenda

City Manager Lee had no changes to the agenda.

Consent Agenda

4. Consideration of a resolution appointing Debbie Reid to the position of Interim Finance Director and Interim Ex-Officio City Treasurer

5. Consideration of a resolution of the City Council of the City of Greeley, Colorado authorizing City staff to enter into a settlement agreement

End of Consent Agenda

Mayor Pro Tem Payton moved to approve the Consent Agenda Items 4 and 5. Councilmember DeBoutez seconded the motion. The motion passed 6-0 at 8:08 p.m. with Councilmember Clark absent.

6. Pulled Consent Agenda Items

7. **Consideration of a resolution of the City Council of the City of Greeley, Colorado authorizing City staff to enter into a settlement agreement with Benita Cano, Bernarda Rodriquez and Francisca Garza**

Mayor Pro Tem Payton moved to adopt the resolution. Councilmember Hall seconded the motion. The motion passed 6-0 at 8:10 p.m. with Councilmember Clark absent.

8. **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**

Councilmember Olson moved to approve the motion. Mayor Pro Tem Payton seconded the motion. The motion passed by voice vote 6-0 at 8:11 p.m. with Councilmember Clark absent.

9. **Adjournment**

Mayor Gates adjourned the meeting at 8:12 p.m.

Approved:

John D. Gates, Mayor

Attest:

Heidi Leatherwood, City Clerk



Council Agenda Summary

November 28, 2023

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Consideration of a motion to approve the proceedings of the following City Council Work Sessions: October 10, 2023, October 24, 2023, and November 14, 2023

Summary:

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	NA
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Legal Issues:

Legislative process

Other issues and Considerations:

Strategic Focus Area:



High-Performance Government

Decision Options:

- 1) Approve the motion; or
- 2) Amend the motion and approve as amended; or
- 3) Deny the motion; or
- 4) Continue consideration of the motion to a future date.

Council's Recommended Action:

Approve the motion.

Attachments:

1. Council Work Session Minutes October 10, 2023 - draft
2. Council Work Session Minutes October 24, 2023 - draft
3. Council Work Session Minutes November 14, 2023

City of Greeley, Colorado
CITY COUNCIL WORK SESSION REPORT
October 10, 2023

1. Call to Order

Mayor John Gates called the meeting to order at 6 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 - attended remotely via the City's Zoom platform

Councilmember Johnny Olson

Mayor John Gates

4. Reports from Mayor and Council Members

Councilmember Butler acknowledged staff for their efforts with the Alquist 3D Welcome and Announcement Event. Mayor Gates concurred.

5. Proposition HH Overview

Intergovernmental Relations Officer Staycie Coons introduced the item at 6:35 p.m.

During the 2023 Legislative Session, the State passed SB23-303, placing Proposition HH on the November ballot. Ms. Reynolds and Mr. LaCrue provided an overview of this proposition and its impact on the City.

Councilmember DeBoutez asked for additional information on how Proposition HH affects the city and what agency is deciding what backfill the City of Greeley gets. Mr. LaCrue expressed that the Department of Local Government is the responsible agency. Ms. Reynolds shared that there currently isn't a calculation. Each municipality will have to enter their assessment rates and figure out what their loss is.

Councilmember DeBoutez expressed that citizens will experience a tax break as the purpose of this Proposition.

Councilmember Olson asked for clarification on initial savings and long-term decrease in TABOR refunds. Ms. Reynolds spoke to the section relating to renters. Renters will lose out on the TABOR refund and will not see a decrease in property values because they don't own. There are many factors that determine savings or a loss in property values. Councilmember Olson also asked for clarification on the TABOR money that is going to schools and how it is allocated. Ms. Reynolds confirmed that it is not defined, or it is not earmarked for a specific purpose.

Mayor Gates thanked Ms. Reynolds and Mr. LaCrue for the information.

6. Proposition 123 Overview and Options for the City of Greeley

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

The Department of Legal Affairs Deputy Division Director Moe Miskell and Melissa Nereson, DOLA Representative were available to answer questions

Grant Specialist Ashley Weesner presented that Proposition 123 is to increase the baseline of affordable housing by 3% annually by December 31, 2026 (9% total increase).

Proposition 123 was enacted by Colorado voters in 2022 to establish a statewide affordable housing fund. Several hundred million dollars for affordable housing are available starting in 2023 which will be overseen by the Department of Local Affairs (DOLA) and the office of Economic Development and International Trade (OEDIT). Funds may only be granted to non-profits, community land trusts, private entities, and local governments.

The presentation provided an overview of the available programs through DOLA and OEDIT, baseline commitment data, compliance, and next steps. A commitment to the State is due by November 1, 2023.

If Council determines it is the right time to opt into Proposition 123, Greeley will be eligible for Proposition 123 funds that align with overall housing strategies to increase available affordable housing units for our rapidly growing population. Funds from Proposition 123 will allow the creation or expansion of affordable homeownership programs, programs servicing persons experiencing homelessness, planning capacity development and others.

Councilmember Hall asked for clarification of 166 units. In response to the question, Ms. Weesner confirmed that a unit is intended to mean one that is converted or already meets the affordability criteria, more specifically allowing a person to spend no more than 30% of their income on housing costs. Mr. Miskell confirmed it can be a single-family or a unit in a multi-family structure. If a structure was funded by one of the Proposition 123 programs, units would automatically count toward the baseline. For homeownership, the unit would have to meet the 100% Area Median Income (AMI) threshold.

Councilmember Hall asked for clarification on the funding mechanism. Ms. Weesner explained it is like the grant process. Once the City determines which program to pursue, the application is reviewed and scored and selected or not selected for funding against other jurisdiction applicants.

Councilmember Hall inquired about funding documentation requirements from the owner. Mr. Miskell said that these discussions are necessary to determine how best to stay on top of it, and those conversations should start as soon as possible. The focus to this point has been on the November 1, 2023, deadline for submission.

Councilmember Olson asked for clarification on what happens if, after opting in with a 166-unit commitment. Ms. Weesner explained that the City would sit out for a year without further burden on the City. Ms. Kitten expressed that this specific application is focused on home ownership. If the grant is not awarded, she would find out why and then how to become more competitive. Mr. Miskell added that there isn't a callback provision if the commitment is not met. It is also not restricted to the City, it also opens the door for developers and non-profits to apply for funding. Mr. Miskell confirmed, for Councilmember Olson, that if the City does not opt-in, developers will be excluded from opting in as well.

Councilmember Butler asked for clarification on how units are counted if existing projects will be counted toward the 166-unit commitment. Mr. Miskell explained they will not be counted toward the commitment if the permit is pulled prior to filing the commitment. Councilmember Hall added a request for clarification on how that works for converted units. Mr. Miskell committed to getting back to the Council on that, as it would need to have a tracking process.

Councilmember DeBoutez asked for clarification on the length of time the conversion must remain affordable. Mr. Miskell expressed that it is counted at the time of submission, each program will have its own requirements. Ms. Weesner added that most of these programs will fall into a 20–30-year affordability period, not necessarily into perpetuity.

Councilmember Olson asked for additional information on Land Banking, Equity, and Concessionary Debt Programs. Ms. Weesner explained that land Banking is tied to the acquisition and preservation of land for the development of affordable housing and can be mixed-use if it is predominantly affordable.

Councilmember Olson asked what the cost was for investing and if a match is required. Also, if the City opts in, can the City opt-out as well. Mr. Miskell replied that the City would not need to opt-out. The match depends on the program applied for, and some of the programs may, potentially, not require a match.

City Attorney Doug Marek advised that, while this has been an informational presentation, action would need to go on the next Council Meeting agenda. City Manager

Raymond Lee added staff will be coming back to Council with a plan as to what is being applied for.

Council consensus directed staff to place this item on the agenda at the next meeting for official action.

7. Transformational Homelessness Response Grant

Assistant City Manager Juliana Kitten introduced the item at 7:02 p.m.

Ms. Kitten provided an overview of the Transformational Homelessness Response grant award from the Colorado Division of Housing in the amount of \$3,421,400 to the City of Greeley.

Grant Specialist Ashley Weesner provided a presentation of the Transformational Homelessness Response Grant. This grant requires matching, the U.S. Department of Housing and Urban Development funds in the amount of \$855,350 are being utilized to meet that requirement, with no funding required from the general fund.

The goals for this project are:

- To set up a 7-day-a-week outreach team that operates 10 hours a day.
- To provide bridge housing to assist people to get off the street as quickly as possible.
- To move 80 people into permanent housing.

Most of the funding will go to staffing. All positions will be advertised as grant funded. Ongoing funding will be sought from several different sources, including grants and private foundations.

Mayor Gates expressed that he likes the expected outcomes and setting standards and attainable goals, he also asked for additional information on the response team. Ms. Kitten confirmed the response team is always sent out in pairs of two and a supervisor will also be on call. In instances of safety, the local action team would be consulted.

Councilmember Butler asked about the partnership with Greeley Police Department and the non-emergency number. Ms. Kitten said that we will be working very closely with Greeley Police Department and the 311 number. The program will be modeled after the Philadelphia Project Home.

Councilmember Olson asked about the Department of Housing and Human Services (DHS) that are being offered by Weld County. Ms. Kitten said that DHS has an outreach team, however, they have a different goal. Their goal is to have them sign up for services, they also have a prevention program.

Councilmember Olson also asked about the philanthropic community and need for a coordinated effort. Ms. Kitten said the main priority of the current program is to serve the needs of the 60 people.

Councilmember Olson also asked about the investment and the constant repetitive requests and the long-term plans. Ms. Kitten said that there are goals and measures of success for accountability.

Council consensus was to add this item to the next meeting for discussion and action.

8. Annual Action Plan for Program Year 2024 for Community Development Block Grant and HOME Investment Partnership Program Grant with Recommended Budgets

Assistant City Manager Juliana Kitten introduced the item at 7:35 p.m.

Ms. Kitten provided a brief overview of the applications received and recommendations for the 2024 Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) grant. Then Grant Specialist Ashley Weesner presented a summary of the CDBG and HOME grants.

Throughout the year, the Board measures and manages HOME fund applications on behalf of the City, prioritizing projects that are consistent with the Council's priorities. HOME funds can only be used for housing programs; historically, these funds have supported new housing development with organizations such as Habitat for Humanity. Approval of the 2024 Action Plan includes approval of the HOME budget.

Councilmember DeBoutez recognized the work and dedication of staff and thanked Carol Larsen and JR Salas for their years of service.

9. American Rescue Plan Act Final Award Recommendations

Chief Financial Officer Rodney Rhoades introduced the item at 7:43 p.m.

Treasurer and Interim Budget Manager Robert Miller introduced the presentation as a follow-up of the American Rescue Plan Act (ARPA) Final Award Recommendations. Then Grant Specialist Ashley Weesner presented the details of the item.

Staff developed a formal program to guide the allocation of the remaining dollars that allow both internal City departments and external social enterprises to submit project proposals for funding through ARPA.

- Applications for funding opened March 20, 2023 and closed May 19, 2023.
- Applications were reviewed and scored by committees made up of subject matter experts who presented final award recommendations to the City Manager's Office and Council.
- The City received a total of 60 applications (33 internal and 27 external) which totaled \$48.9 million.

- Following the application review process, a total of 22 projects are being recommended for funding totaling \$11.6 million.
- The City will be appropriating the total remaining ARPA funds of \$18.7 million in October to allow for all the funds to be spent during the required time and allow for the City to approve expenditures according to federal guidelines.

Mr. Miller presented the final recommended decisions on ARPA funding for the Council. Moving forward, the staff is working with the City Attorney's Office for the development of agreements for awardees. The majority of projects are expected to begin on January 1, 2024 and activities will be completed by December 31, 2026. To ensure the success of these awarded funds, staff will work with awardees throughout the project activity period for continued compliance and timelessness of their projects.

Mayor Gates recognized the difficulty of selecting projects to fund and shared the story of Michael Lee and his family's project in his honor. He also recognized the importance of the Lincoln Park lighting project as a project that is very important to this community.

Councilmember DeBoutez asked for additional information on the Rockies Venture Club. Ms. Weesner shared that this will be an economic development project to seed startup businesses in Greeley.

Councilmember Olson asked for clarification where the youth sports field lighting conversion. Ms. Weesner confirmed it is the complex by the Fun Plex.

Mr. Olson inquired about the location of the UNC Greeley Mall Underpass Project. Ms. Weesner confirmed it is 15th Avenue.

Councilmember Olson inquired why the 60+ ride project was not funded. Ms. Weesner and City Manager Lee said that this project will be funded internally.

Mr. Miller confirmed that this item will be heard again next week with the appropriation discussion. Upon approval, letters will be distributed in accordance with approval and or denial. City Manager Lee added that this does not exclude use of ARPA funding, the item would come back as a different appropriation. Mr. Miller confirmed the funds must be used by 2026. As this is considered loss revenue, it has already been accounted for in the budget. Any additional requests will go through the City Manager and will be discussed with Council to ensure transparency.

10. 2024 City-wide Personnel Budget Requests and Compensation Philosophy

Human Resources Director Noel Mink introduced the item at 8:00 p.m.

Ms. Mink shared that the Human Resources Compensation and Classification Division coordinated with the Chief Human Capital Officer and the Budget Office to develop 2024 budget requests as they relate to all employees. The focus of the informational presentation is

to highlight the requests as they pertain to merit, compensation, classification, and pay equity. A recommendation regarding a calibration of the pay philosophy was also presented.

Councilmember DeBoutez asked for confirmation of the management job family percentage. City Manager Lee confirmed this percentage is comparable with other cities of our size.

11. Scheduling of Meetings, Other Events

None.

12. Adjournment

Mayor Gates adjourned the meeting at 8:16 p.m.

Approved:

John D. Gates, Mayor

Attest:

Heidi Leatherwood, City Clerk

City of Greeley, Colorado
CITY COUNCIL WORK SESSION REPORT
October 24, 2023

1. Call to Order

Mayor John Gates called the meeting to order at 6 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.

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

Councilmember Ed Clark- excused

4. Reports from Mayor and Council Members

Councilmember Hall reported on the 100th anniversary of the Colorado Municipal League (CML) and 25th anniversary of the building they are currently housed in. At the meeting on Friday, they began legislative discussions. There are a number of bills on sales tax collection. Additionally, homeowners are working on a construction defects bill.

Councilmember Hall reported on his attendance at the Windsor Library District Board of Trustees interview and will continue his work with Windsor as there is more than one library and school district in Greeley.

Councilmember Olson reported on attendance at the Weld County Connect event. Councilmember Olson is currently Vice Chair and will Chair this event for Weld County in 2024. This well-attended event was supported by 320 volunteers.

5. "Greeley, A Story Best Lived In" Image Campaign Progress Update

Communications & Engagement Director Winna MacLaren introduced Image & Branding Manager Jaqueline Villegas. She presented at 6:05 p.m.

Ms. Villegas summarized the status of the "Greeley, A Story Best Lived In" image campaign, a community-driven initiative that showcases the pride, enthusiasm, and unique experiences of residents and visitors in Greeley, Colorado. The campaign's primary objective is to reshape local, regional, statewide, and national perceptions of Greeley in a positive light, thereby enhancing economic growth and tourism.

Ms. Villegas shared that the campaign will remain in sync with the City's strategic priorities and collaboration with local businesses.

Mayor Gates commented on the return on investment for the Image Campaign and thanked staff for their work.

6. StarRise at Weld Village Project Overview

City Manager Raymond Lee introduced Jodi Hartmann and Weston Kurz to present the item at 6:17 p.m.

Mr. Kurz of GL Development Advisors introduced the High Plains Development Corporation. High Plains Housing Development Owner/Sponsor Jodi Hartmann led the presentation. The organization was asked to discuss with Council, during a Work Session, their request for \$1 million dollars of the City of Greeley's American Rescue Plan Act (ARPA) funds.

Mayor Pro Tem Payton disclosed that his business partner is Mr. Kurz and asked if Council would like him to recuse himself and exit the meeting. Council agreed that there is no objection to Mayor Pro Tem Payton to remain in the meeting.

Councilmember Hall asked for clarification on the number of people this will be serving and funding sources. Mr. Kurz clarified this is for 58 units. Ms. Hartmann reviewed the financing slide presented and reiterated funding sources and allocations.

Councilmember Butler asked for clarification on the infrastructure work. Mr. Kurz explained it has been intentionally designed for as many cost savings as possible. Ms. Hartmann added that this is a permanent structure for the community.

Councilmember Olson inquired about the Urban Renewable Energy grant request on November 8, 2023. Ms. Hartmann confirmed they had not yet gone before their board. Councilmember Olson asked how the meeting with Weld County Commissioners on October 17, 2023. They followed the process and attended the hearing; the Commissioners do not have a process to set aside the funding. The backfill of the \$1.8

million funding not received by the Commissioners is noted in the fundraising portion of the report.

Councilmember DeBoutez asked if there are other sources of funding from the City. Mr. Lee shared that this is the option that makes the most sense. This is a source of money that has not yet been fully appropriated. Councilmember DeBoutez commented that we have not yet put in funds for housing programs. Permanent supportive housing is badly needed, and we do not currently have this kind of housing in our community.

Mayor Gates closed by saying he likes the concept, there is a need in Greeley, and it is a win for Greeley. He has supported this project and asked for consensus to move forward.

Councilmember Olson inquired about the \$1.4 million that the City has committed to Housing for All. Assistant City Manager Juliana Kitten responded that this is in addition to the existing City homelessness program. Councilmember Olson detailed the return on investment anticipated from this allocation, noting it is a heavier cost, but provides years of permanent housing.

Consensus to commit the requested amount was contingent upon receipt of the total funding received.

7. Council Initiative 10-2023 - Camping Bans, Resources and Options

Assistant City Attorney Bobbier Cranston introduced the item at 7:11 p.m. Police Chief Adam Turk and Assistant City Manager Juliana Kitten were available to assist with the presentation.

Ms. Cranston provided a follow-up report to Councilmember Clark's request of the City Attorney's Office to provide Council with information on camping bans, resources and solutions. Chief Turk provided information on enforcement, and Ms. Kitten provided some additional data.

Councilmember Butler asked about the bed count standard. Ms. Cranston explained that the guidance is unclear regarding the standard, it is more about low barrier bed availability.

Councilmember DeBoutez asked for clarification on low barrier and if this includes pets. Ms. Cranston explained that it depends on the person's need for the pet. Ms. Kitten added that in situations with pets, other options are provided to assist with the pet as well. Councilmember DeBoutez asked if there are any plans to make the shelter permanent. Ms. Kitten explained that goal is to assist with a permanent solution.

Mayor Gates asked about other municipalities that have enacted camping bans and the provisional laws that allow or restrict them. Ms. Cranston explained that other municipalities invested money to have the beds available that met the provisions for the law. Once they had shelter beds available, they began actively enforcing the camping ban.

Chief Turk added that Weld County also recently enacted a counting bed, similarly to other municipalities, by counting beds to meet the provision.

Councilmember Butler commented on the Colorado Municipal League (CML) presentation, in which it was reported that Loveland Camping Ban is cost-prohibitive and has led to significant Public Works cuts to sustain it.

Councilmember Olson noted that without a permanent shelter, the City does not have any actionable stance unless a criminal act is committed. Chief Turk responded that this is a frustration the Police Department must deal with all the time.

Mayor Gates called for consensus among Council to proceed with a camping ban. Councilmember Olson asked if there are other options to discuss that the code will support. Chief Turk added that the City enforces the closure of parks from 11-5 for every citizen. Mayor Gates clarified that the item for discussion right now is to proceed or not proceed with a camping ban. If there is more discussion needed, it can be addressed at another time.

Councilmember Butler asked if there were particular ordinances that would need to be enacted to support enforcement. Chief Turk expressed that it is not specific to ordinances, as enforcement is the challenge, based on State legislation.

Mayor Gates closed the discussion by stating that Council hears the concerns of downtown. Mr. Lee added that staff will be coming back to Council to address some of the concerns that were brought to the Council regarding some of the downtown businesses.

8. Council Initiative 11-2023 - Front Yard Landscaping and Artificial Turf Standards

Community Development Director Brian McBroom introduced the item at 6:50 p.m. Code Compliance Supervisor Buxton Demers was available for questions.

Mr. McBroom provided a follow-up report to Council's discussion regarding the City's prohibition of artificial turf in the front yard, along with a review and discussion of front yard landscaping requirements for single-family homes. Mr. McBroom provided background information and suggestions for improvements to the City's regulations.

Councilmember Hall commented that weeds are considered live material and, in some cases, are ascertained worse than artificial turf. He inquired if there are some definitions of acceptability for live material, perhaps some definitions of acceptable artificial turf can be defined as well. He also inquired if the City has a definition of what is considered a weed and how it is enforced. Mr. McBroom stated there are lots of options that qualify as living material.

Councilmember Olson engaged the Council in a discussion on 50% live material, as stated in City code. Mr. McBroom offered that it just must be living material.

Councilmember DeBoutez asked if the Urban Forest can be considered and if code can be written to encourage homeowners to plant trees in their yards. Mr. McBroom offered that this is a reasonable request.

Councilmember DeBoutez asked if licensure is required for landscape installers and would licensure be required for artificial turf installers. Mayor Pro Tem Payton answered this is not consistent with industry standards. Councilmember Hall clarified that licensure differs from permit requirements. Councilmember Olson added that permit requirements include submitting a landscaping plan that meets the City's standards as set forth in the code.

Mayor Gates shared that he has changed his opinion on artificial turf. While this would require more regulation, he supported people who would like to choose this landscaping option.

Councilmember Butler commented that artificial turf is almost cost-prohibitive for most. The bigger issue is the financial assistance programs, particularly for those that are aging in place, those that can no longer afford to maintain their lawns, those that are on fixed income, etc. and it is more important that we talk about helping those that need it the most.

Councilmember Hall called for affirmation that additional conversations about what is finalized will be discussed with Council.

Council consensus was to proceed with minor landscaping updates.

9. Future of Community Engagement in Greeley

Communications & Engagement Director Winna MacLaren introduced the item at 7:44 p.m. Community and Engagement Manager Nelvis Alvarez was available for questions.

Ms. MacLaren reported that the Communication and Engagement Department will be working to establish a strong foundation for robust community engagement and public participation in Greeley's municipal processes in 2024. Using the International Association of Public Participation, a nationally recognized framework, strategic engagement growth will include relationship building, stakeholder involvement, tailored engagement/feedback opportunities and program development, which will lead to sustained engagement for years to come.

Mayor Gates thanked Ms. MacLaren for the informational presentation. Councilmember Butler expressed he was happy with the growth on the engagement programs presented in the packet, particularly the Council in the Community support.

10. Scheduling of Meetings, Other Events

None.

11. Adjournment

Mayor Gates adjourned the meeting at 7:55 p.m.

Approved:

John D. Gates, Mayor

Attest:

Heidi Leatherwood, City Clerk

City of Greeley, Colorado
CITY COUNCIL WORK SESSION PROCEEDINGS
November 14, 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

The mayor announced that Councilmember Ed Clark was at “end of watch” and asked for a moment of silence.

The City Clerk continued the roll call.

Councilmember Johnny Olson - attended remotely via the City's Zoom platform

Mayor John Gates

4. Recognition of Councilmember Ed Clark

Mayor Gates led the Council in heartfelt words about Ed Clark. Each Councilmember shared stories, experiences, and reverence, as they expressed their high regard for their friend and fellow Councilmember who will be fondly remembered for his service to this community.

5. Reports from Mayor and Council Members

Councilmember DeBoutez shared a quick acknowledgment for Juliana Kitten and the trip to Milwaukee she coordinated to view the Milwaukee County Homeless Program. Mayor Gates attended the trip as well and echoed Councilmember DeBoutez sentiment. Mayor

Gates shared his gratitude for James Halthy, Housing Administrator of Milwaukee County. The program was a Housing First model, and it was good to see this can work.

6. Item 6 Affordable Housing Parking Reduction

Community Development Director Brian McBroom introduced the item at 6:15 p.m. Interim Chief Planner Caleb Jackson was available for questions.

Mr. McBroom presented a summary of the grant the City of Greeley received from the Department of Local Affairs (DOLA) to conduct the citywide Housing Needs Assessment and the 10th Street Redevelopment Plan demonstrating how an existing area of the community could accommodate additional housing. As a condition of the grant, the City was required to discuss adopting an incentive for dedicated affordable housing for below-median income households, and staff proposed a code amendment to satisfy the grant requirement.

Households making below-median incomes typically have fewer automobiles and requiring under-used parking lots increases development and maintenance costs that further burden low-income residents. The proposed amendment is intended to allow dedicated affordable housing developers the option of reducing the amount of required parking to an amount more tailored for the residents.

Other nearby municipalities, including Fort Collins, Loveland, and Longmont have similarly reduced parking rates for affordable housing.

Staff was asking for consensus from the City Council to on whether to proceed with an amendment to the development code in line with the staff recommendation.

Councilmember Hall inquired about public parking and off-street parking calculations. Mr. McBroom shared that the current development code provides the ability to reduce parking when public parking is available.

Councilmember DeBoutez shared that she supports the amendment for the lowest income areas 0-30%, as many of them do not have cars and supports parking reduction for those that live on major corridors using public transit. She stressed the importance of being strategic, as parking was important to the residents. She questioned if changes made now will be reflected in the Governor's incentives for housing homelessness. Mr. McBroom explained that any change that would be made would not supersede any state law change.

Councilmember Olson asked if the amendment was for rentals or single-family homes and expressed concern for unintended consequences. Mr. McBroom explained it can be applied to either. Councilmember Olson echoed Councilmember DeBoutez's comments about overflowing public parking areas for people in the 30% and above Average Monthly Income (AMI), these people depend on their vehicles to get to work.

Mayor Pro Tem Payton asked if there was a map or estimate of how much is really being impacted. Mr. McBroom referred to an article in the packet. Mr. Jackson shared that the

lastest parking space cost is about \$9000 each, which does not include the cost of the land or prep-work

Councilmember Butler and Mayor Pro Tem Payton expressed that the discussion should continue. Councilmember Olson expressed that staff needs clear direction and knowing that 38% of the community depends on their vehicles to commute to work, he could support this as a general amendment. Ms. Kitten shared that the new hire will be very involved in these conversations and can help answer many of the questions and concerns presented and asked if the decision needs to be made now as a condition of the grant. Mr. McBroom added that bringing this amendment to Council meets the requirements of the grant. The City is not obligated to adopt the incentives, at this point, it is to consider the amendment and over the course of the next three to five years, many more presentations will be made on affordable housing.

The consensus of Council was to table this topic for now, with the consideration of bringing it back to Council later, most likely when it can be part of additional discussion items related to affordable housing.

7. Scheduling of Meetings, Other Events

None.

8. Adjournment

Mayor Gates adjourned the meeting at 6:38 p.m.

Approved:

John D. Gates, Mayor

Attest:

Heidi Leatherwood, City Clerk



Council Agenda Summary

Title:

Pulled Consent Agenda Items

Summary:

Pulled Consent Agenda items will be considered in the order they appeared on the consent agenda.

Council Agenda Summary

November 28, 2023

Title:

Tribute to Councilmember Ed Clark

Summary:

The life and legacy of At Large Councilmember Ed Clark, a man whose impact on our city will be remembered for generations.

Council Agenda Summary

November 28, 2023

Title:

Tribute to Councilmember Ed Clark

Council Agenda Summary

November 28, 2023

Title:

A motion to adjourn sine die.

Council Agenda Summary

November 28, 2023

Title:

Swearing in of Mayor and Councilmembers

Summary:

Municipal Court Judge Mark Gonazles will administer the Oaths of Office for Mayor John Gates and Councilmembers Dale Hall, Thomas Butler, and Melissa McDonald.

Council Agenda Summary

November 28, 2023

Title:

Remarks from Mayor and Council

Summary:

Council will offer remarks for incoming Councilmember Melissa McDonald and incumbents Mayor John Gates, Councilmember Dale Hall and Councilmember Thomas Butler.

Council Agenda Summary

November 28, 2023

Title:

Mayor Pro Tem Selection Process

Council Agenda Summary

November 28, 2023

Title:

Order of Council Succession

Council Agenda Summary

November 28, 2023

Title:

Discussion of Council Assignments to Boards and Commissions and Standing Committees

Attachment:

Current Membership Assignments

Boards and Commissions

Board/Commission	Meeting Day/Time	Assignment
--Team of 2-- Board/Commission Interviews	Monthly as Needed	Council Rotation
Water & Sewer Board	3 rd Wed, 2:00 pm	Gates
Youth Commission Liaison	4 th Mon, 6:00 pm	Clark
Historic Preservation Loan Committee	As Needed	DeBoutez
Police Pension Board	Quarterly	VACANT 9/2023
Employee Health Board	As Needed	DeBoutez
Airport Authority	3rd Thur, 3:30 pm	Payton/Clark
Visit Greeley	3 rd Wed, 7:30 am	Butler
Upstate Colorado Economic Development	Last Wed, 7:00 am	Gates/Hall
Greeley Chamber of Commerce	4 th Mon, 11:30 am	Hall
Island Grove Advisory Board	1 st Thur, 3:30 pm	Butler
Weld Project Connect Committee (United Way)	As Needed	Butler
Downtown Development Authority	3 rd Thur, 7:30 am	Butler/DeBoutez
Transportation/Air Quality MPO	1 st Thur, 6:00 pm	Olson/Payton
Poudre River Trail	1 st Thur, 7:00 am	Hall
Interstate 25 Coalition	As Needed	Olson
Highway 85 Coalition	As Needed	Gates
Highway 34 Coalition	As Needed	Olson
CML Policy Committee (Council or Staff)	As Needed	Payton/ Gates alternate
CML Executive Board opportunity	As Needed	Hall
CML - Other opportunities	As Available/Desired	

December, 2021



Council Agenda Summary

November 28, 2023

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Consideration of a motion to approve the 2024 Council Meeting/Work Session schedule

Summary:

At the end of each year, the Council approves a schedule setting a list of meetings and work sessions for the next calendar year, noting cancellations of meetings that may fall on special days or holidays.

Section 2-150 of the Greeley Municipal Code addresses the Council's regular meetings, work sessions, and special meetings. This code section sets regular meetings on the first and third Tuesdays of each month, and work sessions on the second and fourth Tuesdays of each month. The Council may change the day, hour or location of regular meetings or work sessions by motion. The Council may also set special meetings and special work sessions by motion.

Staff recommends approval of the schedule as presented.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	No

Legal Issues:

Legislative.

Other issues and Considerations:

None.

Strategic Focus Area:



Community Vitality



High-Performance Government

Decision Options:

- 1) Approve the motion; or
- 2) Amend the motion and adopt as amended; or
- 3) Deny the motion; or

- 4) Continue consideration of the motion to a certain date

Council's Recommended Action:

Approve the motion.

Attachments:

1. Visual Calendar of Council Meetings 2024
2. Council Meeting List 2024

2024 City Council Meeting and Work Session Calendar

January						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

March						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

December						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				



Election
Council Meetings
Work Sessions



Federal & City Holidays
Council Retreat

Proposed 2024 Council Meeting/Work Session Dates			
City Council Meetings		City Council Work Sessions	
January 2, 2024		January 9, 2024	
January 16, 2024		January 23, 2024	
February 1, 2024		February 2, 2024	*
February 6, 2024		February 13, 2024	
February 20, 2024		February 27, 2024	
March 5, 2024		March 12, 2024	
March 19, 2024		March 26, 2024	
April 2, 2024		April 9, 2024	
April 16, 2024		April 23, 2024	
May 7, 2024		May 14, 2024	
May 21, 2024		May 28, 2024	
June 4, 2024		June 11, 2024	
June 18, 2024		June 25, 2024	
July 2, 2024		July 9, 2024	
July 16, 2024		July 23, 2024	
August 6, 2024		August 13, 2024	
August 20, 2024		August 22, 2024	
September 3, 2024		September 10, 2024	
September 17, 2024		September 24, 2024	
October 1, 2024		October 8, 2024	
October 15, 2024		October 22, 2024	
November 5, 2024	*	November 12, 2024	
November 19, 2024		November 26, 2024	*
December 3, 2024		December 10, 2024	
December 17, 2024			
2024 Federal and City Holidays:			
January 1, 2024		New Year's Day	
January 15, 2024		Martin Luther King Jr. Day	
February 19, 2024		President's Day	
May 27, 2024		Memorial Day	
June 19, 2024		Juneteenth	
July 4, 2024		Independence Day	
September 2, 2024		Labor Day	
November 11, 2024		Veteran's Day	
November 28-29, 2024		Thanksgiving	
December 24 - 25, 2024		Christmas	
Special Event Dates *:			
February 1, 2024		Council Retreat	
February 2, 2024		Council Retreat	
Meetings that may be canceled *			
* November 5, 2024		Election day	
* November 26, 2024		Thanksgiving week	



Council Agenda Summary

November 28, 2023

Key Staff Contact: Adam Turk, Police Chief

Title:

Consideration of a resolution to approve the Gray & Black Market Marijuana Enforcement Grant Program

Summary:

The Colorado Department of Local Affairs (DOLA) has a grant opportunity to provide financial assistance annually to local law enforcement agencies and district attorneys through the local governments for the investigation and prosecution costs associated with unlicensed marijuana cultivation or distribution operations.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	N/A
What is the annual impact?	Unknown
What fund of the City will provide Funding?	General Fund
What is the source of revenue within the fund?	Grant
Is there grant funding for this item?	Yes
If yes, does this grant require a match?	No
Is this grant onetime or ongoing?	One Time
Additional Comments:	The award amount is not decided until after application. DOLA determines the award based on funding availability and jurisdiction size.

Legal Issues:

Per Greeley Municipal Code Sec 3-14, "In all legislative matters coming before it, the Council shall act only by ordinance, resolution or motion. The ayes and nays shall be taken upon the passage of all ordinances, resolutions and motions, and entered upon the journal of the Council proceedings. Every member, when present, must vote, unless excused by majority vote of the Council present. Every ordinance shall require a majority vote of the entire Council for final passage."

Other issues and Considerations:

None

Strategic Focus Area:



Quality of Life



Safe and Secure Communities

Decision Options:

None

Council's Recommended Action:

A motion to adopt the resolution.

Attachments:

1. Res 40, 2023

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 40, 2023**

**A RESOLUTION AUTHORIZING THE CITY OF GREELEY TO ENTER INTO
A GRANT AGREEMENT BETWEEN THE CITY OF GREELEY AND THE
STATE OF COLORADO, DIVISION OF LOCAL AFFAIRS, REGARDING
RECEIPT OF GRANT FUNDING PROVIDED BY THE GRAY AND BLACK
MARKET MARIJUANA ENFORCEMENT GRANT PROGRAM**

WHEREAS, the City of Greeley’s Police Department (“City”) and the State of Colorado, Department of Local Affairs, desire to enter into a Grantor Agreement regarding funds from the Gray and Black Marijuana Enforcement Grant Program; and

WHEREAS, the grant funds shall be used for the cost of personnel, travel and telecommunications associated with marijuana cultivation and distributions operations; and

WHEREAS, it is in the best interest of the citizens of the City of Greeley to apply for this grant funding.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

Section 1. The City Council hereby approves submission of a grant application provided by the Colorado Department of Local Affairs.

Section 2. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ day of _____, 2023.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



Council Agenda Summary

Title:

Pulled Consent Agenda Items

Summary:

Pulled Consent Agenda items will be considered in the order they appeared on the consent agenda.



Council Agenda Summary

Title:

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

Council's Recommended Action:

A motion to approve the above authorizations.