

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.

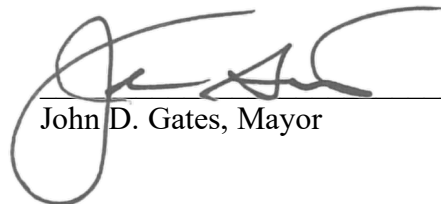
21. Motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

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

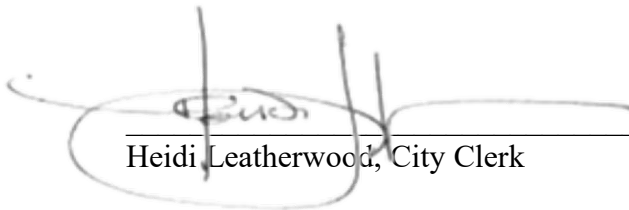
Mayor Gates adjourned the meeting at 7:08 p.m.

Approved:



John D. Gates, Mayor

Attest:



Heidi Leatherwood, City Clerk