

City of Greeley, Colorado  
**CITY COUNCIL WORK SESSION REPORT**  
December 12, 2023  
6 p.m.

**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

Mayor Pro Tem Dale Hall

Councilmember Brett Payton

Councilmember Johnny Olson

Councilmember Melissa McDonald

Mayor John Gates

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

Councilmember Olson provided a follow-up to on Front Range Passenger Rail vote on the location for the new route through Northern Colorado and mentioned that Weld County would be in the taxing district for this possible transportation ballot initiative in 2024.

Mayor Pro Tem Hall provided an update on the Colorado Municipal League (CML) newsletter and requested staff be tasked with compiling grant reports for submission to CML for publishing.

Councilmember Butler recognized the December 7, 2023, Menorah Lighting and Chanukah Celebration held and organized by Chabad Jewish Center of Northern Colorado, Greeley Downtown Development Authority and Rabbi Gorelik.

Mayor Gates highlighted that the 2023 Wreaths Across America event organized by Union Colony Exchange Club of Greeley will be Saturday, December 16, 2023, at 10

a.m. Mayor Gates will officiate the proclamation at Linn Grove Cemetery and Mayor Pro Tem Hall will officiate the proclamation at Sunset Memorial Gardens.

## **5. Update on Downtown Homelessness**

Assistant City Manager Juliana Kitten and Police Chief Adam Turk introduced the item at 6:10 p.m.

Ms. Kitten provided an update to the Council related to the concerns mentioned during public comment at the meeting on October 17, 2023.

Solutions are summarized below:

- Neighborhood Action Team met with bars and their security guards to learn more specifics and to ask them to please call the police department when issues are currently happening. The Greeley Police Department now has two off-duty police officers dedicated to downtown areas from 9 p.m. to 2 a.m., Friday and Saturday nights through the end of 2023.
- Eight Downtown Ambassadors are focused on street cleanup, coordinating with the outreach team, and maintaining positive relationships with businesses.
- Goal: to quickly obtain housing and services with our new outreach team, the "public ambassadors" and our police department to discourage new encampments from popping up.

Mayor Gates asked if there was feedback from citizens who came to the meeting and shared their concerns. Chief Turk shared that a diligent effort has been made to follow up with these individuals. They have been invited to meetings to engage in discussions as a collective, and while not everyone elected to engage with the police, the general sense is that improvements are being made. Ms. Kitten added the importance of the Mayor's Task Force and outreach program and the impact it will make.

Councilmember DeBoutez asked if the cold weather shelter was open and at what capacity it was filled. Ms. Kitten responded that the cold weather shelter is open and is not yet full.

Councilmember DeBoutez asked for clarity on the evaluation process for grants. Ms. Kitten responded that they are currently working with UNC on a 2-year cost analysis study, so there is still quite a bit of data to be collected.

Mayor Pro Tem Hall inquired about displacement. Chief Turk discussed displacement and the consequences related to cleaning up encampments. Ms. Kitten added that Will Jones has also been collecting data on costs associated with cleaning up encampments.

Councilmember Olson asked for clarification on where the funding is coming from for master leasing. Mr. Lee confirmed the funding would come from the General Fund, which has funding earmarked for special projects such as this, should the Council choose to use this money to fund this initiative.

Councilmember McDonald shared her positive experience with the ride along from the Neighborhood Action Team. She shared how appreciative the people in the program were. Councilmember McDonald added it is a phenomenal experience and encouraged her fellow councilmembers to attend a ride-along as well.

## **6. Sign Code Discussion**

Community Development Director Brian McBroom introduced the item at 6:43 p.m. Supervising Attorney II Bobbier Cranston and Code Compliance Supervisor Buxton Demers were available for questions.

Staff provided a short presentation of key regulations in the sign code pertaining to temporary signs. Since the Development Code was amended in 2021, council members have received concerns and questions from the community about these types of signs, especially those related to wind-driven signs such as ground kites.

The purpose of this agenda item was to share key information, answer council questions, and receive feedback about the recommendations provided which would require amendments to the Development Code.

Mayor Gates asked for additional information as to ground kites that are placed without wording. Mr. McBroom provided guidance on the limitations on signs, both permanent and temporary. Should the code be amended to allow signs on these devices, additional limitations can be implemented.

Councilmember Butler inquired about the permitting process. Mr. Demers responded that the Planning Department oversees the permitting process. Mr. McBroom shared that the applications for permits are reviewed to ensure the request complies with the standards that are in the code.

Councilmember Olson expressed that sign pollution is a concern and Council has a responsibility for the safety of the citizens and preventing distracted driving and aesthetics awareness. Mr. Lee said that the potential distraction remains regardless of words on it. Councilmember Payton expressed support for minor regulations on signs, particularly when related to public safety.

### **Recommendations**

- No recommended changes to political sign regulations
- Immediate Updates to Temporary Sign Regulations
- Audit of Entire Sign Code – 2024 Q2, then

- Any Needed Amendments – 2024 Q3/Q4
- Small Business Outreach via Code Inspection Team
- Small businesses rely heavily on temporary signs

Councilmember Butler asked for additional information on intended changes to the temporary sign code. Ms. Cranston summarized the intent to clarify the definition of a device as opposed to a sign, specifically the exempt signs portion of the code. Changes are intended to address ambiguity and assist with understanding, for business owners, what is being regulated.

The Council consensus agreed to staff recommendations.

## 7. **Initiative 08-2023 Public Nuisances on Private Property**

Community Development Director Brian McBroom introduced the item at 7:13 p.m. Supervising Attorney II Bobbier Cranston and Police Chief Adam Turk were available for questions. Mayor Gates asked Municipal Judge Mark Gonzales to join the panel.

On the May 9, 2023, City Council Meeting, Councilmember DeBoutez asked staff to review and consider bringing back to council a municipal code amendment for public nuisances on probate property.

Councilmember Payton asked for clarification on the “*Improved Process for Right of Entry*” as stated on the recommendations list. Mr. McBroom explained the necessity to clearly define the circumstances in which an authority may act upon the right of entry provided with legislative direction. Ms. Cranston added that the intention is to specify the law to assist law enforcement and code compliance officers with the process.

Councilmember Butler expressed concern for properties that are unkept due to aging in place or limited ability and resources to maintain a property. He requested a system to assist people in these situations before this kind of revision is enacted. Mr. McBroom said that it is currently unknown if people who are experiencing these kinds of challenges are rising to the level of chronic public nuisance. Typically this is triggered by a lack of responsiveness. The City is exploring opportunities to aid members of the community who struggle to comply with landscaping regulations.

Councilmember Butler asked for additional clarification on what qualifies as “*Three (3) or more nuisance activities in 90 days or seven (7) or more in one (1) year*” to establish chronic nuisance activity. Ms. Cranston provided the broad legal definition of public nuisance and explained that other cities have specified a list of violations.

Councilmember Olson inquired if community service can be sentenced to assist with clean-up efforts. Judge Gonzales explained how community service sentencing worked

and expressed that, unfortunately, it's not practical as it is difficult to enforce. Assistant City Manager Juliana Kitten added that there are some clean up assistance options through the Community Development Block Grant (CDBG).

Councilmember DeBoutez expressed the need for specificity, such as violations of stolen vehicles and multiple fugitive arrests that victimize neighborhoods. She expressed the importance of being aware of the victims. She asked for specific language that provides for exemption for landlords that can prove they are attempting to deal with violations on their property, as well as language that specifies abatement time perimeters for compliance.

Mr. McBroom affirmed the next steps are to bring the code amendments to council for review and consideration.

Councilmember DeBoutez asked if the code applied to boarded-up and abandoned buildings, and for how long. Mr. McBroom said that this can be explored.

Council consensus was to explore amendments with additional directions per Councilmember DeBoutez's request to broaden the list, add specificity, shorten the duration of time to consider a property with chronic problems, set limitations on boarded up properties, and include property maintenance language in the ordinance.

Deputy City Attorney Stacey Aurzada reminded council that increasing fines will require a change to the charter. Ms. Cranston expressed the importance of being more expansive, however not too limiting with specifics, to allow for flexibility as needed.

Judge Gonzales suggested adding considerations for the sale of such properties and if there should be limitations and specificity on how the sale would occur.

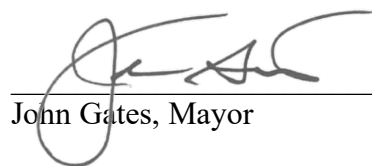
**8. Scheduling of Meetings, Other Events**

None.

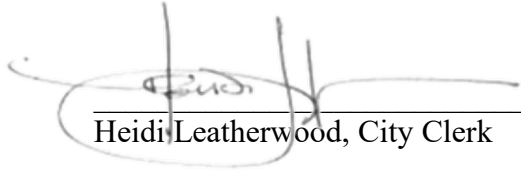
**9. Adjournment**

Mayor Gates adjourned the meeting at 7:41 p.m.

Approved:

  
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John Gates, Mayor

Attest:



Heidi Leatherwood, City Clerk