

City of Greeley, Colorado
CITY COUNCIL WORK SESSION REPORT

January 9, 2024

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 Johnny Olson

Councilmember Melissa McDonald

Mayor John Gates

Councilmember Brett Payton - excused

4. Reports from Mayor and Council Members

None

5. Weld RE-5J School District Intergovernmental Agreement

Community Development Director Brian McBroom introduced Interim Chief Planner Caleb Jackson to present the item at 6:01 p.m.

Mr. Jackson provided an informational presentation to Council seeking direction on whether to pursue an intergovernmental agreement with the Johnstown-Milliken School District.

The City of Greeley is served by four school districts. In 2020, the City of Greeley entered into intergovernmental agreements with three school districts (Greeley-Evans, Windsor-Severance, Eaton) to require residential developers to dedicate land within their

project area for school sites or pay cash-in-lieu of land dedication to help purchase land for schools in the vicinity.

In 2022, the Johnstown-Milliken School District completed an updated assessment of land dedication and cash-in-lieu needs and instructed their staff to initiate intergovernmental agreements (IGA) with municipalities. Greeley is beginning to approve zoning for residential development within the Johnstown-Milliken School District.

Almost seven square miles of the Johnstown-Milliken School District is located within Greeley's Long Range Expected Growth Area, and around half of that area is already annexed into southwestern Greeley. By adopting an intergovernmental agreement, residential developers within the Johnstown-Milliken School District would be required to set aside land for schools and/or remit cash to the district to purchase school sites to serve future residential development.

Councilmember Butler inquired about the Delantero development. Mr. Jackson provided an update on the development and indicated they are working with the school districts.

Mayor Gates commented that in his opinion, IGAs are function and a good idea, and expressed his support for moving forward with no need for an executive session.

Consensus of Council was to move forward with an IGA.

6. 16th Street Enhancement Project Update - Business Assistance

Economic Development Director John Hall and Public Works Direct Paul Trombino introduced the item at 6:07 p.m.

Mr. Hall and Mr. Trombino provided an update on the 16th Street Enhancement project, including information about the status of the project and some discussion of the possibility of business assistance. Staff requested consensus to proceed forward with work to formalize an assistance program.

The 16th Street Enhancement project is scheduled to begin in May 2024. The project will be constructed in three phases with an anticipated completion date of November 2024. Upon completion, the project will provide traffic-calming and improved safety, a more pedestrian-friendly walking environment, assist in area economic revitalization, and improve the connection between the neighborhood and the University of Northern Colorado (UNC) campus.

During the construction period, some business disruption may occur that could result in decreased sales by adjacent business. Some of these disruptions will include limited pedestrian or vehicular access. To assist businesses in preparing for disruptions, staff has been conducting regular outreach to potentially impacted businesses, including meetings,

email, and phone calls since February 2023. This outreach will continue before and during project construction in 2024.

Councilmember DeBoutez asked for clarification on the timing of the project starting on the south end and asked if the timing can be changed. She also asked how long access to the businesses would be closed off. Mr. Trombino replied that there may be impacts to changing the timing of the schedule. He explained that the intent is for the businesses to always have access. There may be intermittent times in which access is impacted, however, attempts are always made to find ways to accommodate access.

Councilmember Butler said that he would prefer a grant program with a simple process, making it easy to submit applications.

Councilmember McDonald asked what the response has been from the 25 impacted businesses. Mr. Trombino confirmed that all the business owners have been spoken to, they understand they are going to be impacted, and are supportive of the project. At this point, the response from the business owners is that they want to see it completed, and they're excited to see what the corridor will be like in the future.

Councilmember Olson asked about the plan for public information and stakeholder engagement. He asked if there will be a website and key messages to the property owner with updates and constant engagement, so that patrons can have that open communication. Councilmember Olson asked for multiple ways of getting the message out, through utility bills, text messages, or other means, for citizens that do not use the website. Mr. Trombino explained that the construction management has already been set up, we will have a direct hand in it and much of that work will be done with the contractor. There has been a great deal of business outreach and public information is something that can be put together as part of the construction.

Mayor Gates commented that he is in favor of the business assistance and wants to like to see it as an equitable solution. He inquired about business responses to losing signalized intersections at ninth and tenth and if there have been any conversations about the roundabouts. Mr. Trombino replied that there have been good conversations about the roundabouts and a roundabout workshop was held to help understand the process. Mr. Hall commented on an equitable solution, and that it is possible to determine a revenue threshold that distinguishes between smaller and larger businesses.

Mayor Gates called upon Downtown Development Authority (DDA) Executive Director Bianca Fisher to share her input. Ms. Fisher provided suggestions modeled after existing programs. She suggested a tiered structure, and added the importance of taking into consideration the different impact the project will have on a service as opposed to a retail business. Ms. Fisher also proposed the idea of a gift certificate program. As a resource, she will be a liaison as well and help communicate with the businesses.

Councilmember Olson expressed that this sets precedence and opens the door for projects in the future, and therefore he suggested that this type of assistance be woven into capital improvement projects with its own line item.

Mayor Pro Tem Hall commented that other projects have been conducted without assistance programs and asked for discussion of Ms. Fisher's gift certificate concept. Businesses could give the gift certificates to their patrons rather than the City giving the businesses a check, to draw more people to their business. City Manager Lee added, the City must be cautious about the perception of the City promoting businesses. A grant program is different than buying something from these establishments.

Councilmember DeBoutez asked about residents that live above the businesses. Mr. Trombino provided some examples of a similar project, constant communication with property owners, rotated access, used type of concrete that dries quickly, met with elderly and persons with disabilities to work through any access issues, this is standard practice with all projects.

Councilmember Butler added that ultimately the premise is to make the corridor better, if businesses close because of the project, that's a fundamental failure. He supported a flat assistance amount, and it is still open to suggestions. Communication is important and although outreach has been done, this project is going to impact business.

Councilmember McDonald supported the tiered approach that Ms. Fisher suggested because a lot of the businesses are walkable. She asked how this project will impact the parade. Mr. Trombino responded that the project will not impact the parade. Sidewalk work has been planned around the parade and may require that some temporary sidewalks may need to be put in depending on where they are in the project.

Councilmember DeBoutez suggested that a small, need based, assistance program should be made available. She asked if the conversation could continue after the contractor is hired so that they can provide their feedback on how long this might take. Mr. Trombino suggested that over the next few weeks, work will be done to develop a communication plan to address marketing, and once the bidding process has been completed, as the contractors will be asked to provide a schedule with their bids, better information can be provided.

Ms. Fisher offered that the DDA and City can work together and administer the grant program through the DDA as a potential option to address precedence as the downtown area is unique.

Mr. Hall said that more discussions will be had with businesses and return before March. City Manager Lee added that the businesses will be surveyed to come to a good number for a middle ground.

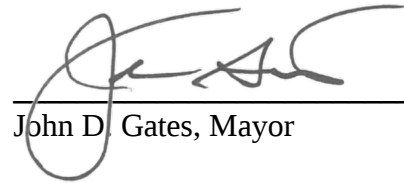
7. Scheduling of Meetings, Other Events

None.

8. Adjournment

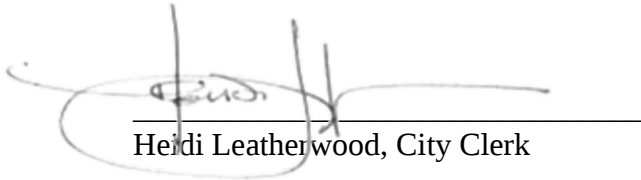
Mayor Gates adjourned the meeting at 7:04 p.m.

Approved:


A handwritten signature in black ink, appearing to read "John D. Gates", is written over a horizontal line.

John D. Gates, Mayor

Attest:


A handwritten signature in black ink, appearing to read "Heidi Leatherwood", is written over a horizontal line.

Heidi Leatherwood, City Clerk