

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
February 20, 2024

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.
The following were present:
Councilmember Butler
Councilmember DeBoutez
Mayor Pro Tem Hall
Councilmember Payton
Councilmember Olson
Councilmember McDonald
Mayor Gates
4. **Approval of the Agenda**
No changes were requested.
5. **Recognitions and Proclamations**
Mayor Gates read the Youth Arts Month 2024 Proclamation at 6:01 p.m. Frontier Academy Art Teacher Lauren Thurman, and Greeley Central Highschool Art Teacher Joni Wilson were present in Council Chambers to accept.
Mayor Gates read the Black History Month Proclamation at 6:05 p.m. Greeley West High School Principal Jeff Cranson, and Greeley West High School students Brooklyn Tinnin, Omari Edwards, and Zanayah Shanks were present in Council Chambers to accept.
Councilmember Butler presented What's Great about Greeley? report at 6:10 p.m.
6. **Citizen Input**
 1. Todd Luschen addressed council with the concern of individuals speeding through his neighborhood and wants to know what engineering can be done to mitigate these concerns. Mayor Gates informed Mr. Lotion that he can offer to have the intersection reviewed again and asked that staff connect with Mr. Lotion.
 2. Javier Lomeli spoke about the Lambda Upsilon Lambda Fraternity (La Unidad Latina) from the University of Northern Colorado.

3. Steve Teets spoke about the bus transportation system in Greeley and asked for system improvements.
4. David Meek asked that Council reinstate him as a volunteer at Centennial Village. Mayor Gates informed Mr. Meek that this is not a council decision.
5. Ben Dooster, student, provided the council with information on a project related to environmental impacts.

Mayor Gates welcomed three new members of the City of Greeley's leadership team (Deb Callies, Caleb Weitz, and Diana Frick) at 6:32 p.m.

7. Reports from Mayor and Councilmembers

Councilmember McDonald reported that she and Councilmember Butler visited Greeley West High School and spoke to their student council. Councilmember Butler added that this was a great opportunity to see the future leaders we have in our community.

Councilmember Olson reported on his attendance to the United States Department of Transportation (USDOT) Resilience Coalition. He encouraged fellow councilmembers to read the related report.

8. Initiatives from Mayor and Councilmembers

None

Consent Agenda

9. **A motion to approve the City Council Proceedings of the January 23, 2024, Work Session**
10. **A resolution expressing the City of Greeley's support for the development of the College of Osteopathic Medicine at the University of Northern Colorado (UNC)**
11. **A resolution authorizing the City of Greeley to provide fire protection service to the Schneider Farms Annexation, as set forth in Exhibits A of the petition to exclude territory from Windsor Severance Fire Protection District, and directing the City Attorney to commence a court action to exclude the property from the Windsor-Severance Fire Protection District**
12. **A resolution appointing Stacey Aurzada to the position of Interim City Attorney**
13. **Introduction and first 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)**

14. **Introduction and first reading of an Ordinance Amending Title 20, Chapters 2, 3, and 5 of the Greeley Municipal Code relating to water and sewer service**

End of Consent Agenda

Councilmember Butler moved to approve the Consent Agenda Items 9 and 11-14. Councilmember Payton seconded the motion. The motion passed 7-0 at 6:40 p.m.

Mayor Gates congratulated Stacey Aurzada as Interim City Attorney.

15. **Pulled Consent Agenda Items**

Council DeBoutez asked to pull consent agenda Item 10 - A resolution expressing the City of Greeley's support for the development of the College of Osteopathic Medicine at UNC. Council DeBoutez provided a few brief comments acknowledging the history of the relationship between the city and UNC. She expressed her support for the College of Osteopathic Medicine at the University and sees it as a great opportunity to benefit the school, city, and region.

Mayor Gates called UNC President Andy Feinstein and Dean Beth Longenecker to the podium to provide brief details of their vision for this petition. Dean Beth Longenecker informed the Council this is a great opportunity to bring 150 students a year to train the next generation of future physicians.

Mayor Gates provided his thanks and support to the President and Dean of UNC, and asked council for a motion.

Councilmember DeBoutez moved to approve the resolution. Councilmember Butler seconded the motion. The motion passed 7-0 at 6:45 p.m.

16. **Informational presentation on Private Activity Bonds Fiscal Year 2024**

Affordable Housing Manager Ashley Weesner introduced the item at 6:46 p.m.

In January 2024, the city received an annual allocation letter from the State Division of Housing for Private Activity Bonds. Greeley has been allocated a total of \$6,932,476 for Fiscal Year (FY) 2024. With the completion of the Housing Needs Assessment, specific measurable goals over the next 2 years are needed to meet the growing demand of market rate and affordable housing units. Private Activity Bonds can be used to help finance new construction, rehabilitation, and acquisition projects.

Next Steps:

January 15 – Greeley notified of Allocation amount - \$6,932,476

- Establish PAB priorities
- Do nothing – PAB back to DOLA

- Keep PAB – need resolution with inducement for DOLA
- Assign PAB to CHFA (or other authority) to support a specific project or to promote first time ownership investment
- Continued collaboration with City Attorney’s Office and other applicable internal departments to ensure best practice
- September 15 – Must notify DOLA of PAB plans
- December 23 – Last day to Induce or Close Bond Transaction
- February 15, 2025– Must file Carryforward with Internal Revenue Service (IRS) along with designation of use

Councilmember DeBoutez asked if the money can be set aside to be used for an affordable housing “savings account” or is it required to be linked to a specific developer or project. Ms. Weesner replied that the money does need to be tied to a developer but there are different options such as holding on to the funds longer to have a higher amount to put towards low-income housing tax credit project. Currently with PAB’s, the funds that go into a low-income housing tax credit project must account for 50% of those development costs and the amount needs to be large enough to make a difference.

Councilmember Butler asked for clarification in a scenario when the City doesn’t use their PAB Allocations and if it goes to back to the State. He also asked whether we have ever received PAB Allocations from the state. Ms. Weesner replied that she does not have that data but would acknowledge that the developers would apply for the statewide balance.

Councilmember Butler asked if the County’s process for PAB’s works like the city’s process and if their funds can be used for the city’s projects. Ms. Weesner confirmed it does and those PAB allocations from the County can be used for the City’s projects.

This item was for information only.

17. **Appointments to Boards & Commissions**

City Clerk Leatherwood announced the appointments:

- **Golf Advisory Board: Patti Brug was appointed for a 3-year term**
- **Parks and Recreation Advisory Board – Rand Morgan was appointed for a 3-year term**
- **Island Grove Advisory Board – James Herman was appointed for a 3-year term**
- **Stormwater Board – Casey Christensen and Jerrod Carlson were appointed each for 3-year terms**

18. **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**

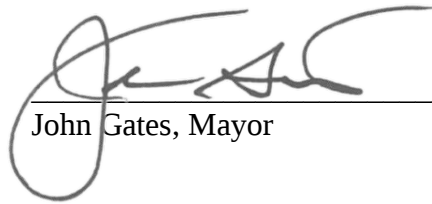
Councilmember Payton moved to approve the motion. Mayor Pro Tem Hall seconded the motion. The motion passed with a voice vote 7-0 at 6:56 p.m.

19. Scheduling of Meetings, Other Events
None.

20. Adjournment

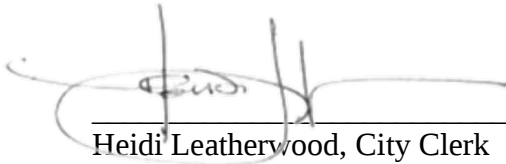
With no further business to come before the Council, Mayor Gates adjourned the meeting at 6:56 p.m.

Approved:



John Gates, Mayor

Attest:



Heidi Leatherswood, City Clerk