

City of Greeley, Colorado
CITY COUNCIL WORK SESSION REPORT
March 14, 2024

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

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 Butler spoke about the trip to the National League of Cities (NLC) Annual Conference in Washington DC and meeting with congressional delegates.

5. 2024 Ballot Measure Planning

Kelli Johnson introduced the item at 6:02 p.m. Deputy Budget Director (Interim) Kalen Myers and Budget Director Caleb Weitz presented.

Ms. Johnson provided the City Council with background information on potential ballot measure options for the November 2024 election.

The presentation began with background information on potential ballot measure options for the November 2024 election. The potential ballot measures included the planned food tax renewal, a proposed transportation debt issuance, and tax increase measures for public safety and open space.

Mayor Gates thanked staff for their work on this effort and requested clarification on when the public safety tax increase would sunset. Ms. Myers shared that the sunset is in 2024.

Mayor Gates suggested that no more than two measures go to the voters. He also added that if the Transportation Infrastructure Finance and Innovation Act (TIFIA) moved forward, there should be a clear plan to repay it.

Councilmember Olson asked for more information on funding for roads and pavement. Mr. Lee explained that the Keep Greeley Moving (KGM) project includes road maintenance.

Councilmember McDonald noted that Public Safety is a priority, specifically hiring and retaining staff.

Councilmember Butler said that the Food Tax Renewal sunset needs to be adjusted or removed. He is in favor of adding the Debt Issuance and Dedicated Open Space Tax to the ballot. He requested additional information on the funding for Public Safety.

Councilmember DeBoutez commented that there are funding options for Public Safety. She suggested that a focus group be utilized to gain information on how the community supports an increase in taxes for roads, safety, or managing natural areas.

Councilmember Payton asked for clarification on the percentage rate for TIFIA and if there is an interest-free period. Ms. Myers explained that the City qualifies for about 2%. Mr. Lee clarified that the interest period is determined when the application is submitted.

Councilmember Payton supported going to the ballot for the Food Tax Renewal. He did not believe that Public Safety belongs on a ballot and should be covered by the general fund. Mr. Lee offered that staff could come back with additional information.

Councilmember Olson expressed the importance of Public Safety and asked for clarification on the over-hire policy. Chief Turk explained the philosophy of quality hires and responding to the growth in Greeley. Mr. Lee noted the importance of proactive planning.

Councilmember DeBoutez suggested removing the sunset on the Food Tax Renewal and asked about the economic development impact on open space.

Councilmember Olson asked for clarification on how the Food Tax Renewal Tax could be used. Ms. Myers explained that if parks were to be included, the conversation would then have to shift to discussions with Capital Improvement Projects.

Councilmember Payton commented that the funding for the intersections from the Metropolitan Planning Organization (MPO) and Colorado Department of Transportation (CDOT) was half the cost of those projects at the time. Now costs have significantly increased and will continue to increase the longer it takes to complete these projects.

Mr. Lee and Ms. Johnson discussed the importance of narrowing the information taken to the focus groups so that information gathered would be more meaningful.

The consensus of Council was to move the Food Tax forward and decide if there should be a sunset. Council also consented on supporting TIFIA.

Mayor Gates expressed that public safety and open space remain undecided. He noted a concern for growth and if the funds coming in to support additional public safety were sufficient. Council asked staff to bring more information on the other two items. Ms. Johnson said that staff will return to Council on the 26th and provide additional information on the public safety and open space item.

6. Real-Time Information Center

Police Chief Adam Turk and Commander Tania Gutierrez presented the item at 7:14 p.m.

The Greeley Police Department maintains a variety of technology, including license plate readers, overt cameras, covert cameras, and drones. The police department accesses public works traffic cameras, which operate on many intersections in the city. Other available technology includes: Live911, shot spotter, enhanced drones, additional investigative cameras, and the ability to work with outside partners to access their cameras in the event of a critical incident.

The police department requested consensus from city council to move forward with the Real Time Information Center (RTIC). Pending council consensus, the police department will submit a funding appropriation request.

Councilmember DeBoutez and Councilmember Butler expressed support for this effort.

Councilmember Butler asked about staffing and drone technicians. He requested supplemental information about phasing of officers to a 24x7 schedule. Chief Turk provided clarification and then spoke about the advantages of drone footage assisting in identification purposes and as a deterrent mechanism.

Councilmember McDonald commented on the capability of this technology to deter crime. She asked about the technology to assist with natural disasters. Commander Gutierrez confirmed the technology could increase communication between departments during events.

Mayor Gates shared support for this effort to address crime prevention and increase public safety.

Consensus of Council was to bring the item to a future meeting for consideration.

7. Administrative and Maintenance Facilities Overview

Deputy City Manager Don Tripp introduced the item at 7:38 p.m.

Public Works Director Paul Trombino, Economic Development Director John Hall and Chief Human Capital Officer Kimberly Southern-Weber presented.

The City of Greeley facilities cannot meet the demands of a growing staff and services. Renovating or replacing key facilities, including administrative offices, customer service centers, fleet maintenance areas, storage facilities for materials and equipment, and spaces for maintenance crew assembly and employee training is required.

The 2021 Facilities Assessment revealed a significant underfunding in this sector, with only a third of the industry-recommended budget allocated. Staff provided background on issues in administrative and maintenance facilities along with a series of options evaluated to address problems and a recommended path forward for consideration and consensus for next steps.

Councilmember Butler was not in favor of moving 300 employees due to the impact on the downtown business owners. Councilmember McDonald added that a survey needs to be completed to measure city employee utilization of the downtown businesses.

Councilmember DeBoutez asked for supplemental information on other City properties. Mr. Trombino shared planning considerations for those properties. Councilmember DeBoutez was concerned about the demolition of the iconic City Hall building.

Councilmember McDonald discussed the liability issue and asked for clarification on the employees who would be moving out of City Hall. Mr. Lee clarified it would generally be the outward-facing departments.

Councilmember Olson asked about moving employees out of the downtown area and wanted a cost-benefit analysis of the buildings. He added that he'd like to see the risk analysis and mitigation strategies. Councilmember Olson requested additional cost and priority information be brought back to Council.

Councilmember Payton was not in favor of engaging in a long-term lease and requested a plan. Councilmember Butler suggested the possibility of a phased approach.

Mayor Pro Tem Hall requested clarification on the need to address both the maintenance facilities and administrative facilities. Mr. Lee shared that there is no space for new hires in City Hall, and additional facilities must be investigated. Analysis work and facility assessments have been conducted. Mr. Tripp said that additional work will be done to explore the long-term solutions.

Consensus of Council was that staff bring back a revised plan for Facilities at a future date.

8. Scheduling of Meetings, Other Events

None.

9. Executive Session: Advice of Counsel & Instruction to Negotiators (Economic Development – West Greeley, Civic Campus)

A motion to go into executive session to discuss possible acquisition and lease of real property, and to receive instructions regarding negotiation for real property acquisition or lease, and negotiation of economic development incentives, as provided for in C.R.S. § 24-6-402(4)(a) and § 24-6-402(4)(e)(I) and Greeley Municipal Code § 2-151 (a)(1) and §

2-151 (a)(5); and if necessary to receive advice from the City Attorney related to these matters as provided for in C.R.S. § 24-6-402(4)(b) and Greeley Municipal Code § 2-151(a)(2).

Councilmember Butler moved to approve the motion and Councilmember McDonald seconded the motion. The motion passed 7-0 at 8:39 p.m.

The mayor added that Council will not return to the meeting after the adjournment of the Executive Session.

10. Adjournment

Mayor Gates adjourned the meeting at 8:40 p.m.

9. Executive Session

The Greeley City Council went into Executive Session for the following purposes: As provided in C.R.S. Sections 24-6-402(4)(a), 24-6-402(4)(b) and 24-6-402(4)(e)(I) and Greeley Municipal Code Sections 2-151(a)(1), 2-151(a)(2) and 2-151(a)(5)

- To confer with City Staff and the City Attorney to receive legal advice; and
- To discuss the potential acquisition or lease of real property; and
- To determine positions, develop strategies, and provide instructions to negotiators regarding economic development proposals in West Greeley and related to a Civic Campus.

The time was 8:49 p.m. Mayor John Gates began the record as required by Open Meetings Law. This session was electronically recorded.

Present for participation in the executive session in person in the Colorado Room of City Center South, were all members of the City Council plus the following persons:

- Interim City Attorney Stacey Aurzada
- City Manager Raymond Lee
- Deputy City Manager Don Tripp
- Economic Development Director John Hall
- Community Development Director Brian McBroom
- Public Works Director Paul Trombino
- Tribe Development Co. Representative Ashley Stiles
- Assistant City Attorney Dan Biwar
- Chief of Staff Kelli Johnson
- Budget Director Caleb Weitz
- City Treasurer Robert Miller

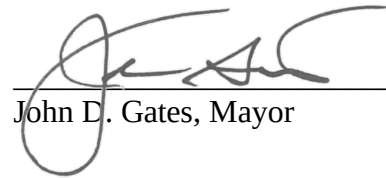
The mayor cautioned each participant in the executive session to confine discussion to these stated purposes and reminded them that no formal action may occur in executive session. If at any point in the executive session any participant believed that the discussion

was going outside the proper scope of the executive session, then participants were encouraged to interrupt the discussion and raise objections.

The time was 9:34 p.m. when the executive session concluded.

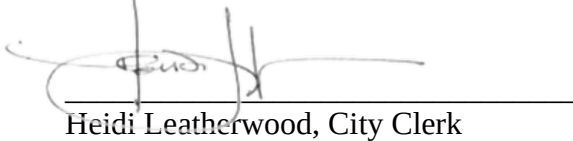
The recording of this executive session will be retained as provided in the City's records retention policy and in conformity with the Colorado Open Meetings Law for a period of 90 days.

Approved:

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

John D. Gates, Mayor

Attest:

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

Heidi Leatherwood, City Clerk