

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
September 3, 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

Heid Leatherwood, City Clerk called the roll.

The following 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. Approval of the Agenda

No changes were requested.

5. Recognitions and Proclamation

Mayor Gates read the Constitution Week Proclamation at 6:02 p.m.

Julianne Fritz, Ginell Stroh, Karin Culter, Marilyn Peters and Nancy Mayer of the Centennial State Chapter National Society of the Daughters of the American Revolution (NSDAR) were present in Council Chambers to accept.

Mayor Gates read the Centennial State Chapter NSDAR 120th Anniversary Proclamation at 6:04 p.m. and presented it to the above NSDAR members.

Councilmember Butler presented the What's Great about Greeley? report at 6:08 p.m.

6. Citizen Input

1. Steve Teets of Greeley thanked council for filing out his surveys. He stated that back in 2022 he wished consultants had done a better job with surveys. He believes homelessness continues to get worse, and there are a lot of barriers to people to get out their situation. .

2. Bill Gillard spoke in opposition to the debt issuance, and stated he is against the food tax renewal.

7. Reports from Mayor and Councilmembers

Councilmember DeBoutez announced an informational meeting she is hosting on September 11, 2024 from 5:30-7:30 p.m. at the Centennial Park Library Topics will include information on the current Greeley ballot issues.

Councilmember McDonald reported that she sat in on a Municipal Court trial and learned about court procedures. She congratulated Councilmember DeBoutez for receiving the Biz West Businesswoman of Distinction Award.

8. Initiatives from Mayor and Councilmembers

None.

Consent Agenda

9. A motion to approve the City Council Meeting Proceedings of July 16, and August 6, 2024 and the Special City Council Meeting Proceedings of July 30, 2024
10. A motion to cancel the September 24, 2024 Work Session
11. Introduction and first reading of an ordinance to establish Local Improvement District No. 346590 for the Westgate Non-Potable Pump Station under Title 18, Chapter 6 (Local Improvement Districts) of the Greeley Municipal Code
12. Introduction and first reading of an ordinance changing the official zoning map of the City of Greeley, Colorado to rezone Tract 3A of the H-P Greeley 6th replat from I-L (Industrial Light), with DCMP (Development Concept Master Plan) zoning district to the R-H (Residential High) zoning district on approximately 16.192 acres of land (H-P Tract 3A Rezone)

End of Consent Agenda

Mayor Pro Tem Hall moved to pull Item 12 from the Consent Agenda.

Mayor Pro Tem Hall moved to approve Consent Agenda Items 9-11. Councilmember Butler seconded the motion. The motion passed 7-0 at 6:20 p.m.

13. Pulled Consent Agenda Items

Mayor Gates asked that Mayor Pro Tem Hall address his questions for the item. Mayor Pro Tem Hall noted that he pulled the item to give staff a head's up to address a few areas in preparation for second reading. His concerns included asking the applicant to consider traffic conditions both for today and into the foreseeable future. He also asked for a list of improvements that have been made in the area, as well as providing scenarios as to how traffic issues could be handled

Mayor Pro Tem Hall moved to introduce the ordinance and approve on first reading. Councilmember Butler seconded the motion. The motion passed 7-0 at 6:22 p.m.

14. HUD Five-Year Consolidated Plan: Community Development Block Grant (CDBG) and HOME Investment Partnership Fund

Housing Director Deb Callies introduced the item with a presentation at 6:23 p.m. Anna Sitton, an advisory consultant led the presentation. This item was for information only.

The presentation included a chart showing the Community Development Block Grant (CDBG) and HOME funds the City has received over the past 5 years - \$4,148,00 in CDBG and \$2,076,599 in HOME funds, plus a one-time grant of \$2 million.

She explained that the city had started with a consultation process including forums and surveys, with a final forum scheduled for Sept 9th.

She then explained that using the information they have gathered, they will refine their approach for the next 5 years.

As of right now they have determined the key trends using the US Census bureau data. They have identified targeted intervention areas which include educational barriers, economic instability, access to housing and healthcare, as well as cultural relevance.

Current strategies included the creation of a new department, creating a strategic plan, implementing the new Housing for All advisory Board, and inter-departmental collaboration.

Key next steps will be a final community forum, results from the public survey, and drafting a plan by September 13, which they hope will be approved by council and submitted to HUD by November.

Councilmember DeBoutez asked Deb Callies if they were coordinating with the city of Evans. She wanted to know if they get their own allocations. Ms. Callies responded that she wasn't sure, but knew that Weld County does, and uses them everywhere but Greeley.

Councilmember Butler asked Assistant City Manager Juliana Kitten for the estimated cost of one month's shelter. Ms. Kitten said the City had been quoted \$2 million per year for shelter operations open 24 hours, 7 days a week, for 365 days.

Councilmember McDonald asked where the publically available survey was with a due date of September 10. Ms. Sitton noted that it was available on Speak Up Greeley and there was a variety of surveys available.

15. Public hearing and second reading ordinance amending Title 2 of the Greeley Municipal Code to create the Housing for All Advisory Board

Housing Director Deb Callies introduced this item with a presentation at 6:37 p.m.

Ms. Callies explained the need to create a separate board from the Greeley Urban Renewal Authority (GURA) to handle CDBG and HOME funding requirements. The board's purpose would review funding requirements and use data to drive decision making and make recommendations as to how the City can monitor and evaluate progress for all the programs created.

The makeup of the board members will be diverse with 3-year terms, that will start off as staggered terms. The timeline would be immediate recruitment, as early as November, with an inaugural meeting probably in December.

Councilmember Olson asked if this board would fall under Boards and Commissions and would council be participating in the interview process. City Clerk Heidi Leatherwood confirmed as with other advisory boards, this process would include an application process and interviews by 2 councilmembers.

Mayor Pro Tem Hall asked if there would be any overlap with Housing Authority. Ms. Callies explained there would be no automatic crossover but there could be opportunities that the housing authority could apply some of the incentives or funding of programs offered by the City. City Manager Lee clarified the purpose of the board was making recommendations, not making decisions like the Housing Authority.

Councilmember Butler inquired about any professional requirements for the seats or applicable that might lead to problematic long term vacancies. Ms. Callies confirmed that there were no hard and fast requirements. City Attorney Stacey Aurzada explained the ordinance states that to the fullest extent possible board members must meet requirements, however the clerk could move ahead with other applicants.

The public hearing opened at 6:43 p.m.

1. Steve Teets asked how the board would be advertised so that the community could be informed. With no further speakers the public hearing closed at 6:44 p.m.

Mayor Pro Tem Hall moved to approve the ordinance. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 6:45 p.m.

16. Public hearing and second reading of an ordinance to amend Title 20, Chapter 3 of the Greeley Municipal Code relating to water and sewer service

Deputy Director of Utility Finance and Customer Service Erik Dial introduced the item with a presentation at 6:46 p.m.

Mr. Dial noted there were a handful of changes to Title 20. This ordinance supplements changes passed in April.

There were three items that need updated as they were not included at that time.

In September of 2021, significant changes were needed to update city code of Title 24-Development Code. Some of those changes required a response of changes to the Water and Sewer Development Code as well.

The three items relate to raw water dedication:

- Change the minimum water dedication for single-family tap
- Redefine large lot water dedication
- Remove the requirement for service commitment agreement for large residential lots

Councilmember DeBoutez asked if neighboring cities were also doing this as a best practice. Mr. Dial explained this varies quite a bit, but the approach was the lot size determining amount of raw water to pay for.

Councilmember Payton added that the purpose of the change is to bring up the amount or level of service for the smaller lots.

The public hearing opened at 6:51 p.m.

With no speakers, the public hearing closed at 6:51 p.m.

Councilmember Payton moved to approve the ordinance. Mayor Pro Tem Hall seconded the motion. The motion passed 7-0 at 6:52 p.m.

17. 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.

Mayor Pro Tem Hall moved to approve the motion. Councilmember Olson seconded the motion. The motion passed 7-0 at 6:52 p.m.

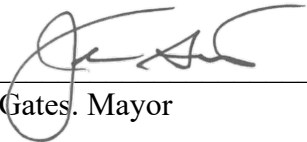
18. Scheduling of Meetings, Other Events

None.

19. Adjournment

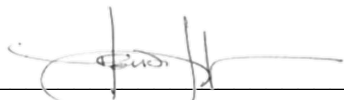
With no further business to come before the Council, Mayor Gates adjourned the meeting at 6:53 p.m.

Approved:



John Gates, Mayor

Attest:



Heidi Leatherwood, City Clerk