

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
June 4, 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

None.

5. Recognitions and Proclamations

Proclamations:

Mayor Gates read the National Pride Month proclamation at 6:01 p.m. Pat and Tim Kennedy as well as Jan Scales representing Parents and Families of Lesbians and Gays (PFLAG), and Andromeda DiAngelo Stanfield with the Justice, Equity, Diversity, and Inclusion (JEDI) Advocacy Council of Greeley were present in Council Chambers to accept.

What's Great About Greeley

Mayor Pro Tem Hall presented the *What's Great about Greeley?* presentation at 6:05 p.m.

6. Citizen Input

1. Mike Huffman spoke about a car accident he was in 4 years ago. He was displeased with the Greeley Police Department charges against him as he claimed he was not at fault.

2. Steve Teets spoke about dogs in grocery stores and other public spaces as he believes it is a health and safety issue.
3. Laura Gomez stated she was recently affected by the flood. She thanked the City for all the help they have received, but also requested dumpsters be brought out again for flood cleanup. Mayor Gates said he understood the situation and asked for her to leave her information with staff for follow up.

7. Reports from Mayor and Councilmembers

Councilmember Olson reported he had attended his last Front Range Passenger Rail District meeting, and that they had voted to postpone the tax initiative. He mentioned that Weld County was no longer a part of the district.

Councilmember McDonald attended the Blues Jam. She thanked City employees for their hard work on the storm cleanup. She cautioned citizens to carefully investigated contractors going around, especially roofing companies. Lastly, she thanked Greeley Police Department as she participated in a “ride along”.

Councilmember Butler thanked all involved, including City employees, for the grand opening of the Habitat for Humanity Community. He was very excited at the media coverage, and proud of the model the City has been for this type of community planning.

Mayor Gates spoke about the storm, and the significant amount of rain and damage he saw. He was very thankful to the staff that helped with the cleanup and safety of the community. He also spoke about the Habitat for Humanity Grand Opening, and the Linn Grove Cemetery 150th Anniversary celebration. He read a letter of appreciation to the City and Parks and Recreation Department from the Colorado High Schools Activities Association expressing appreciation for hosting of the 3A State Baseball Tournament.

8. Initiatives from Mayor and Councilmembers

None.

Consent Agenda

9. **A motion to approve the City Council Work Session Proceedings of May 7, 2024, and City Council Work Session Proceedings of May 14, 2024**
10. **A resolution of the City Council of the City of Greeley, Colorado, extending the City of Greeley Local Disaster Declaration of May 31, 2024, related to flooding**
11. **A resolution authorizing the City to enter into an Intergovernmental Agreement with the Colorado Department of Transportation for the 5th Street and 23rd Avenue bridge improvements**
12. **A resolution authorizing the City to enter into an Intergovernmental Agreement with the Colorado Department of Transportation for the 37th Street bridge improvements**

13. **Introduction and first reading of an ordinance authorizing a salary and certain benefits for the City Attorney, Stacey Aurzada**

End of Consent Agenda

Councilmember Butler moved to approve the Consent Agenda Items 9-13. Mayor Pro Tem Hall seconded the motion. The motion passed 7-0 at 6:32 p.m.

14. **Pulled Consent Agenda Items**
None.

15. **A resolution adopting the 10th Street Area Plan**

Community Development Director Brian McBroom introduced the item at 6:33 p.m. with a presentation.

The City of Greeley obtained a grant from the Colorado Department of Local Affairs to hire a consultant (Development Strategies) to complete a Housing Needs Assessment, conceptual area plan, and to adopt a qualifying strategy to facilitate and incentivize affordable housing development. The project was completed in 2023 and the conceptual plan was presented to the Council in a work session in August 2023. It was then tabled. The grant requires the Council to act on the area plan. The grant contract with the state expires on June 30, 2024.

The 10th Street Area Plan is composed of development goals, a concept plan, design standards framework, and an implementation plan. It includes public space opportunities, shopping center redevelopment, public space opportunities, enhanced streetscape, as well as parking and signage opportunities.

Mayor Pro Tem Hall asked for a brief overview on how this would be implemented. Mr. McBroom replied that there were two keyways. The first, was to attract new private investment, and second was the upcoming housing development plan, which will identify many different strategies for affordable housing. There may also be future incentives that the City can offer. Mayor Pro Tem Hall asked if property owners had been contacted and notified about redevelopment. Mr. McBroom responded that they had been notified.

Mayor Pro Tem Hall moved to approve the motion. Councilmember McDonald seconded the motion. The motion passed with a roll call vote 7-0 at 6:41 p.m.

16. **Public hearing and second reading of an ordinance amending Title 24 of the Greeley Municipal Code relating to an affordable housing parking reduction**

Caleb Jackson with Community Development introduced the item at 6:41 p.m. with a presentation.

The proposed ordinance incorporates feedback received and satisfies the grant condition for the City to adopt an incentive for affordable housing. In July of 2023 the Planning Commission recommended approval of a reduction for up to 80% Average Monthly Income (AMI). City Council discussed parking reductions in November of 2023, directing staff to move forward and tailor a parking reduction.

Community Development is proposing a 75% parking reduction option for deed-restricted affordable housing for 0-30% AMI. Adoption of the incentive would provide real benefit to affordable housing projects and satisfy the DOLA grant requirements.

Councilmember Butler asked how this would work since it is hard to find 30% AMI housing. Mr. Jackson explained that if there were 2 units meeting this percentage, then 2 parking spots would be reduced.

Councilmember Olson asked about a new state law going into effect in January of 2025, and wanted to know if this ordinance would meet those requirements. Mr. Jackson said he believed additional changes would be necessary to meet the new state statutes. SB24-174 will require local governments (1,000+) to conduct housing needs assessments (by Jan. 1, 2025) and update them every six years and develop housing action plans outlining strategies (by Jan. 1, 2028).

Mayor Pro Tem Hall asked about the Planning Commission's recommendation of 80% and the proposal is only 75%. Mr. Jackson explained that the original proposal had three tiers, with 50% reduction up to 60% AMI, 75% reduction up to 30% AMI, and 25% reduction up to 80% AMI. The current proposal only focuses on the lowest income bracket.

The public hearing opened at 6:48 p.m.

1. Jodi Hartman, Executive Director of High Plains Housing Development spoke in support of the ordinance. She explained the opening of Star Rise apartments had just happened last week and all 58 units are 0-30% AMI. The development qualified for the reduced parking, and she felt this was extremely important in reducing the cost of development to make this housing possible.
2. Steve Teets expressed his concerns with reduced parking and felt that public transportation needed to be addressed before implementing.

The public hearing closed at 6:53 p.m.

Councilmember Butler stated that he did not feel parking would be impacted much, due to the 0-30% AMI group being served, and some families cannot afford more than one vehicle. He would like to see higher AMI reductions in the future.

Councilmember Payton voiced his concerns about the State pushing to reduce parking and the public's ability to travel. He expressed he was conflicted as this would relieve burden on developers, but eventually lead to a parking shortage. He stated he was inclined to vote "Nay" due to that fact.

Councilmember Olson agreed with Councilmember Payton and mentioned that parking is going to be an issue in the future, but he was in favor of the reduction today.

Councilmember DeBoutez moved to approve the motion. Councilmember McDonald seconded the motion. The motion passed with a roll call vote 6-1 at 6:57 p.m.

17. Sign Code Audit Update to City Council

Don Threewitt, Deputy Director of Community Development introduced this item with a presentation.

Based on City Council direction, staff began a review of the Chapter 8 Sign Code in August 2023. The original work plan intended to provide rapid updates in Q2 2024 followed by a comprehensive audit and code update in Q3 and Q4 2024. Today's update intends to provide status information and next steps. The goals of sign regulation are to clarify, streamline, and calibrate. The new code will require simple language and graphics, concise regulation and sign types, and updated size requirements.

To date, two revision drafts have been evaluated by staff, and a public draft is in development. Staff intends to release the public draft for review and feedback in June, followed by a final round of revisions based on that feedback, and ultimately pursue adoption in or before September 2024. A public draft will be posted on Speak Up Greeley, as well as at the June 13th HOA Workshop, followed by a virtual and in-person Open House on June 17, 2024, for public feedback.

Councilmember Olson stated this was a tough assignment and the department was doing a great job. He mentioned that the Colorado Department of Transportation should be part of the conversation, as their sign code is far more restrictive for 10th, Highway 34, and 85th.

18. Consideration of 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. Councilmember Butler seconded the motion. The motion passed with a voice vote 7-0 at 7:06 p.m.

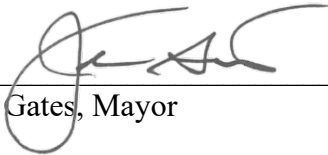
19. Scheduling of Meetings Other Events

None.

20. Adjournment

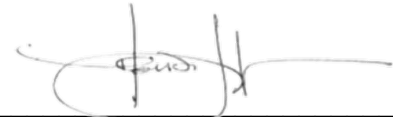
With no further business to come before the Council, Mayor Gates adjourned the meeting at 7:06 p.m.

Approved:



John Gates, Mayor

Attest:



Heidi Leatherwood, City Clerk