

City of Greeley, Colorado
CITY COUNCIL WORK SESSION REPORT
June 25, 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 Hall shared that he had been reelected for the Colorado Municipal League (CML) Executive Board and will serve for another two (2) years.

Councilmember DeBoutez shared that while she enjoyed her visit with the Longmont Downtown Development Authority (DDA) tour with Councilmember Butler, she exclaimed: "Greeley's Got It!"

Councilmember Butler shared that Field Day and the dunk tank event was a success.

5. Metropolitan District Enhancements Update

Community Development Director Brian McBroom presented this item at 6:03 p.m.

Staff presented a brief overview of Metropolitan District ("District") updates, and a general recommendation of qualitative changes to the Metro district regulations for Council discussion.

Staff requested Council consensus to refine eligible activities and conduct a series of

open houses for the community, development, and real estate professionals to provide further input. This is the second phase of the overall District policy review process: to consider adding new approval criteria that increase required enhancements in Districts to provide more oversight into creating high-quality neighborhoods.

Metropolitan districts are quasi-governmental entities with taxing authority that are used to finance necessary public infrastructure and services that the City cannot otherwise provide. A District is a type of special district derived from Title 32 Colorado's Special District Act. Greeley's regulations are outlined in Title 24, Chapter 12. Districts shall provide at least two types of services—fire, mosquito, parks and recreation, safety protection, sanitation, solid waste disposal, street improvement, television relay, transportation, water—and are created in accordance with the Special District Act (Title 32, Article 1, C.R.S.).

Districts can levy taxes and fees, and issue debt to finance infrastructure, operations, and maintenance. Often, developers and related parties may purchase these bonds, sit on District boards, and determine expenditures consistent with an approved service plan. In March 2023, Council considered and adopted a series of updates to District regulations to strengthen application requirements, to create a minimum debt limit instead of geographic size as a threshold, to add a dissolution requirement, and to align noticing with the development code. The full text of Title 24, Chapter 12 as currently adopted was provided to Council. For more background information about Colorado Districts, a Colorado Municipal League presentation was also provided.

Mayor Gates inquired if the amenities-based approach had been a deterrent for developers. Mr. McBroom explained that the research had been conducted on communities, not developers, but there was no apparent deterrent.

Councilmember Olson asked if amenities-based and performance-based approaches can be combined. Councilmember Butler added that attainable housing is the biggest amenity.

Councilmember Olson commented on mixed use and Councilmember DeBoutez clarified the definition of mixed use. Mr. Lee provided clarification and expressed that some of this has come up through the Council's Planning Retreat and the City is viewing metro districts holistically. Mr. McBroom added that updates are important in preparation for the new metro districts that are coming.

Councilmember Olson commented on the subarea plans. Mr. Lee clarified that the subarea plans provide visuals of what we're looking for.

Councilmember Butler shared favor for the points-based and performance-based approaches. He would like to see a performance-based approach that is more robust and includes entry-level homeownership.

Councilmember Olson states that the metro districts were set up to build infrastructure. He would like to see potable water component included in the amenities approach. Mr. McBroom confirmed that it could be, if it is not a base standard, it could be included in metro district regulations.

Councilmember Payton would like to explore the amenities-based approach. He stated that metro districts are a financing arm and is intrigued on how this can occur equitably.

Mayor Pro Tem Hall added that without an amenity that corresponds with the financial element, something must be done to create value.

Mayor Gates clarified that this is an exploratory effort. Mr. McBroom confirmed the intent and that code amendments would be brought back to Council.

Council consensus was in favor of an amenities-based approach.

6. Overview of Key Economic Development Incentive and Public Finance Tools

Deputy City Manager and Chief Financial Officer Allena Portis presented this item at 6:35 p.m.

Director of Economic Development and Urban Revitalization John Hall was present for questions.

The City's Strategic Plan identifies Business Growth as a key focus area. Business growth offers the opportunity for new job creation, the generation of new sales tax revenue, and new private investment in Greeley. Economic development incentives and public finance tools are mechanisms used to stimulate business growth. These tools can be categorized into various types, each serving different purposes.

The presentation provided an overview of some key incentives and tools that can potentially be seen in future projects brought to Council. By utilizing these instruments, governments can create a conducive environment to improve the overall quality of life for citizens. Each tool can be tailored to address specific economic goals and regional needs.

Councilmember DeBoutez asked for clarification on the general improvement district. Dalton Kelley of Butler Snow LLP explained that general improvement district formation would require an election unless 100% of the property owners' consent to formation, debt or tax issues a TABOR action is always required. Councilmember asked for clarification on usage for Public Improvement Fee (PIF). Mr. Kelley confirmed the funds must go to things that touch and concern the property, the most tangible ones are improvements. Other uses may be using the funds to support a Farmers Market to the benefit of the area. Mr. Kelley explained that the funds must be spent in the development area and provided

guidance on add-on and credit PIFs. Mr. Hall added commentary on engaging in dialogue about how funds are used.

7. Scheduling of Meetings, Other Events

Mayor Gates reminded Council that the July 2, 2024, Council Meeting has been cancelled due to the July 4th holiday.

8. A motion to go into an Executive Session: Economic Development Project

Recommended Action:

A motion to go into executive session to discuss possible acquisition of real property, and to receive instructions regarding negotiation for real property acquisition, 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 Payton moved to approve the motion. Mayor Pro Tem Hall seconded the motion. The motion passed 7-0 at 6:57 p.m.

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

9. Adjournment

Mayor Gates adjourned the meeting at 6:57 p.m.

8. Executive Session: Economic Development Project

The Executive Session was called to order at 7:05 p.m. for the purpose of staff updates to City Council about a possible acquisition of real property for an economic development project. Additionally, staff requested instructions from Council related to negotiations for economic development incentives and real property acquisitions for this project.

Present for participation in the executive session, which was convened in person and on zoom platform, in the Colorado Room of City Center South, were all councilmembers.

In addition, the following staff members attended:

Stacey Aurzada

Raymond Lee

John Hall

Blair Snow

Dalton Kelley

Jason Simmons

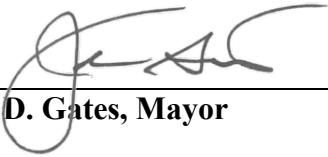
Allena Portis

Mayor Gates cautioned each participant to confine the discussion to the stated purpose and provided a reminder that no formal action may occur in the Executive Session. If at any point any participant believed that the discussion was going outside the proper scope of the Executive Session, participants were advised to interrupt the discussion and raise an objection.

The meeting concluded at 8:00 p.m.

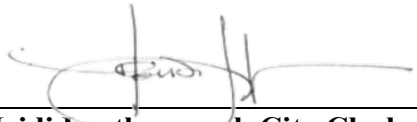
The recording of this executive session will be retained as provided in the City's records retention policy and in conformity with the Colorado Open Meetings Law for a period of 90 days.

Approved:



John D. Gates, Mayor

Attest:



Heidi Leatherwood, City Clerk