

City of Greeley, Colorado
CITY COUNCIL WORK SESSION REPORT
July 9, 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 Payton

Councilmember Johnny Olson

Councilmember Melissa McDonald

Mayor John Gates

4. Reports from Mayor and Council Members

Councilmember Butler thanked staff for the parade planning and mentioned that it was exciting to have all councilmembers present for the event.

5. Proposed Amendment to the Cooperation Agreement Between the City of Greeley and the Greeley Urban Renewal Authority (GURA)

Director of Economic Development and Urban Revitalization John Hall introduced the item at 6:01 p.m.

An updated Cooperation Agreement will reflect that Greeley Urban Renewal Authority (GURA) retains authority for responsibilities as outlined in state statute, specifically responsibility for our four TIF districts, the revenue they generate, and overall redevelopment initiatives. Responsibility for the administration of Department of Housing and Urban Development (HUD) Community Planning and Development funds and other housing-related monies would no longer be the responsibility of GURA.

Administration for housing-related planning and dollars would be determined through a separate process that will be recommended to the City Council by the City Manager's Office and Housing Department staff.

Councilmember Butler asked what would happen to the HUD Community Planning and Development funds. Mr. Hall clarified that the Housing Department handles these activities. Housing Director Deb Callies responded that in the absence of an advisory board all the consideration would come before council. An item on the agenda to create a Housing Advisory Board will be forthcoming.

Councilmember Olson requested clarification if the advisory board would report to GURA or Council, and inquired why the funds need to be separated. Ms. Callies clarified that GURA would not be part of the equation. Mr. Hall added that the state statute is specific about the authorities of Urban Renewal Boards. Historically for Greeley, the two functions were blended, however, as the City has grown, it is necessary to separate decisions related to tax increment dollars specific to revitalization, versus the housing funds and HOME dollars that relate to housing strategy. Councilmember DeBoutez added it is Federal funds vs. Local funds. Mr. Hall also noted that mixing Federal, State, and Local dollars can be problematic.

Councilmember McDonald asked if the advisory board would require additional staff or resources. Ms. Callies replied that additional resources would not be required for the housing side.

Councilmember Olson asked how much money the housing department would receive and asked for an explanation of the budget. Ms. Callies explained, each year the budget is approximately \$1M to \$1.2M with very clear definitions of how those funds can be used.

Council consensus was in favor of the amendment coming before Council at a future council meeting.

6. Stormwater Improvements and Rate Impacts

Public Works Director Paul Trombino introduced the item at 6:15 p.m. and Stormwater Manager Karen Reynolds was available for questions.

Staff provided an overview of the Downtown Stormwater Master Plan and key cost implications. The presentation included scheduling for the stormwater improvements in the Downtown and Poudre River Ranch neighborhood and impact on the 2025 stormwater rate. Mr. Trombino pointed out that Slide 9 showed the possible rate increase scenarios and what projects would be moving forward as rates increased.

Councilmember Olson asked for clarification on the rate increase and what could be accomplished with less money if projects were completed earlier than the 10 years. Mr.

Trombino explained the timeline and provided clarification. He also confirmed that inflation costs were built into the equation.

Mayor Gates noted that the timeline was vague, and he supposed that the projects had priority levels based on some kind of criteria. However, when downtown businesses that were impacted by the latest Greeley storm hear from the City that the phased project will be completed with a period of 15 years, businesses and residents are not comforted. Mr. Trombino reviewed the original schedule and explained the connections that need to be completed.

Councilmember McDonald shared her concern that \$10 additional per month was a lot of money to some households. She asked how many people who “late pay” would be affected. Ms. Reynolds replied that this component was monitored closely, and the percentage of late payments was small for regular residential accounts. She added that she did not know what the impact would be and if a rate increase would trigger a substantial rise in shut offs. She noted that there is a cost of using utility. Mr. Lee mentioned how important it was to look holistically at the entire utility bill. Stormwater was a component of the total bill. He added that Council will hear more from the public as we go through public hearings and the budgeting process.

Councilmember Butler expressed the importance of messaging “why” the rate and therefore the bill was increasing. He would like to see other funding options for Poudre River Ranch, sharing that he struggled to ask for the whole city to pay for one area.

Councilmember DeBoutez added that the water department offers utility assistance program and asked if these programs could offset the increase. Ms. Reynolds clarified that there is assistance for water only. Councilmember DeBoutez stressed that messaging the available assistance must be communicated to alert residents. She also agreed that Poudre River Ranch improvements need a separate funding mechanism.

Councilmember Olson agreed with the idea of helping people find their way to the assistance program. He disagreed that Poudre River Ranch needs to be separate and believed that the area should be fixed. Councilmember Olson emphasized that the project be completed soon because the cost of repair increases every year.

Mr. Trombino returned to the presentation to speak on cost recovery options for Poudre River Ranch. See Slide 11.

Councilmember Payton agreed that it was frustrating to see rate increases and these projects need to be completed because of flooding risks.

Mayor Pro Tem Hall discussed funding options and noted that would be hard to delineate what neighborhoods should pay for what projects. Benefits are derived citywide for projects like these.

Council discussion ensued.

Councilmember McDonald asked if the rate increase was for every property owner in Greeley. Ms. Reynolds clarified that the increase is not just for these projects but include rehabilitation programs city-wide.

Councilmember Olson added that messaging should explain how the bill includes both water and stormwater fees.

Mayor Gates added that the graphs help tell the story.

Council consensus was to proceed with the 61% increase and complete the needed projects.

7. Scheduling of Meetings, Other Events

None.

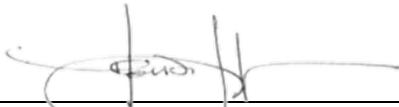
8. Adjournment

Mayor Gates adjourned the meeting at 7:02 p.m.



Dale Hall, Mayor Pro Tem

Attest:



Heidi Leatherwood, City Clerk