

City of Greeley, Colorado
CITY COUNCIL WORK SESSION REPORT
July 23, 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

None

5. GXY Airport Strategic Vision

Public Works Director Paul Trombino presented this item at 6:01 p.m. Airport Development Director Paul Anslow was available for questions.

Staff presented an overview of the Greeley-Weld County Airport (GXY) including a new 20-year Strategic Business Plan and sought Council feedback on the plan.

Councilmember Olson asked for additional information on the capacity of runways. Mr. Trombino and Mr. Anslow shared that the length of the runway is not a problem, the issue is related to weight-bearing capacity restrictions.

Councilmember McDonald inquired why the weight issue was not considered when it was originally built and if there a less expensive option. Mr. Anslow said that it may have been a budgeting issue at the time, however, cannot confirm with certainty what occurred

at that time. Mr. Trombino added that the length was likely envisioned to the demands of the time. Mr. Anslow explained that adding weight is usually less expensive than reinforcing a current runway. Mayor Pro Tem Hall confirmed that, when he was on the Airport Authority Board, funding was an issue, and the plan was to secure the length and then add the strength at a later point to support the final goal of commercial level expansion.

Councilmember DeBoutez asked about funding. Mr. Trombino explained that funding is unknown at this time. There are two issues, the taxiway, and connectors as the most important elements to address first, per the suggestions of the Federal Aviation Administration (FAA), which will likely lead to the possibility of FAA funding opportunities. Mr. Anslow added that money for the airport is usually incurred through ground leases. Maintenance and repair facilities bring jobs and additional benefits to the area. Mr. Lee shared that the City is in a unique position to make investments in the airport. The National Guard will remain at the airport, and strengthening the runway opens additional opportunity for military aircraft to utilize the airport.

Mayor Pro Tem Hall commented that while commercial expansion makes sense, passenger service does not. Mr. Anslow shared the benefits of commercial service as the best way to optimize an airport with Greeley's anticipated growth and the unique length of the runway, passenger service is a capitalization opportunity. Mr. Anslow and Mr. Trombino brought up the current state of Boulder Airport's and potential sale, as well as the positioning of the airport. Being outside of Denver International Airport (DIA) provides advantages for airport growth, including commercial service.

Councilmember Butler asked for clarification on the 20-year strategic plan, specifically the timeframe and cost. Mr. Anslow explained that once the runway weight capacity is strengthened, typically it can be flight-ready within a year. Mr. Trombino expressed the need to do a full cost analysis before the cost for strengthening the runway can be determined, and ownership is shared with Weld County.

Mayor Gates commented that the airport is an untapped potential, particularly with hanger space. He agreed that an analysis is appropriate, and support is needed from the County Commissioners.

6. Summer Poll Results and Ballot Decisions

Director of Communications and Engagement Winna MacLaren, Deputy Budget and Policy Director Kalen Myers, and Alex Dunn, Vice President of Aspect Strategic presented this item at 6:33 p.m.

Staff presented the City Council with the results of the public poll conducted in June and sought consensus on which measures to place on the November 5, 2024, ballot.

Public opinion research firm Aspect Strategic, polled 500 Greeley residents to gauge their support of three potential ballot measures: the food tax renewal with permanent extension, a transportation debt issuance, and 0.25% sales and use tax increase for public safety. Consultant Alex Dunn presented details of the poll results.

Mayor Gates requested Mr. Dunn's professional opinion on adding a "sunset" versus "no sunset" polling results. The statistical difference from the focus groups sampling concluded that it is not impacting support, given the option, although a "sunset" is favored.

Councilmember Butler commented that the language is excessive, stating "permanently extended unless altered" seems redundant and he inquired if this language is required by Taxpayer's Bill of Rights (TABOR). City Attorney Ms. Aurzada responded that the City has been working with outside council on the specific language. Councilmember Butler inquired if "without raising taxes" could be added at the beginning of the debt issuance ballot issue. Ms. Myers responded, no, the legal requirements must be adhered to the formal language will come before the council on August 6, 2024, to provide an opportunity for specific questions and alterations.

Councilmember DeBoutez inquired why the debt issuance issue cannot be started with "without raising taxes". Ms. Aurzada explained it is not a tax measure, it is a debt.

Councilmember Olson asked for opinion on the impact of campaigning. Mr. Dunn shared an overview of the process and expressed that there is real utility in campaigning.

Councilmember McDonald shared that the sales tax on food is a big issue with her constituents and she is surprised that the debt package issue has such support.

Council consensus was to add the sales tax on food question to the ballot.
Council consensus was to proceed with transportation debt issuance question on the ballot.

7. Scheduling of Meetings, Other Events

None.

8. A motion to go into an Executive Session for economic development incentives and real property acquisitions

Recommended Action: A motion to go into executive session to discuss possible acquisition of real property, and to receive instructions regarding negotiations 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 § 2151(a)(2).

Councilmember Payton moved to approve the motion. Mayor Pro Tem Hall seconded the motion. The motion passed 7-0 at 7:23 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 7:24 p.m.

8. Executive Session: Executive Session for the purpose of negotiating for economic development incentives and real property acquisition

The Executive Session was called to order at 7:31 p.m. for the purpose of negotiating for economic development incentives and real property acquisition.

All members of Council were present to participate in the executive session, which was convened in person and on zoom platform, in the Colorado Room of City Center South, located at 1001 11th Ave.

In addition, the following staff members attended:

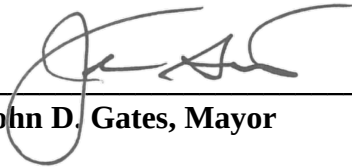
Raymond Lee
Stacey Aurzada
Allena Portis
Dan Biwer
John Hall
Blair Snow
Jason Simmons
Rachel Flynn
Ashley Stiles
Paul Trombino
Brian McBroom
Dalton Kelley

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 8:32 p.m.

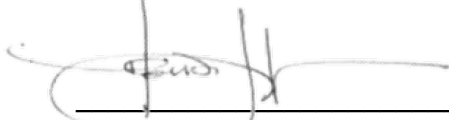
The recording of this executive session will be retained as provided in the City's records retention policy and in conformity with the Colorado Open Meetings Law for a period of 90 days.

Approved:



John D. Gates, Mayor

Attest:



Heidi Leatherwood, City Clerk