

City of Greeley, Colorado
CITY COUNCIL WORK SESSION
Tuesday, December 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

City Clerk Heid Leatherwood 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 Wreaths Across America Proclamation at 6:02 p.m. Chris Ruth, Karen Zack, Pam Erbacher, and Jesse Erbacher were present to accept.

Councilmember McDonald presented What's Great about Greeley? report at 6:05 p.m.

6. Citizen Input

1. David Meeks wished the Council a Merry Christmas and told the story of the candy cane.
2. Kimber Watson spoke via zoom regarding unmarked police cars pulling citizens over. Mayor Gates and Chief Turk both responded by informing her that citizens can call in to verify before pulling over or park in a well-lit area.

7. Reports from Mayor and Councilmembers

Councilmember Olson challenged the citizens of Greeley to come up with 1700 wreaths for the cemeteries, due to the shortage of support for the Wreaths Across America

program. He also provided an update on the North Front Range FPO, explaining they were beginning a 10-year plan for the Department of Transportation and setting the budget for the next 4 years.

Councilmember McDonald acknowledged her mother who was in attendance. She thanked Courtney Salazar for organizing “Santa Cops”. She also thanked the Water and Sewer Department for handling a recent emergency response quickly and mentioned that the University of Northern Colorado (UNC) Men’s Basketball team were winning.

Councilmember Olson added he attended a United Way ceremony where Mayor Gates and his wife Patti were honored as “Humanitarian of the Year”.

Mayor Pro Tem Hall congratulated the mayor and thanked the Water and Sewer Department for their quick response.

Councilmember Butler mentioned that the UNC Women’s Basketball team were also performing well.

Mayor Gates noted that the lights in Lincoln Park were set up and beautiful.

8. Initiatives from Mayor and Councilmembers

None.

Consent Agenda

9. A motion to approve the City Council Work Session proceedings of October 22, 2024, and November 12, 2024

10. Resolution establishing the 2024 Downtown Development Authority Tax Levy and directing the certification of the same to the Board of County Commissioners

11. Resolution approving the 2025 Budget of the Greeley Downtown Development Authority and appropriating funds for that Budget

12. Resolution to support the application for grant funding from the State of Colorado Department of Natural Resources through the Land and Water Conservation Fund State Assistance Program for Recreational Improvements to the Shurview property

End of Consent Agenda

Councilmember Butler moved to approve the Consent Agenda Items 9-12.
Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 6:26 p.m.

13. Pulled Consent Agenda Items

None.

14. Public hearing and second reading of an ordinance reauthorizing the Greeley Art Commission, the Union Colony Civic Center Advisory Board, the Greeley-Weld Housing Authority and the Construction Trades and Appeals Advisory Board for a period of three years

Jennifer Middleton, Deputy City Clerk, introduced the item at 6:27 p.m. with a brief presentation.

Ms. Middleton reviewed the history of the triennial review and Council's consensus to renew the four boards from the November 12, 2024, Work Session.

Mayor Gates opened the public hearing at 6:29 p.m.

With no speakers, the hearing closed at 6:29 p.m.

Councilmember Payton moved to adopt the ordinance. Councilmember Mc Donald seconded the motion. The motion passed 7-0 at 6:29 p.m.

15. Public hearing and second reading of an ordinance amending Title 8, Chapter 7 of the Greeley Municipal Code relating to Private Security Services

Deputy Chief of Police Mike Zeller introduced this item at 6:30 p.m.

Mr. Zeller explained that the Greeley Police Department (GPD) managed the process of licensing private security companies and security guards within the city limits.

Applications have increased and the GPD needed to improve the efficiency of the application process. Staff recommendations were to update conditions that bar issuance of the security license by incorporating more specific offenses that would disqualify an applicant.

Mayor Gates asked if this would prevent the City from getting into the same debacle Denver did a few years ago. Deputy Chief Zeller confirmed that this would help and noted that Greeley's rules were stricter.

Mayor Gates opened the public hearing at 6:33 p.m.

With no speakers, the hearing closed at 6:33 p.m.

Mayor Pro Tem Hall moved to adopt the ordinance. Councilmember Olson seconded the motion. The motion passed 7-0 at 6:34 p.m.

16. Public hearing and second reading of an ordinance to consider a request by LAI Design Group petitioning to annex a total of 300.672 acres of land to the City of Greeley. The properties are bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south (Case number ANX2023-0001, L&T Annexation)

Brian McBroom, Director of Community Development, introduced this item at 6:34 p.m.

Mr. McBroom provided one presentation for both items 16 and 17. He introduced Interim Chief Planner Doug May and Civil Engineer Dylan Belanger as they would be available to answer questions. Mr. McBroom explained that the request was for annexing the property, which was approximately 300 acres in size, and staff found that the request met requirements.

Mr. McBroom reminded council that they had adopted a resolution on October 1, 2024, setting the public hearing. The applicant requested zoning on the site, with a mix of three zoning classifications, which was necessary to establish within 90 days of annexation. Mr. McBroom showed a map of the location and the proposed zoning. He mentioned it was not uncommon for Holding Agricultural (HA) zoning to be designated at the time of annexation because the final use of the property was still being determined. But in this case, the applicant was ready to move forward on the final zonings.

Mr. McBroom said several residents spoke at the Planning Commission meeting on October 8, 2024. He also spoke about the development code related to establishing zoning, and staff felt it was consistent with the standards of the code.

Councilmember DeBoutez asked about the opposition letter from the Town of Milliken. Mr. McBroom said Milliken had requested that the annexation not include the full width of 54th Street, and only include up to the center line of 54th. He explained that both the City and County code recommend including the full width of the right-of-way. He said they would continue discussing potential solutions with Milliken, but the request of the full width is consistent with code.

Ken Ponzarelli with LAI Design Group spoke on behalf of the L&T LLC, along with Roger Holler, part of the ownership group of Stratus Companies. Mr. Ponzarelli showed a map of the location and mentioned the potential growth in the area, and how the development would complement Greeley's strategic housing plan. He explained that it would provide a diversity of housing choices and opportunities for ownership.

Mr. Ponzarelli noted that during the Planning Commission meeting, one of the issues that came up was an airstrip on an adjoining property. He met with the property owner, Mr. Callen, and believed they resolved the issue. Since the Planning Commission meeting,

they have developed a site plan with a community separator zone and around 60 acres of green space.

Councilmember Butler asked if residential medium zoning included townhomes. Mr. Ponzarelli said it did. Councilmember Butler asked Mr. McBroom if that was right, and Mr. McBroom confirmed.

Mr. Holler with Stratus Companies spoke briefly. He noted that Stratus put together the Delantero project, which this will adjoin. He reiterated that they do not want HA zoning, and they need a certainty of zoning to attract builders. He thought this property would add to many of the other projects planned for the area.

Councilmember DeBoutez asked if they had a projection of how many homes would be built. Mr. Holler said 1000-1200 unit's total. Councilmember DeBoutez asked if the type of homes would be complimentary to Delantero. Mr. Holler said they would be compatible and have good connectivity.

Councilmember DeBoutez said she was concerned about the walkability and likability of the neighborhood, especially with no commercial yet planned. Mr. Ponzarelli said there would be commercial in Delantero, and it should be adequate for both the neighborhood and region.

Councilmember Butler asked about Delantero and said he had concerns about connecting to infrastructure. He had also heard rumors it was being sold. Mr. Holler said there are possible investors that will be the master developer and he thought with other projects in the area, more interest would follow. Councilmember Butler asked staff if they would be able to connect the infrastructure cost effectively. Mr. McBroom said the plans were evolving and in the works years ago. The capital plans to build the infrastructure were being developed as part of the development of these parcels in West Greeley.

Councilmember Butler was concerned the city was going to pay more to get the project moving faster than originally planned. Mr. McBroom said this development cannot happen until the backbone of the infrastructure was in place. Community Development Civil Engineer III Dylan Belanger noted that part of the master plan for the water department was getting this area connected. Mr. Chambers clarified that the city was not building any off-site infrastructure for Delantero, and they are coordinating with developers to extend the trunk main.

Mayor Gates asked for clarification on the Planning Commission minutes. Mr. McBroom said staff had to put draft minutes together and did some paraphrasing to condense the discussion. A better way to explain Planning Commission's deliberation was a concern that the developer did not have a completed subdivision plan or boundary lines. Mr.

McBroom said he understood the Planning Commissions concerns, but he supported the developer's request.

Councilmember Butler said he was concerned about overturning a 6-0 vote from the Planning Commission. He did not have a problem with the annexation, but not sure about the zoning. Councilmember DeBoutez said if Council changes it to HA, the applicant will have to come back again. Councilmember Payton remarked that HA is a parking lot for future development, and since the owners know what they want to do, he supported the zoning request.

Mayor Gates opened the public hearing at 7:16 p.m.

1. Mel Callen spoke about owning the adjoining property with the air strip. He said he had visited with the developer.
2. Rose Eining also spoke, she lives south of the property. She said when several of her neighbors spoke at the planning commission meeting, there was no plan. Now that there is a plan that includes open space, the neighbors have no problems. Her only concern was where the entrance will go as 54th does get icy and muddy, there have been many wrecks.

With no additional speakers, the public hearing closed at 7:27 p.m.

Councilmember Butler asked when the subdivision plan would be finished. Mr. Holler said he hoped to have it by the first quarter of 2025.

Councilmember Payton moved to adopt the ordinance. Mayor Pro Tem Hall seconded the motion. The motion passed 7-0 at 7:27 p.m.

17. Public hearing and second reading of an ordinance to consider a request by LAI Design Group proposing establishment of zoning with annexation including a total of 300.672 acres of land to the City of Greeley. The properties bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south (Case number ZON2023-0002, L&T Zoning)

Brian McBroom, Community Development Director, introduced the item at 7:27 p.m.

Since the presentation and discussion had been finished during Item 16 Mayor Gates would go straight to the public hearing.

Mayor Gates opened the public hearing at 7:28 p.m.

1. Edwin Grant spoke. The mayor noted that his testimony was not related to the item so therefore would not be reflected in the record.

With no speakers, the public hearing closed at 7:31 p.m.

Councilmember Olson moved to adopt the ordinance. Councilmember McDonald seconded the motion. The motion passed 6-1 at 7:32 p.m. with Councilmember Butler voting “nay”.

18. Public Hearing and second reading of an ordinance amending Title 20, Chapter 3, Article III of the Municipal Code of the City of Greeley Concerning Regulation of Cross Connections in the Public Water System

Deputy Director Water and Wastewater Operations Rebecca Andrus presented the item at 7:33 p.m.

Ms. Andrus provided a background on the Backflow Prevention and Cross-Connection Control Program, explaining that a backflow prevention device protects the public water supply from potential contamination due to backflow. Backflow assemblies are an added line of public health defense, ensuring water only flows one way through the water lines.

State drinking water regulations require annual testing, and the City is required to ensure tests are performed regularly in accordance with state regulations, maintaining the records of all the devices and testing. Backflow assemblies are required for all commercial, industrial, and multi-family units. Duplexes and single-family housing are not part of the program. Changes in state law require a revision to Greeley’s Code. Customers are mailed 3 notices and a final termination notice at least 48 hours in advance of a termination. Ms. Andrus stated there have been no shutoffs needed to date.

Mayor Pro Tem Hall asked about an issue with the state law the way it was written and if that had been rectified. Ms. Andrus said it was delayed. It is part of the state code requiring certified plumbers to do the testing, but the plumbing board determined that was not the intent and compliance is delayed through April of 2025.

Mayor Gates opened the public hearing at 7:41 p.m.

1. Edwin Grant spoke about the increasing water rates and water meters.
- With no further speakers, the public hearing closed at 7:43 p.m.

Councilmember DeBoutez moved to adopt the ordinance. Mayor Pro Tem Hall seconded the motion. The motion passed 7-0 at 7:43 p.m.

19. 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. Mayor Pro Tem Hall seconded the motion. The motion passed 7-0 with a voice vote at 7:44 p.m.

20. Scheduling of Meetings, Other Events

None.

21. Adjournment

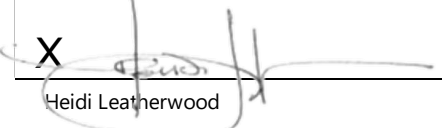
With no further business to come before the Council, Mayor Gates adjourned the meeting at 7:44 p.m.

Approved

X 

John Gates
Mayor

Attest

X 

Heidi Leatherwood
City Clerk