City of Greeley, Colorado

CITY COUNCIL WORK SESSION

September 10, 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. **Reports from Mayor and Councilmembers**
   Councilmember McDonald attended the recent Youth Commission Meeting and announced an upcoming retreat. She recognized the youth commissioners for being involved and taking the time to ask questions.

   She attended the Commercial Crime Collaborative meeting. Mitigation departments from Walmart, Target, and local businesses come together with prevention theft plans

   Mayor Pro Tem Hall reported there was a bear sighting on Poudre Trail and other potential sightings in Greeley.

   Councilmember Butler attended the Fiesta in The Plaza with a large turnout. He thanked the coordinators for putting on a well-done event.

   Councilmember DeBoutez announced an Open House at Centennial Park Library on September 11, 2024, from 5:30 p.m. to 7:30 p.m. to discuss ballot measures.

   Councilmember Olson completed a ride along with the Code Compliance Officer and would like to work with the Mayor and the City Manager on Code Compliance.

5. **Development Impact Fee Review**
Deputy City Manager and Chief Financial Officer Allena Portis introduced the item at 6:07 p.m.

Division Treasurer Robert Miller presented the slide show at 6:09 p.m.

Initiative 05-2024 was a request for staff to provide a more in-depth presentation on the current development fees for the City of Greeley. The City of Greeley completed a 2020 Development Impact Fee Study in accordance with Greeley Municipal Code requirements to review development fees every five years after adoption.

In 2020, the proposed increases and methodology changes were adopted by the City Council on January 17, 2023. The presentation provides an overview of the current development fees and methodology used to calculate and assign fees to new developments. An overall fee comparison of residential fees to nearby communities and development requirements will be presented to compare Greeley's overall fees. Development Impact Fees are limited to new and expanded facilities and must be spent within 10 years of being collected. Staff recommend that a new study be done in 2025.

Mayor Pro Tem Hall asked how 83rd Avenue would change with future growth, design, and funding. Public Works Director Paul Trombino responded that he could not fully answer that question now as it would depend on the circulation of the other projects' layout.

For arterial roads, the municipal code requires the city to be responsible for those costs. Developers are responsible for the development fees.

Mayor Pro Tem Hall inquired if the City could recover some of that cost when the development begins.

City Manager Lee noted that this was a policy conversation for the Council to look at the code and evaluate what the council wants the impact fees to cover. He offered that staff could come back at a future date and provide the council with what those impact fees cover.

Councilmember Olson asked about the development fees for multifamily homes.

Division Treasurer Robert Miller responded that the fees depend on a calculation of the number of bedrooms and the number of people allowed, plus how they would impact traffic based upon national averages. This can be a flat charge or set of tiered fees.

Councilmember discussion ensued regarding development fees and included costs not being covered, concerns that fees would deter development, raising fees for multifamily housing, cash-in-lieu options, taxing, benefits of infrastructure for the entire community and possible policy changes.

Mr. Lee offered that staff could return with poll results before moving forward with the study relating to development and impact fees.

Consensus of Council was to move forward with Mr. Lee's recommendation.

6. City Manager's Fiscal Year 2025 Recommended Budget

City Manager Raymond Lee introduced the City Manager's Fiscal Year 2025 Recommended Budget at 6:37 p.m.

Budget & Policy Director Caleb Weitz presented the slide show.

This was the first of four scheduled Council meetings related to the Fiscal Year 2025 budget. This workshop provided a high-level overview of the 2025 proposed budget, with highlights on the budget process, enhancements to budget materials, and recommend key investments in the 2025 Budget. The budget transmittal letter, included in the agenda packet, provided an overview of the financial outlook and highlights of the Fiscal Year 2025 proposed budget.

Mr. Weitz covered the following items:

- 2025 Proposed Expenditures by Council Priority
- Budget Process Review
- Differences and Similarities
- Budget Highlights
- Capital Improvement Program
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Some notable changes to the budget process included new book software, Open Book, which allowed technological advancements including a digital platform, ADA compliance, and integration with other department workflows.

Mr. Weitz stated the focus of the 2025 Budget, on a constrained revenue environment, was to sustain existing service levels and invest in customer service processes. He discussed reserves, strategies in the case of an economic downturn, trends, and capital improvement project data.

Councilmember Butler asked for an additional presentation showing budget increase requests broken out by council priority categories. He was concerned that High Performance Government increased by 11% when other priority categories did not increase as much. Mr. Weitz commented that this increase was mostly one time funding for the Customer Experience initiative and some sustaining software contract increases for baseline functions.

Councilmember DeBoutez asked for clarification on Slide 16 regarding the 3.4 M dollar allocation for Lincoln Park. Ms. Meyers noted that it was a typo and the ".3M" should have been "3M" allocated for 2025. Councilmember DeBoutez asked about the water acquisition fund and if the money remains in the fund if it is not used each year. Mr. Weitz replied that it stays in the enterprise fund. She also asked about unfunded projects such as stormwater and how the areas are prioritized for improvements, specifically Poudre River Ranch vs. 7th Street. Mr. Trombino explained the improvement schedule and the funding timeline.

Councilmember Olson asked for an explanation of Slide 4 related to Housing for All and the "excluding transfers" footnote. He wanted to know if the 12.4M allocated was from the general fund or if it included grants. Mr. Weitz noted that it included grants and the total from the general fund was about 2.5M. Mr. Lee added that there could be additional funding allocated for shelter once a plan is finalized.

Councilmember Butler asked for additional funding to go towards the shelter, and he mentioned it had been talked about for the last several years. Councilmember Olson discussed that there may be differing ideas about what that amount might be. Mr. Lee shared that the current plan is to sustain the shelter and increase the number of available use days while the Mayor's Task Force and Executive Committee are also researching long-term plans.

Councilmember Olson asked about the net addition of 16 positions (FTEs) and requested more information and discussion at the September 17 meeting. Mr. Weitz explained that the net 16 positions were non-general fund positions and finished by explaining the fund structure. The general fund is the "basic checking account" where most of the taxes are housed, whereas the enterprise funds (non-general funds) are rate-payer-supported positions. Councilmember Olson requested additional information be shown at the September 17 meeting.

7. Scheduling of Meetings, and Other Events
None

8. **A motion to go into Executive Session to discuss the potential purchase, acquisition, or lease of property for City Services**
Recommended Motion:
A motion to go into executive session to discuss the potential purchase, acquisition, or lease of property for City services, and to receive instructions regarding negotiations, 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 Olson moved to approve the motion. Councilmember McDonald seconded the motion. The motion passed 7-0 at 7:30 p.m.

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

9. Adjournment

Mayor Gates adjourned the meeting at 7:30 p.m.

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8. Executive Session to discuss the potential purchase, acquisition or lease of property for City Services

The Executive Session was called to order at 7:41 p.m. for the purpose of discussing potential opportunities related to the purchase, acquisition, or lease of property to enhance and support City services. This discussion was to explore strategic options to meet the City's operational needs and ensure the continued delivery of services to the community.

All members of Council were present to participate in the executive session, which was convened in person in the Colorado Room of City Center South.

In addition, the following staff members attended:
City Manager Raymond Lee
City Attorney Stacey Aurzada
Public Works Director Paul Trombino
Assistant to the City Manager Blair Snow
Director of Economic Development and Urban Revitalization John Hall
Deputy City Manager Rachel Flynn
Director of Community Development Brian McBroom
Deputy City Manager Allena Portis
CBRE Sr. Vice President Andy Hellman
CBRE Executive Vice President Peter Jensen
CBRE Executive Vice President Lee Diamond

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 9:51 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:

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John Gates, Mayor

Attest:

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Heidi Leatherwood, City Clerk