

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

City Clerk Heidi 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. Reports from Mayor and Councilmembers

Councilmember McDonald reported on the real-time information center and encouraged others to inquire.

Councilmember Butler spoke about residential medium zoning and housing types. He noticed discrepancies in the Greeley Municipal Code and requested an administrative correction in the meantime, but a full audit to determine if there are any other discrepancies. Councilmember DeBoutez asked what kind of a workload that would put on staff. Deputy Director of Community Development Don Threewitt responded that staff has identified certain areas in need of updates and would be reviewing these in their 2025 work plan. Council Consensus was to add this as an initiative.

5. Xcel Energy Update

Director of Emergency Management Peter Perez and Public Works Director, Paul Trombino introduced this item at 6:05 p.m. Northern Area Manager for Xcel, Hans Rodvik began the presentation and noted that Xcel was the largest fully regulated utility in Colorado, with a combined total of 3 million customers statewide for gas and electric. He highlighted Xcel's electric reliability rating of 99.98% and pointed out that Greeley has the fastest response time in terms of restoring power outages within the state.

Mr. Rodvik spoke about ongoing wildfire mitigation work. Extreme weather and drier conditions have led to wildfire risks in regions. Enhanced Powerline Safety Settings (EPSS), where power lines are activated to be more sensitive, turn off if an object touches them. The line must be inspected before restoring power, which can lead to prolonged outages. In some cases of high windstorms, Public Safety Power Shutoffs (PSPS) can deactivate power in specific regions if these areas are predicted to be affected by an extreme weather event.

Xcel plans to add \$1.9 billion in proposed investments and improvements statewide, including pole replacements and power line improvements, vegetation management and customer experience enhancements such as more accurate outage maps. They have filed their plan with the Public Utilities Commission (PUC) and are awaiting approval.

Mayor Gates asked if Mr. Rodvik knew what percentages of outages in Greeley were related to aging infrastructure. Mr. Rodvik responded that there was no way to quantify, but he could research and get back to Council.

Mayor Pro Tem Hall spoke about a microburst several years ago knocking down poles on 83rd Ave. He asked if the poles installed were better than the former poles. Mr. Rodvik said that we would research this request.

Councilmember Butler asked how underground lines were determined. Mr. Rodvik replied that the City has a franchise agreement with Xcel which designates 1% of the gross revenues towards undergrounding funding.

Councilmember McDonald asked for more details regarding rate increases and if there would be improvements in notification speeds. Mr. Rodvik responded that the rate increases were predicted to be about 9%, with the average customer seeing an additional \$10 per month. The \$1.9 billion investment should address the notification issue. Councilmember McDonald mentioned that people lose food because of outages. Mr. Rodvik noted that there was a claims process for recouping such losses.

Mayor Gates thanked staff and Mr. Rodvik for the information.

6. Alquist 3D Update

Economic Development Director, John Hall, introduced this item at 6:28 p.m.

Alquist founder Zach Manheimer, Director of Programs Chrissy Adamo, and Alquist CEO Patrick Callahan were present and available for questions.

In 2023, Greeley became Alquist's headquarters in partnership with Aims Community College, the State of Colorado, and the City of Greeley. Mr. Callahan noted that the company had grown from 13 to 22 employees, created the first of its kind 3D concrete

printing curriculum, and completed the largest printed corporate structure, making Greeley the home of 3D concrete printing innovation.

Mr. Callahan provided an update on the drainage curb project. He conceded there was a collective frustration that the project had not moved faster but noted positive relationships were built and thanked the Public Works Department. He explained they were currently in the mold prototyping phase and had tested multiple material options and applied for federal funding for Low Carbon Transportation Materials grants.

Alquist has delivered the first four prototypes of curb drainage with less cost, easier installation, and simpler repair process without tearing up entire roadways. Once testing has been done by Public Works, they hope to have contracts to do multiple streets and curbs throughout the City. Additionally, they are working on water retention planters for 16th Street.

Mr. Callahan provided an update on the Aims curriculum, with 50 students enrolled in their online certification course. They are finalizing in-person workshops for several subjects in the spring of 2025 and hope to move graduates from the program into the workforce as volume grows. Aims plans to build a permanent 25,000 square foot facility on campus to house research and design, and Alquist proposed to 3D print the retaining walls and landscape.

Mr. Callahan reported that Alquist had completed the south duplex for Habitat for Humanity Hope Springs and are working on the north duplex. He showed a time lapse video of their largest 3D concrete printed commercial structure built yet.

Councilmember Olson asked if Mr. Callahan had moved to Greeley. Mr. Callahan said he has not, but 12 out of 22 employees have, and they anticipate a total of 20 employees here near the end of January.

Councilmember DeBoutez asked about the low carbon material used and if it would be locally sourced. Mr. Callahan explained that the main challenge in their industry is that 70% of the cost is labor. They are trying to attack the labor side by using automated programs and robotic platforms. The material is still expensive, but the hope is that increased volume will bring the cost down. Mr. Manheimer said it is not currently local but should be to save costs and they are working to do just that.

Councilmember Butler asked about the current 25,000 square foot warehouse and if the construction grant was used for it. Mr. Callahan confirmed the Aims building is being funded by Aims. The building grant was used to renovate their 6th Street building.

Councilmember DeBoutez asked if Alquist was meeting all their targets per the agreement. Mr. Hall noted that targets and deadlines were being met.

Mayor Gates thanked staff and the team for the information.

7. Scheduling of Meetings, Other Events

None.

8. Adjournment

With no further business to come before the Council, Mayor Gates adjourned the meeting at 6:57 p.m.

Approved

X 

John Gates
Mayor

Attest

X 

Heidi Leatherwood
City Clerk