

City of Greeley, Colorado
CITY COUNCIL WORK SESSION
Tuesday, November 12, 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

Jennifer Middleton, Deputy City Clerk called the roll.

The following were present:

Councilmember Tommy Butler

Councilmember Deb DeBoutez (attended via Zoom)

Mayor Pro Tem Dale Hall (attended via Zoom)

Councilmember Brett Payton

Councilmember Johnny Olson

Councilmember Melissa McDonald (attended via Zoom)

Mayor John Gates (attended via Zoom)

4. Reports from Mayor and Councilmembers

Councilmember McDonald attended the “Spread the Good News Community Foundation Event”, the Colorado Municipal Clerks Association Event Dinner where City Clerk Heidi Leatherwood received the “Clerk of the Year Award”, and a parks tour with Cultural Parks and Recreation Department Director Diana Frick. She congratulated the local issue committee for their successful work on ballot issues 2L and 2M.

Councilmember Olson attended a meeting with Assistant City Manager Juliana Kitten and Director of Community Development Brian McBroom regarding code compliance matters.

5. 2024 Triennial Review for Greeley Art Commission, Union Colony Civic Center Advisory Board, Greeley-Weld Housing Authority, and Construction Trades Advisory and Appeals Board

Deputy City Clerk Jennifer Middleton introduced this item at 6:05 p.m.

Ms. Middleton presented a brief history of the triennial review and process for evaluation, along with data for each board/commission. Data included board purpose, goals, priorities, and meeting attendance averages.

Board/Commission chairs and staff liaisons from each respective board participated by answering questions from Council.

Greeley Art Commission

Chair Louisa Andersen and staff liaison Kim Snyder represented the Greeley Art Commission. Mayor Gates asked for additional input from the Art Commission. Ms. Anderson believed the artwork around the City spoke for itself, with new pieces appearing regularly. She noted how well the Greeley Arts Picnic was attended and was pleased with the recent art acquisitions and meetings. She announced that the board was seeking new members.

Councilmember Olson asked how many vacancies there were. Ms. Andersen responded that there were two current vacancies.

Council gave consensus to reauthorize the Greeley Art Commission for three years.

Union Colony Civic Center Advisory Board

Manager and Staff Liaison for Union Colony Civic Center Stephen Marquez and Cultural Affairs Division Manager Megan Weiler were present for questions.

Councilmember Olson asked if they had retained a consultant for marketing their shows. Mr. Marquez said it was a combination of help from the Communication and Engagement Department and a third party. Councilmember Olson questioned if they were seeing results from the third party. Mr. Marquez noted that they were seeing an increase in attendance and offering better-quality shows.

Councilmember Olson inquired on how marketing was done and whether it was through social media or the newspaper. Mr. Marquez replied that marketing was tailored depending on the event, and it included all forms of communication including digital media and print.

Mayor Gates asked if ticket sales were meeting expectations. Mr. Marquez replied that he saw the whole spectrum with some shows attendance lower than expected and others higher.

Councilmember McDonald asked about long lines for concessions and if there were process improvements in the future. Mr. Marquez explained they recently acquired a new vendor and purchased new coolers to provide drinks sooner. They would also investigate adding portable stations. Ms. Weiler explained with the new concessionaire there is a learning curve to arrive at consistent service and quality.

Council gave consensus to reauthorize the Union Colony Civic Center Advisory Board for three years.

Greeley-Weld Housing Authority

Greeley-Weld Housing Authority Chair Shawn Walcott and Interim Director Deb Callies were available for questions. Note: Weld County has given notice they will be bifurcating from the Housing Authority.

Mr. Walcott explained they are searching for a new director after the recent retirement of Tom Teixeira.

Mayor Pro Tem Hall asked if staff would be changing the number of board members with the upcoming bifurcation. City Attorney Stacey Aurzada replied that they would be bringing a resolution to City Council in the future and could amend the number of members at that time.

Councilmember Olson clarified that this board was not related to the new Housing for All Advisory Board. Ms. Callies confirmed.

Council gave consensus to reauthorize the Greeley-Weld Housing Authority for three years.

Construction Trades Advisory and Appeals Board

Construction Trades Advisory and Appeals Board Chair James Morris and Interim Chief Building Officer Matthew Wagy were present to answer questions.

Mayor Gates asked for any additional comments. Mr. Wagy explained that this board only met when new state code needed to be interpreted or a contractor needed interpretation of existing code. Mr. Morris added that there used to be a lot of challenges with the code, but with the education of staff, they haven't had a challenge in several years.

Councilmember Olson asked if they had begun to look at the energy code. Mr. Wagy said they are investigating issues before adoption and currently working on distributing the information. A meeting would be scheduled soon.

Councilmember DeBoutez asked if he had a timeline in mind for the energy code meeting. Mr. Wagy said they had until 2026 to comply with minimum mandates. He also explained that they are working with the county and surrounding cities and working through costs to builders before presenting anything to Council.

Councilmember McDonald asked if there were any challenges with the 3D print homes. Mr. Wagy noted that there have been issues with the Habitat for Humanity site, but there is an inspector out there every day. Councilmember Butler mentioned that he heard good things about the inspector, and it has been very helpful.

Council gave consensus to reauthorize the Construction Trades Advisory and Appeals Board for three years.

The mayor thanked the boards for their input.

6. Office of Emergency Management Review and Update

Assistant City Manager Kelli Johnson, Emergency Management Director Peter Perez and Deputy Director Dominic Tatti introduced the item at 6:34 p.m.

The presentation included a review of the timeline from 2022 until 2024 where City leadership initiated a post-COVID assessment of the City's emergency management program. The implementation of a standalone Emergency Management Department was facilitated as well.

Mr. Perez explained the Emergency Management Cycle of preparedness, response, recovery, and mitigation. He stated the current priorities were collaboration with the county and other municipalities, as well as creating organized plans and operating procedures.

In the next six months Mr. Perez plans to have a Master Emergency Operations Plan Update and a Hazard Mitigation Plan Update. They have also begun Emergency Operations Center Staff training and started a public disaster education series. In the next year they will complete an Integrated Preparedness Plan, conduct emergency operations center exercises, update the Emergency Support Function Plan, and start a Debris Management Plan.

Councilmember DeBoutez asked where the Office of Emergency Management (OEM) was housed. Mr. Tatti said they were in the Western Hills Fire District Station.

Councilmember DeBoutez inquired if OEM was assisting with cybersecurity risks. Ms. Johnson said both IT and Emergency Management work together on these risks.

Councilmember McDonald stated that she recently saw the office space and was concerned that it would not be able hold personnel for a major crisis. Mr. Perez said there is a large conference room that can house 10-15 people. He also explained that other responders would be field operators. In addition, there are other locations designated as emergency operations centers nearby for larger scale incidents. Ms. Johnson noted that they are working with facilities and assessing space for future responses.

Councilmember Olson asked what kind of incident structure plan was followed at the command center. Mr. Perez said that they use an incident command system (ICS). He

said they implement the Emergency Support Function instead, and everyone that comes in has an assigned role. In addition, the OEM does not manage police and fire, but would work with providing resources for them instead.

Councilmember Olson asked if a threat assessment was completed. Mr. Perez explained that a Hazard Vulnerability Analysis was part of the county Hazard Mitigation Plan which is revisited every 3 years.

Councilmember Olson asked if there was a Continuity of Operations Plan (COOP). Mr. Perez confirmed they were working on updating it.

The mayor thanked staff for the information.

7. West Greeley Project Update

Acting City Manager Blair Snow, together with Deputy City Manager Rachel Flynn, developer Martin Lind, and Sarah Cullen with Side Car PR introduced this item with a presentation at 6:52 p.m.

Ms. Snow reviewed the timeline from the spring and summer of 2024 when the opportunity for this project developed and reminded Council of the Memorandum of Understanding (MOU) that was signed in July. She spoke about a pre-development agreement being drafted in early 2025 and completion of the project is targeted in 2028.

Ms. Flynn introduced an evaluation and assessment package with visuals of the proposed development, including several arenas, hotel, conference center, water park, and Cascadia Falls. Ms. Flynn explained that this would be a new gateway to Greeley, and the Grand Resort, Spa and Conference Center would attract state and national conferences.

Mr. Lind stated that his vision was not an experiment. There is a standing premier hockey team they understand the demand for tickets and other events. Mr. Lind noted that this would be the only place of its kind in Northern Colorado. With over 200 people working on the project, he believed Cascadia Falls represents Greeley resources. He expects the waterpark and hotel to have an enormous draw and intends for it to be the best in the country.

Mayor Gates noted that the renderings were breathtaking, and the partnership was exciting.

Councilmember Olson stated he has already heard from citizens about how this would change Greeley in a positive way. And now he believed Council's job of good governance was making sure they took care of their constituents.

Mr. Lind reassured the Council that the project was optimally designed for the best fan experience with considerations of optimal traffic patterns and parking. He noted they have been conservative with the financial numbers. Ms. Flynn said they hoped to have the economic report reviewed in the next 4-6 weeks.

Councilmember DeBoutez said she has also heard from community members about how excited they were and will be again viewing the visuals. She asked where the large-scale commercial opportunities were as they were part of the MOU. Ms. Snow replied that will come next. Mr. Lind added that this was included in the site plan and was designed to include 100 acres of commercial use. He also mentioned that communication with retailers showed they want better infrastructure. Ms. Flynn commented that would be part of future phases.

Councilmember Olson asked about the transportation vision. Mr. Lind replied that Phase 1 would include repair of the main intersection because they need the building ready by 2028. He said he hoped for collaboration with the city and state, but there would probably need to be interim infrastructure in place. Councilmember Olson said he would prefer to address it up front with no interim and Mr. Lind agreed that would be ideal.

Councilmember DeBoutez asked how this project would promote downtown Greeley. Mr. Lind said his project would bring people in closer to downtown and help draw people. He expects more hotels to be built.

Councilmember McDonald said she was ecstatic about the project, as there is already a built-in fan base for the Eagles. She also mentioned that when Loveland had Crystal Rapids Waterpark, people would come from as far away as Sterling to participate. She thought this would certainly be a regional pull and ignite economic development. She asked about the expense of a parking structure instead of a parking lot. Mr. Lind replied that parking structures are very expensive and wouldn't be able to do a parking structure without some type of assistance.

Councilmember Butler asked if there were central energy plans. Ms. Flynn commented that they would delve into that in future meetings.

Mayor Pro Tem Hall said Promontory was to the east with no amenities, and he thought this could supply or create connectivity for it. Mr. Lind agreed this would help place amenities for that area.

Councilmember Butler asked how many parking spaces were planned, Mr. Lind said over 2000. He said it was an operational requirement for the hotel and if there were more residential needs in the future, they could build vertical.

Councilmember Butler asked about zoning. Ms. Flynn replied that they would report back in late January with next steps and zoning would be in February with cost negotiations starting right away.

Ms. Cullen with Sidecar PR explained they are still moving forward with communications plans and comprehensive community engagement. The informational website was now live and currently being updated with visual renderings and FAQ's. She reported they had 20 people signed up to receive updates and BizWest had featured an article that was met with positivity. She explained further opportunities for community engagement would be forthcoming.

Councilmember Olson said there was in outdoor plaza in Denver that had a big screen with connectivity for outdoor concerts. Mr. Lind said the plans positioned all the buildings for ideal views of Longs Peak and the main plaza could have an entire wall of screens.

Council thanked the team for the information.

8. Scheduling of Meetings, Other Events

None.

9. Adjournment

With no further business to come before the Council, Mayor Gates adjourned the meeting at 8:02 p.m.

Approved

X

John Gates
Mayor

Attest

X

Jennifer Middleton
Deputy City Clerk