

City of Greeley, Colorado

CITY COUNCIL MEETING

January 7, 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 Pro Tem Hall presented *What's Great about Greeley?* report at 6:01 p.m.

6. Citizen Input

None.

7. Reports from Mayor and Councilmembers

Councilmember McDonald attended the menorah lighting Greeley Menorah Lighting & Chanukah Celebration. December 30, 2024. She reported that the Christmas tree recycling program was available at the Grow Center through the end of the month Greeley and Weld County residents can recycle their real, natural Christmas trees for free from now until January 31. Trees can be dropped off at the Greeley Organic Waste (GROW) Center's new location, 1150 North 25th Avenue. Lastly, she commented that the University of Northern Colorado men's basketball team was on a winning streak.

8. Initiatives from Mayor and Councilmembers

None.

Consent Agenda

9. Motion to approve the Work Session proceedings of December 10, 2024, and City Council Meeting Proceedings of December 17, 2024

10. Motion to reappoint Darrel Dilley to the Greeley-Weld County Airport Authority as a Weld County representative for a term through December 31, 2028

11. Motion to designate the City of Greeley website as the official posting site for meeting notices of the City Council, including agendas of City Council Meetings and Work Sessions, and the public lobby of City Hall at 1000 10th Street as the backup location for such postings

12. Motion to designate the City of Greeley website as the official posting site for Boards & Commissions meeting notices, including agendas, and the public lobby of City Hall at 1000 10th Street as the backup location for such postings

13. Resolution authorizing the City of Greeley to provide Fire Protection service to the L&T LLC Annexation, as set forth in Exhibit A of the petition to exclude territory from Front Range Fire Rescue, and directing the City Attorney to commence a court action to exclude the property from Front Range Fire Rescue

14. Introduction and first reading of an ordinance changing the official Zoning Map of the City of Greeley, Colorado, to establish a Planned Unit Development (PUD) for approximately 42.53 acres located at the northwest intersection of 71st Avenue and 10th Street/Highway 34 Business (Case Number PUD2024-0002, Boomerang PUD)

15. Introduction and first reading of an ordinance amending Title 2, Chapter 12 of the Greeley Municipal Code relating to the retention of records of Administrative proceedings

End of Consent Agenda

Councilmember Butler moved to approve the Consent Agenda Items 9-12 and 14-15. Councilmember Olson seconded the motion. The motion passed 7-0 at 6:09 p.m.

16. Pulled Consent Agenda Items

Councilmember DeBoutez pulled Item 13 from the Consent Agenda for discussion.

Item 13. Resolution authorizing the City of Greeley to provide Fire Protection service to the L&T LLC Annexation, as set forth in Exhibit A of the petition to exclude territory from Front Range Fire Rescue, and directing the City Attorney to commence a court action to exclude the property from Front Range Fire Rescue

Councilmember DeBoutez asked about the location of the annexation and several exhibits that were referenced in the agenda packet materials but were not included. City Attorney Stacey Aurzada confirmed the area was the Delantero annexation. She explained when properties are annexed, staff must submit paperwork to exclude those properties from the former taxing districts, so the owners are not taxed again. Per the City Charter, Council needs to authorize the City Attorney to file an action in court.

Ms. Aurzada said this action would authorize her to act. After the action was filed, the exhibits would be ready for district court submission.

Councilmember Butler moved to adopt the resolution. Councilmember Hall seconded the motion. The motion passed 7-0 at 6:13 p.m.

17. Public hearing and second reading of an ordinance ratifying and adopting the First Amendment to the Collective Bargaining Agreement between the Greeley Police Officers' Association (GPOA) and the City of Greeley, Colorado, all related to the passage of Ballot Measure 2N to include police sergeants in the 2025 Greeley Police Officers' Association Collective Bargaining Agreement, which agreement by its terms is for a period commencing January 1, 2025, through December 31, 2027

Kimberly Southern-Weber, Chief People Officer, introduced the item at 6:14 p.m. Ms. Southern-Weber explained this ordinance implemented the voter-approved Ballot Measure 2A, allowing Police Sergeants to join the collective bargaining agreement effective January 1, 2025.

The proposed amendment incorporated the Sergeants into the Greeley Police Officer Associations (GPOA) Collective Bargaining Agreement (CBA) and rectified a drafting error. The amendment included the 4% annual raises for Sergeants in 2026 and 2027. All other terms for the CBA would remain in full force and effect.

Councilmember Butler asked if this would be retroactive to January 1, 2025. Ms. Southern-Weber confirmed.

Mayor Gates opened the public hearing at 6:16 p.m.
With no speakers, the hearing closed at 6:16 p.m.

Councilmember McDonald moved to adopt the ordinance. Councilmember Olson seconded the motion. The motion passed 7-0 at 6:17 p.m.

18. Public Economic Development and Urban Revitalization Department (EDUR) Strategic Plan and Economic Conditions Summary Informational Presentation
John Hall, Director of Economic Development and Urban Revitalization, introduced the item at 6:17 p.m.

Mr. Hall explained that the Economic Development Strategic plan was identified as a Council priority under the Council's business growth focus area. The plan provided a

comprehensive overview of the economy, set policy direction for economic growth, and identified strategies, programs, and projects to bolster and diversify the economy.

Mr. Hall introduced Senior Consultant Sam Eisenbeiser with Barry Dunn. Mr. Eisenbeiser provided a project overview and timeline of the past several months, moving forward into February and March with a final strategic plan.

Senior Consultant Alison Tobey from Barry Dunn spoke about the stakeholder outreach and engagement process. The process included focus groups and interviews, stakeholder workshops, and a survey.

Mr. Eisenbeiser offered key demographics including wages, housing affordability data and workforce information. He noted that Greeley's largest occupation sectors were office and administrative support, food preparation and sales. The City's highest paying jobs were in healthcare, management, professional, and technical, which experienced growth, but wages were below average and could limit talent attraction/retention.

Mr. Hall added that they intend to present a completed strategic plan by end of March or early April.

Mayor Pro Tem Hall asked if the data was current. Mr. Hall said they were able to pull data quarterly. Mr. Eisenbeiser said that he expected investors to be responsive to the projects and activities going on in the region. Mayor Pro Tem Hall asked if the strategic plan would be a roadmap, with suggestions on how to accomplish goals. Mr. Eisenbeiser said they will be a set of strategies backed up by action plans and prioritized resources.

Councilmember DeBoutez asked how they recruited businesses for the stakeholder group and what questions are being asked. Mr. Eisenbeiser said they worked closely with staff to identify investors, organizations, and local leaders to the stakeholder workshops. They place people into small discussion groups, ask about what is working, what needs attention, and what has the experience been like for those who are actively investing and operating businesses.

Councilmember McDonald asked who the stakeholders were attending the workshops. Special Projects Consultant Dan Gardner said they targeted specific businesses, investors, developers, and individuals in key categories such as education and healthcare. Manager Raymond Lee offered to deliver a comprehensive list to councilmembers. Councilmember McDonald said she would like to see a business process for prospective new business owners showcasing needed permits, etc.

Councilmember Olson noted that there is not ample executive housing for higher paying jobs and concerned that many business owners do not live in Greeley. Mr. Hall said they would be continuing to investigate.

19. West Greeley Project Economic Benefits and Impacts Informational Presentation

John Hall, Director of Economic Development and Urban Revitalization, introduced this item at 6:57 p.m.

Mr. Hall said they were currently scheduled to bring Council the pre-development services and finance agreement for action on February 4. Mr. Hall identified lack of amenities, executive housing, office space, tourism and entertainment, and retail and dining as challenges that affect the ability to attract both new residents and new businesses. Mr. Hall spoke about the risk of not acting, resulting in economic stagnation, regional decline, and missed legacy opportunities.

Mr. Hall further explained that the West Greeley project could address City needs with such a high-quality development and the attraction of an established brand and long-term stability. Mr. Hall presented a conceptual chart that showed the break-even point on investment. Costs would increase in the short-term, and revenues would increase in the long run. Mr. Hall said they were currently working on drafting a pre-development services and finance agreement, including roles of the fee developer, non-profit, and City of Greeley, in addition to the conveyance of land, construction management/fees, as well as a finance plan.

Councilmember DeBoutez asked when they would see the complete report. Mr. Hall said the full report would be provided by email to councilmembers. The portion that had been sent to councilmembers previously contained only the economic impact.

Councilmember Olson asked if the economic generator (\$486 M) would be realized by the region or just the City. Mr. Hall said it was estimated that the City would see half of that amount and added that economic boundaries do not necessarily follow municipal boundaries. Councilmember Olson said he would like to see communication and feedback from the community for this size of investment, as the region would benefit from the amenities, without necessarily bearing risk. Mr. Hall committed to providing a one-page summary of the economic impact analysis.

Councilmember Butler asked about when CBRE Public Institutions and Education Solutions provided the report. Mr. Hall said the latest draft was received on December 31, 2024. Councilmember Butler asked why it had not been sent sooner. Mr. Hall noted that the report was not yet finalized, and the economic impact portion had to be analyzed by staff. Mr. Hall expected it would be sent out Wednesday, January 8, 2025.

20. Safe Streets for All (SS4A) Vision Zero Action Plan Informational Session

Paul Trombino, Director of Public Works and Steven Younkin, Deputy Chief Engineer presented this item at 7:18 p.m.

Mr. Trombino opened his presentation by stating that since 2014, 80 residents have lost their lives on city streets. Most fatality crashes occur in Wards I and II. Additionally, 84% of all pedestrian and bicycle fatalities also occur in these wards.

Mr. Younkin shared the Zero Vision plan designed to reduce traffic fatalities, and the safe systems approach, which was implemented by the US Department of Transportation (USDOT). There were five priorities:

- vehicles,
- speed
- roads,
- post-crash care, and
- users.

Mr. Younkin shared a project web map with focus areas and with educational information. Focus areas included the danger of increased speeds, and high-risk intersections, submitted by an Action Plan Advisory Committee (APAC) made up of employees and citizens. Several public outreach events were conducted, and a toolbox of safety countermeasures created. Implementation of the action plan included safe speeds, safe users, and safe streets, complete with the department project lead and expected timeline.

Staff would request approval of the Vision Zero pledge to target elimination of traffic deaths and serious injuries on our streets by 2045 at the next city council meeting. Mr. Younkin noted that the pledge and plan were endorsed by the Citizen Transportation Advisory Board.

Mayor Pro Tem Hall asked about the toolbox and an example of a behavioral countermeasure. Mr. Younkin said it could be educational or systematic. Councilmember DeBoutez appreciated the focus on Wards I and II and asked about building a pedestrian bridge over Hwy 85. Mr. Younkin said that would be an effective countermeasure but could not guarantee that would be a future project.

Councilmember Butler asked what other things besides lowering the speed limit in Tier 1 areas should citizens expect to see right away. Mr. Younkin said there would be a build improvement funded by the \$10 million grant received from USDOT. This included protected bike lanes that should be done by the end of this year.

Councilmember Olson asked if the grant was \$10 M and then a \$2 M match from the City. Mr. Younkin said the grant was \$7.9 M and \$2M from the city that comes close to \$10 M total. Councilmember Olson asked how many projects that would fund. Mr. Younkin said it was more categorical, such as the bike lanes and flashing beacons at crosswalks. He thought they would be able to address 50 to 100 locations.

Councilmember Olson asked if the design process had started and if the plan was to be completed by the end of the year. Mr. Younkin clarified the plan could begin construction this year, but they are in the procurement process still.

Mayor Gates said safety was crucial and supported the plan. He asked about state highways and who gets to determine the speed limits. Mr. Younkin said it was a collaborative effort in the sense that CDOT was willing to work with the City, but CDOT retained the jurisdictional rights to set speed limits. Mayor Gates suggested that speeds coming into the city on 10th Street be lowered.

- 21. 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 made the motion. Councilmember Butler seconded the motion. The motion passed 7-0 at 7:41 p.m.

- 22. Motion for an executive session for the purpose of advising negotiators and receiving advice from the City Attorney regarding a pending litigation matter**

A motion to go into Executive Session for the purpose of receiving legal advice pursuant to C.R.S. § 24-6-402 (4)(b) and Greeley Municipal Code § 2-151(a)(2), and to determine positions, develop strategy, and instruct negotiators pursuant to C.R.S. § 24-6-402(4)(e)(1) and Greeley Municipal Code § 2-151(a)(5).

Councilmember McDonald made the motion. Councilmember Butler seconded the motion. The motion passed 7-0 at 7:42 p.m.

- 23. Scheduling of Meetings, Other Events**

None.

- 24. Adjournment**

With no further business coming before the Council, Mayor Gates adjourned the meeting at 7:42 p.m.

- 22. Executive Session**

At 7:50 p.m. Mayor John Gates started the record as required by Open Meetings Law.

The session was electronically recorded.

Present for participation in the executive session, which was convened in person in the Executive Session room of Council Chambers, were all members of City Council plus the following persons:

City Attorney Stacey Aurzada
City Manager Raymond Lee
Kimberly Southern, Chief People Officer
John Goodson, Risk Manager

The executive session was for the following purposes:

- conferral with City Attorney to receive legal advice and to determine positions, develop strategies, and provide instructions to negotiators regarding a settlement with Joyce Fred;
- as provided in C.R.S. 24-6-402(4)(b) and 24-6-402(4)(e)(1), and Greeley Municipal Code 2-151(a)(2) and 2-151(a)(5).

Mayor Gates cautioned each participant in the executive session to confine discussion to these stated purposes and made a reminder that no formal action may occur. If at any point in the executive session any participant believed that the discussion was going outside the proper scope of the executive session, instructions were to interrupt the discussion and raise an objection.

City Attorney Stacey Aurzade made an announcement regarding privileged communication and asked the Mayor to turn off the tape at 8:03 p.m.

Mayor Gates announced it was 8:32 p.m. and he had turned on the recorder on because the confidential attorney-client privileged conversation had ended.

At 8:32 p.m. Mayor Gates announced the executive session had concluded.

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

Approved

X

John Gates
Mayor

Attest

X

Heidi Leatherwood
City Clerk