

City of Greeley, Colorado
CITY COUNCIL MEETING
February 18, 2025

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 attended via Zoom

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 Youth Art Month 2025 Proclamation at 6:01 p.m.

Lauren Thurman and Joni Wilson were present to accept the proclamation.

Mayor Gates read the Black History Month 2025 Proclamation at 6:05 p.m.

Greeley West High School Counselors Marlene Rich and Sydney Dhillan were present to accept the proclamation.

Councilmember DeBoutez presented the “What’s Great about Greeley?” report at 6:09 p.m.

6. Citizen Input

1. Bill Gillard spoke about changes in Citizen Input participation indicating that patrons are no longer able to ask questions during this time. He also spoke about traffic lights at 35th Ave.

(Mayor Gates commented that he would ask staff to check the light at that location.)

2. James Smith thanked staff for helping with homelessness. He spoke in support of the West Greeley Project and asked that road improvements be made along Highway 34.
3. Pam Bricker spoke about concerns for the West Greeley Project. She felt that Mr. Lind's company should be putting more money into the project so that the City could allocate resources to downtown improvements.
4. Khalil Bhanji spoke in support of the West Greeley Project. He noted that he had applied for membership on multiple boards and commissions. Mayor Gates appreciated his enthusiasm and mentioned that it is possible for an individual to serve on multiple boards and commissions.
5. Edwin Grant spoke about the 8th Avenue and 8th Street intersection, foreign aid and new court building for Weld County.
6. Kimber Watson supported Mr. Bhanji's desire to serve on multiple boards. She invited Council to attend the Historic Preservation Commission and Commission on Disabilities upcoming meetings.
7. Nicole Eaton spoke about revitalization in the downtown area. She was concerned about higher rent and gentrification as well as the homeless.

Councilmember Butler wanted to let citizens know that Councilmembers can be contacted by email for further comments and concerns.

7. Reports from Mayor and Councilmembers

Councilmember McDonald served as a judge for the Greeley West High School Flower Bed Design contest. The winner will plant their design downtown. She attended a Weld County meeting discussing the possibilities of court buildings.

Councilmember Olson reported on the North Front Range Transportation meeting and explained both projects that Council submitted were listed Tier 1 priorities.

Mayor Pro Tem Hall attended the Leadership Weld County event.

8. Initiatives from Mayor and Councilmembers

Councilmember Butler asked for a community polling to determine potential tax increases (Public Safety and Open Space) on the ballot this year. Mayor Gates asked if a cost analysis could be completed first to provide more information. Council reached consensus to have a cost analysis done to determine the expense for polling.

Consent Agenda

9. A motion to approve the City Council Meeting Proceedings of January 21, 2025, and City Council Work Session Proceedings of January 28, 2025

10. Resolution appointing the Citizen Budget Advisory Committee to review food tax expenditures

11. Resolution appointing the Citizen Budget Advisory Committee to review expenditures from low interest federal financing for transportation projects

End of Consent Agenda

Councilmember Olson moved to approve the Consent Agenda Items 9-11.
Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 6:41 p.m.

12. Pulled Consent Agenda Items

None.

13. Initiative 11-2023 - Landscape Standards and Artificial Turf

Deputy Director of Community Development, Don Threewitt, introduced the item at 6:41 p.m.

Mr. Threewitt explained the potential code amendment addressing artificial turf and landscape standards from a Council work session directive in October of 2023. He also provided a brief overview of SB24-005 prohibiting artificial turf for commercial properties, effective January 1, 2026.

Existing definitions were provided from Chapter 8 of the Greeley City Code for artificial turf, ground cover, lawn, maintenance of landscaping, functional turf and nonfunctional turf, and plant requirements. Mr. Threewitt spoke on credits for vegetation and provided Council with a chart of existing city programs for landscape, including “Share the Shade”, “Life after Lawn”, “Plants for Greeley”, and “Waterwise Landscaping”, “Neighborhood Improvement Grants”, “Neighbor Labor”, and “Garden in a Box”.

Mr. Threewitt asked Council for direction on the following proposed artificial turf code update:

- Option 1 - allow up to 25% artificial turf in a front yard, subject to design standards, permitting, and inspection.
- Option 2 - allow artificial turf up to 50% in a front yard, also with design, permitting and inspection.
- Option 3 - allow turf up to 50% subject to city standards, but without permitting.

Councilmember Butler asked if the City allowed artificial turf, would it be exempt from the state law. City Attorney Stacey Aurzada mentioned that the current state law preempts local authority, but she was not sure about any new proposed legislation.

Councilmember McDonald asked if artificial turf was more flammable and would burn hotter than natural grasses. Mr. Threewitt said he did not know for sure, but it would certainly release chemicals. Councilmember McDonald said she would like to make sure anything approved would line with insurance changes and at a safe distance from homes.

Councilmember Olson noted the definition of ground cover height did not include field corn. Mr. Threewitt said there was legislation that prohibits HOA's from restricting vegetables in front yards, but residents need to meet the height requirements for the purpose of safety and sight lines for pedestrians and vehicles.

Councilmember DeBoutez spoke that the environmental impacts were concerning. She suggested keeping the code "as is".

Councilmember Payton preferred Option 3 and thought all concerns could be addressed. He pointed out that they do not currently permit or inspect other types of landscape, and he was not in favor of permitting.

Mayor Gates noted that he would likely be in support of artificial turf.

Councilmember Olson said he was in favor of the turf and leaning towards inspection. He was frustrated the state could make it a statewide initiative.

After some discussion, Council reached consensus to move forward with Option 2.

Mayor Gates thanked staff.

14. Appointments to Boards and Commissions - Citizen Budget Advisory Committee, Citizen Transportation Advisory Board, Golf Course Advisory Board, Judicial Review Board, Parks and Recreation Advisory Board, Stormwater Board and Youth Commission.

City Clerk Heidi Leatherwood announced the appointments.

- Citizen Budget Advisory Committee- Khalil N Bhanji – 3-Year Term
- Citizen Transportation Advisory Board – Eva C Maines – 3-Year Term
- Golf Course Advisory Board – Jeff Collins, Pat Gilliam – 3-Year Terms
- Judicial Review Board – Shane W Borah – 3-Year Terms
- Parks and Recreation Advisory Board – Ben Christiansen, Savanna Bennett – 3-Year Terms
- Stormwater Board – James Freville – 3-Year Term
- Youth Commission – Damian Sanchez – 2-Year Term

- 15. 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 Olson moved to approve the motion. Councilmember Butler seconded the motion. The motion passed 7-0 at 7:14 p.m.

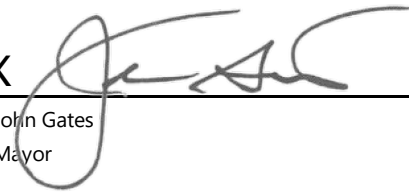
16. Scheduling of Meetings, Other Events

None.

17. Adjournment

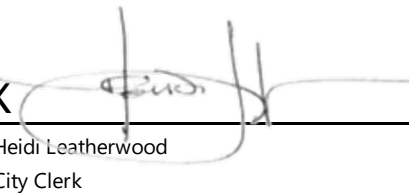
With no further business to come before the Council, Mayor Gates adjourned the meeting at 7:14 p.m.

Approved

X 

John Gates
Mayor

Attest

X 

Heidi Leatherwood
City Clerk