

City of Greeley, Colorado  
**CITY COUNCIL MEETING**  
April 22, 2025

**1. Call to Order**

Mayor Gates called the meeting to order at 6 p.m. in the Donahue Room of the Greeley Police Department located at 2875 W 10th Street, Greeley CO 80631 Greeley, Colorado, with hybrid participation available via the City's Zoom platform. The location change was due to audio-visual updates in Council Chambers.

**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. Reports from Mayor and Councilmembers**

Councilmember McDonald thanked the Greeley Police Department for hosting the Council work session, and the City Clerk's Office for the communications and set up. She mentioned it would be fun to have more "field trips". Lastly, she reminded Council it was Administrative Professional's Day on Wednesday.

Councilmember DeBoutez attended the Affordable Housing Summit along with Councilmember Butler and Mayor Gates.

Mayor Gates echoed Councilmember McDonalds sentiments and thanked staff for arranging the meeting.

Mayor Pro Tem Hall proposed two initiatives. The first was to revisit the work session regarding contracts and limits that required Council approval. Council reached consensus to move forward on this initiative.

The second was to have another discussion regarding the work on County Road 17 and having CDOT or Public Works perform the project. Council also reached consensus to move forward with the initiative.

## **5. Greeley-Weld Housing Authority Update**

Housing Director, Deb Callies introduced this item at 6:05 p.m. New Housing Authority Director, Vincent Ornelas also presented.

Mr. Ornelas explained there had been significant staff turnover and multiple leadership changes during the interim period after former Director Tom Teixeira's retirement.

Mr. Ornelas provided information on current assets, which consisted of 107 low-income rental housing units in Greeley and 569 Housing Choice Vouchers (HCV/Section 8). Additionally, Weld County had 384 HCV's. He also stated there were several persons on the waitlist for the HCV programs, as well as public housing, Lincoln Square, and other low-income units.

Mr. Ornelas informed council that Weld County was expected to send a termination notice for their Intergovernmental Agreement (IGA) on October 23, 2025. An amendment to the original IGA was made, stating the County desires to transfer the HCV program to Greeley. He explained the HCV transfer will not happen until July of 2026 due to HUD regulations, but other assets have already been transferred. Part of the reason the transfer was delayed was because both housing authorities were not in good standing. He was hoping to amend statuses in the next fiscal year.

Lastly, Mr. Ornelas explained that they will be making a recommendation in the future to reduce the number of commissioners on the Housing Authority from 9 to 7, reduce the number of County commissioners from 4 to 1, reduce the term of commissioners, and request vacancies be filled by only applicants that are recommended by the Housing Authority.

Mayor Gates asked for confirmation that there was no adversarial relationship with the County regarding the IGA. Mr. Ornelas said they were in alignment, and everyone agreed it was in the best interest of the authority to collaborate beyond the transfer.

Mayor Pro Tem Hall asked why they would still have a Weld County representative. Mr. Ornelas explained that HUD would recommend the County have some representation on the board. He asked if all the HCVs would come to Greeley. Mr. Ornelas confirmed. Mayor Pro Tem Hall said he had heard complaints about how long it took to fill out paperwork and wanted to know if there would be improvements in the future. Mr. Ornelas stated they were in the process of implementing new software that would modernize and speed up the process electronically. He considered it a huge priority and planned for it go live July 1<sup>st</sup>.

Councilmember DeBoutez asked about the turnover for the HCV's, wanting to know if they stayed in the community if someone no longer needed them. Mr. Ornelas explained

that households on the vouchers continued in the program for 6 months without assistance to ensure they could maintain. He also said that due to shortfalls, when people exit, the vouchers were not being reissued. Mr. Ornelas said they have over 200 vouchers that are not being utilized because they don't have funding for them, because whatever the Housing Authority spends in one year is what they get the next year. He explained that it would take two-years of short-term funding from another source to fund the unused vouchers, and they would then be able to get HUD to incorporate it into their funding. He emphasized they already have the infrastructure and staff to handle more vouchers.

Councilmember McDonald asked what the average attrition for vouchers was and the average wait time for applicants. Mr. Ornelas said they were losing about 3 vouchers per month and the waitlist was currently closed because of the shortfall. The average wait had been 5 years.

Councilmember Butler asked about the timeline to get out of the shortfall. Mr. Ornelas said whenever more funding was appropriated by Congress. Councilmember Butler mentioned a broken sign at the headquarters. Mr. Ornelas said they had a ticket into the landlord to fix it.

Mr. Ornelas concluded that the average voucher was \$1161 per month, and the Housing Authority would need approximately \$3 million to recoup the vouchers if they were self-funded for 2 years.

## **6. Waste Diversion Study Follow-up and Next Steps Discussion**

Deputy Public Works Director, Will Jones, introduced this item at 6:30 p.m.

Mr. Jones reviewed the 5 options presented to Council at the May 14, 2025, Work Session, and explained key data points that only 4% of residents were happy with their trash service, 15% or roughly 4500 homes do not have service, and only 25% of residents that have trash service pay for recycling. Council had tasked him with obtaining additional information, and he was reporting what they had found.

Options that were researched included a consolidated recycling center, "pay as you throw", a contracted hauler with "pay as you throw" option (PAYT), and hauler reporting. Mr. Jones explained that Fort Collins and Loveland had consolidated recycling centers, which required dedicated staff and used significant dollar amounts for annual operating. Staff had thought a possible location option for Greeley would be the High Plains Environmental Campus but determined that was no longer a viable option and staff does not have a long-term site location. He also explained to Council that the PAYT option, which would provide tiered pricing to residents was not feasible without a contracted hauler option and would be dependent on implementation of a producer responsibility program for statewide recycling act.

Staff was conducting a pilot program in downtown for the contracted hauler and PAYT option, but without addressing data from the various haulers in the City, it was difficult to obtain contract pricing.

Mr. Jones said the fourth option of hauler reporting would require consensus from City Council to approve a new language in the municipal code. This would help facilitate reporting requirements necessary for state grants, as well as service address data from haulers. The proposed code was provided to Council for review.

The fifth and last option would be to require trash and recycling, which would also require the adoption of a code requiring reporting by trash haulers. Mr. Jones thought this option would have the biggest impact.

Next step options were provided to Council, with recommended code changes, followed by data collection to provide Council with more accurate options in quarter two of 2026, and a result of required residential trash and possible recycling service. It would align with the Colorado Department of Public Health and Environment's program implementation of the Producer Responsibility Act, which would potentially pay for curbside recycling for all Greeley households.

Mayor Gates stated that not a lot had changed, but thought there was a new hauler in town. He recognized they had not had success previously with contracting a hauler in a public/private partnership and wanted to know if the new hauler had been contacted. Mr. Jones said they had not been able to get much information from the new hauler, and they estimated the new hauler had 5-10% of the market in the city.

Councilmember Butler expressed concerns regarding the timeline. He would like to see it move faster and not have to wait for a new council to decide.

There was discussion about address data. Mr. Jones explained that theoretically if residents have water service, they would then be required to have trash service.

Councilmember DeBoutez recognized most of the complaints come from Ward II, in which many neighborhoods do not have HOA's, therefore the City had to enforce it. She was in support of adopting an ordinance requiring trash service and agreed they could be more assertive.

There was further discussion about haulers being required to obtain business licenses. City Attorney Stacey Aurzada said the code requires the City to provide trash service, and they are doing so by licensing haulers. She felt it would not be much of a change to the code to change the licensing requirements.

Mayor Pro Tem Hall spoke about Ft. Collins, Johnstown, and Evans having contracts and requiring residents to have trash service. He also thought most of the HOA's had contracts. He thought if they could eliminate the areas that had HOA's and narrow down those that didn't it might not be such a daunting task to collect the needed address data.

Mayor Gates asked for consensus on the recommended pathway that would include a reporting requirement code change, data collection, and presenting Council with data driven options in quarter two of 2026. Council reached consensus to move forward with the recommended pathway.

## **7. Community Engagement on Union Colony Civic Center**

Director of Culture Parks & Recreation, Diana Frick, introduced this item at 6:48 p.m. Chair of the Union Colony Civic Center (UCCC) Advisory Board, Mark Pugatch was available for questions.

Ms. Frick explained they were there to present an initiative that had come from the UCCC Advisory Board and were seeking Council's support to move forward with community engagement regarding UCCC. The board had engaged in discussions on whether the name fully aligns with the primary function as a performing arts center. They would like to gather community input before making any recommendations to ensure all voices are heard.

Ms. Frick described three key reasons the board proposed for exploration, which included that the name did not reflect the facility's primary function, possible historical sensitivity as some community members may associate "Union Colony" with negative historical connotations and provide clarity for new residents and visitors with a name that would better communicate the center's purpose and increase awareness and engagement.

The purpose of the community engagement would be to gather public input on whether there was support for renaming the facility, understand potential concerns and perceptions regarding the current name. They would also investigate if changing the name would enhance community engagement and increase attendance.

The advisory board taskforce would like to design a survey in collaboration with Culture, Parks and Recreation Department (CPRD), with a target audience that has broad community representation. Key questions would focus on perceptions of the current name, potential alternatives, and interest in renaming, with strategic outreach through digital, print, and in-person engagement channels.

Ms. Frick concluded the presentation by asking for Council feedback, and if they proceeded, they would conduct a survey and report back to Council with their findings.

Mayor Gates stated he has never heard adverse comments regarding the name, however he felt Council owed it the advisory board to consider.

Councilmember Olson agreed with Mayor Gates, adding he has heard other complaints regarding the condition of the center and the types of events that are scheduled. He said he would like to add other inputs into the survey such as how the civic center could be used, the types of shows, conditions, and food.

Councilmember DeBoutez had heard feedback regarding the food and elderly customers did not like the recent changes. She felt they should ask the community. She stated she was sensitive to the name and could see why people would be offended. She thought marketing needed to be very direct and proposed that new people in the community would recognize a name such as Greeley Performing Arts Center, instead.

Councilmember Butler agreed that he would like to hear what people had to say, especially if they would be building a new civic center.

Councilmember McDonald felt it was important to look at it from the perspective of people coming in from outside the community. She also thought the building had been kept up quite nicely despite its age, and she had enjoyed the recent change in options.

Mayor Gates asked if there was consensus to have staff move forward on the community engagement. Council reached consensus to do so.

#### **8. United Way of Weld County Shelter Closure 2025 Update**

Director of Homeless Solutions, Mandy Shreve, introduced this item at 6:59 p.m. Weld County United Way Vice President Ernest Cienfuegos-Baca also presented.

Mr. Cienfuegos-Baca provided Council with an overview of current shelter services that including the evening shelter for up to 60 individuals per night, a meal, as well as showers and laundry facilities. Residents could reserve bunks and could store large items. Additionally, the shelter provided educational classes and access to partner resources. A chart showing shelter utilization from 2020-2025 was shared, with the utilization rate decreasing in 2025 to-date.

Mr. Cienfuegos-Baco emphasized shelter capacity was decreased in 2020-2021 due to COVID and social distancing requirements, and the shelter had received a significant amount of American Rescue Plan Act (ARPA) funds in 2022-2023. The shelter averaged servicing 500 individuals per season over the past 5 years.

He provided age demographics, with the largest population consisting of ages 24-44. He noted that their older adult's population of 55 plus, was above the national average. Gender demographics were also reviewed, with 76% or 302 individuals being male. Mr.

Cienfuegos Baca explained that they have seen a decline in females as they are able to go to other facilities. He also shared year-to-year-day shelter utilization statistics, showing a steady growth in 2022-23 due to the overnight shelters ability to stay open for 7-9 months. He concluded the presentation by stressing that a year-round shelter would increase their capacity to provide stability, and when it closes for the season, they tend to see increased police activity.

Ms. Shreve explained that even with the shelter closing for the season there would still be resources available, only it was more difficult for the outreach team to contact residents. The team's work would be shifting to find bridge housing. She stressed they have had great success with their rapid rehousing program, but there will be a greater need with the shelter closing. She planned to be back before Council in May with a consultant to discuss modeling that would show how they were responding and there were gaps.

Mayor Gates asked if there was fear and anxiety with the night shelter closing. Mr. Cienfuegos-Baca thought that was a fair assessment but said they were working with other resources and would continue to work with the City outreach team.

Councilmember DeBoutez wanted to know what the average length of stay was at the shelter. Mr. Cienfuegos-Baca said 214 persons stayed no more than 7 nights, but they had about 71 who were chronically homeless. Councilmember DeBoutez hoped the Star rise development opening in September would alleviate that. She stressed the need for a full-time shelter as well as support from the community.

Councilmember Butler thanked the United Way for their work and mentioned they would no longer be the provider at the end of 2026. He emphasized investigating the 2026 budget to fund support and felt it was important to ask the community as well. Funding for a shelter was a priority.

Mayor Gates thanked staff for the information.

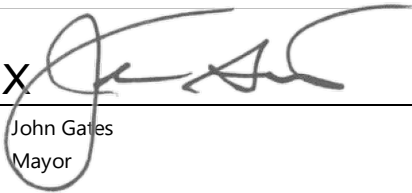
## **9. Scheduling of Meetings, Other Events**

None.

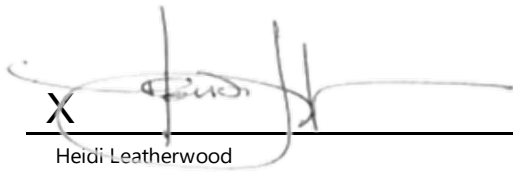
## 10. Adjournment

Mayor Gates took time to thank Assistant City Manager Juliana Kitten as it was her last meeting. He thanked her for her contributions with Housing and Homeless Solutions and wished her continued success. With no further business to come before the Council, Mayor Gates adjourned the meeting at 7:10 p.m.

Approved

X   
\_\_\_\_\_  
John Gates  
Mayor

Attest

X   
\_\_\_\_\_  
Heidi Leatherwood  
City Clerk