

City of Greeley, Colorado
CITY COUNCIL MEETING
May 20, 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

Senior Assistant City Clerk Naomi Gonzales 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

None.

5. Recognitions and Proclamation

Mayor Gates read the Mental Health Month Proclamation at 6:01 p.m. Chief Executive Officer of North Range Behavioral Health Kim Collins was present to accept.

Mayor Gates read the Public Works Week Proclamation at 6:05 p.m. Managing Director Paul Trombino, Deputy Infrastructure Services Superintendent Leroy Baca, and Public Works staff were present to accept.

Councilmember McDonald presented What's Great about Greeley? report at 6:09 p.m.

6. Citizen Input

1. Steve Teets spoke about taxes.
2. Bill Gillard spoke about Council and their ability to approve contracts.
3. Mary Monahan spoke about the downtown needs and the homelessness.
4. Connie Garcia spoke against camping bans.

7. Reports from Mayor and Councilmembers

Mayor Pro Tem Hall presented the proclamation for Armed Forces Day at Bittersweet Park.

Councilmember McDonald attended the Frontier House Breakfast supporting mental health, Armed Forces Day, and the groundbreaking ceremony at AIMS Community College for the health and wellness center.

Councilmember DeBoutez spoke about an incident where visitors attending the Jazz Festival last month lost their wallet. It was returned to them with everything accounted for. She commented that this was a true example of what is great about Greeley.

Councilmember Butler attended the Historic Preservation Awards along with Councilmember DeBoutez at the new Northern Colorado Boys and Girls Club. He was enjoyed the facility.

8. Initiatives from Mayor and Councilmembers

Mayor Pro Tem Hall requested a report on the new photo radar vans, including how they are set up and the criteria being used to issue tickets. He had received several texts with concerns from citizens. Council gave consensus to move forward on this initiative.

Councilmember Olson requested an executive committee be set up to report monthly or bimonthly on the MERGE project. Council gave consensus to move forward with this initiative.

Councilmember DeBoutez requested that staff monitor the redistricting effort in Weld County and report out with the potential effects for residents. Council gave consensus to move forward with this initiative.

Consent Agenda

9. Motion to approve the City Council Proceedings of April 15, 2025, and City Council Work Session Proceedings of April 22, 2025

10. Resolution of the City of Greeley, Colorado regarding the Civic Campus Master Plan Project in Downtown Greeley

11. Introduction and first reading of an ordinance repealing and re-enacting Chapter 12 of Title 6 of the Greeley Municipal Code regarding the Business Development Incentive Plan and repealing and amending other related Code provisions

End of Consent Agenda

Councilmember Butler requested Item 10 be pulled from the consent agenda.

Councilmember Butler moved to approve the Consent Agenda Items 9 and 11. Councilmember Olson seconded the motion. The motion passed 7-0 at 6:34 p.m.

12. Pulled Consent Agenda Items

Item 10 - Resolution of the City of Greeley, Colorado regarding the Civic Campus Master Plan Project in Downtown Greeley

Council did not have any questions and emphasized that they were committed to this project. Mayor Gates requested Councilmember Butler read the resolution for the record.

Councilmember Butler moved to approve the resolution. Councilmember Olson seconded the motion. The motion passed 7-0 at 6:40 p.m.

13. Introduction and first reading of an ordinance adding Chapter 16 to Title 14 of the Greeley Municipal Code relating to unauthorized camping and outdoor storage

Police Chief Adam Turk introduced the item at 6:40 p.m.

Chief Turk shared the presentation including initial discussions that started in October 2023 and later paused due to legal concerns. Following the June 2024 *Grants Pass* Supreme Court decision that reversed previous rulings, staff resumed work on the ordinance. Community engagement and input was gathered at a February 2025 meeting survey, with over 350 responses.

The ordinance intent was to address safety, environmental, and infrastructure concerns tied to homeless encampments. Enforcement by the police would prioritize education, outreach, and verbal compliance, escalating only when necessary to citations and arrests. The ordinance prohibited camping on public or private property without explicit city authorization, with limited exceptions, and identifies violations as unclassified misdemeanors. It also prohibited the storage of personal items on public property unless authorized.

Staff emphasized this was one part of broader efforts, with future initiatives to address unauthorized shopping cart possession and unlawful conduct on public property. The recommendation was to approve the ordinance on first reading and schedule the second reading and public hearing for June 3, 2025.

Councilmember Payton questioned why the enforcement process was not being codified. Chief Turk explained that instead of codification, a policy was being created for enforcement. Councilmember Payton asked how it would be communicated. Chief Turk emphasized that the proposed ordinance would follow a similar process to other ordinances enacted. Steps were to implement an initial moratorium process, education

process, and a warning phase process. All this requires collaboration across multiple city departments.

Councilmember Butler asked when the ordinance would be effective and was concerned that it was a short amount of time to communicate the change. City Attorney Aurzada said it would go into effect essentially 10 days after it was passed. Chief Turk acknowledged that transparency and outreach were components of implementation and explained that they would work closely with the Communications and Engagement Director, the Public Information Officer, and utilize social media to address anticipated public questions. Additionally, while the police department will play a major role in leading these efforts, it was noted that successful communication will require a collaborative, team-based approach with support from other city resources.

Councilmember Butler noted that the ordinance did not outline a process for how legal camping would be managed, especially in locations like Island Grove, where camping is sometimes permitted for events. He suggested a need for clearer guidelines to address these scenarios. In response, Chief Turk stated that discussions are already underway regarding the authorization of camping in specific public areas, such as Island Grove. Ms. Aurzada spoke with Community Development Director Brian McBroom about the possibility of using existing processes within the development code. Councilmember Butler asked that more information be provided before the second reading.

Councilmember Olson asked what the cost was for cleaning up encampments over the past five years. Deputy Public Works Director Will Jones said they have spent approximately \$155,000 over the past two years on cleanup efforts, primarily along the river and waterways, removing roughly 1400 cubic yards of trash. Councilmember Olson felt there were even more policies that needed to be developed in response to the problem.

Councilmember DeBoutez asked for clarification on the distinction between camping and living outside. Chief Turk responded by explaining that the ordinance was intended as a tool to address issues related to safety, infrastructure, and public health, particularly in areas meant for specific public use. While the ordinance includes a formal definition, Chief Turk emphasized the importance of applying it practically and consistently. He noted that enforcement must be equitable across the entire city and not focused on specific areas, such as public parks, to ensure fairness and clarity in implementation.

Councilmember DeBoutez asked whether there was a legal distinction between camping and living outdoors. Ms. Aurzada explained that for the purposes of the ordinance, there is no practical difference—camping is broadly defined to include activities associated with living outdoors, such as erecting shelter, storing belongings, and even using a vehicle.

Councilmember DeBoutez raised a concern about the ordinance language under Section 14-482, which makes it unlawful to "keep, store, leave, discard, or abandon" personal belongings on public property. Ms. Aurzada responded that the term was intentionally

included to cover a range of scenarios but agreed to review it before the second reading. Councilmember DeBoutez concluded by stating that she would not support the ordinance.

Councilmember McDonald asked about direct communication with individuals currently occupying public spaces and how they would be informed of the law. Chief Turk explained that it would be part of both officer and broader community education efforts. The communication strategy would be integrated into the verbal deterrence and warning phases.

Councilmember Butler concluded by emphasizing that the issue addressed by the ordinance is part of a broader systemic problem that cannot be solved through a simple legislative measure. He aligned with Councilmember DeBoutez's concerns, stressing to fund a year-round homeless shelter before implementing enforcement-based policies. He acknowledged the hard work of staff in developing the ordinance and navigating its complexities, but ultimately stated that he could not support it at this time.

Mayor Gates acknowledged the complexity of the situation and requested that Chief Turk provide the research referenced during the second reading, emphasizing the importance of understanding the outcomes in similar jurisdictions. He concluded that the information would help shape his final decision for adoption.

Councilmember McDonald expressed alignment with both Mayor Gates and Councilmember Butler, affirming strong support for establishing a 24/7/365 shelter. She emphasized that backing the ordinance does not equate to being against people experiencing homelessness. Instead, she shared the difficult realities faced by residents impacted by safety concerns. She clarified that while most unhoused individuals are not criminals, some pose challenges. She thanked the outreach team for their work.

Councilmember Payton moved to introduce the ordinance and schedule the public hearing and second reading for June 3, 2025. Councilmember Olson seconded the motion. The motion passed 5-2 at 7:03 p.m. with Councilmember Butler and DeBoutez voting "nay".

14. Public hearing and second reading of a corrected ordinance to annex a total of 300.672 acres of land to the City of Greeley. The properties are bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south. (Case number ANX2023-0001, L&T Annexation)

Director of Community Development Brian McBroom introduced this item at 7:04 p.m.

Mr. McBroom introduced two corrected ordinances related to a previously approved annexation and zoning of approximately 300 acres west of Highway 257, between Weld County Roads 54 and 56. He explained that minor typographical errors were discovered in the legal descriptions used in the original ordinances. After evaluating alternatives, staff determined that bringing corrected ordinances back to Council was the most appropriate course of action.

The property, informally referred to as “Delantero South,” was adjacent to the Delantero development and involved no changes to the previously approved combination of three residential zoning districts.

Mayor Gates opened the public hearing at 7:06 p.m.

1. Steve Teets spoke against annexing more land into the city.
2. Bill Gillard spoke against adding more housing instead of industrial.

With no further speakers, the public hearing closed at 7:09 p.m.

Councilmember Olson moved to adopt the ordinance and publish with reference to title only. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 7:10 p.m.

15. Public hearing and second reading of a corrected ordinance to establish zoning on a total of 300.672 acres of land in the City of Greeley. The properties are bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south. (Case number ZON2023-0002, L&T Zoning)

Director of Community Development Brian McBroom noted that the presentation earlier was for both Item 14 and 15.

Council did not have any questions for staff.

Mayor Gates opened the public hearing at 7:11 p.m.

With no speakers, the public hearing closed at 7:11 p.m.

Councilmember Olson moved to adopt the ordinance and publish with reference to title only. Mayor Pro Tem Hall seconded the motion. The motion passed 7-0 at 7:12 p.m.

16. Appointments to Boards and Commissions Civil Service Commission, Construction Trades Advisory and Appeals Board, Housing Authority, Housing for All Advisory Board and Human Relations Commission

Senior Assistant City Clerk Naomi Gonzales announced the appointments for the following boards and commissions:

- Civil Service Commission – Linda Cannon – 6-Year Term
- Construction Trades Advisory and Appeals Board – Recruit for Additional Applicants
- Housing Authority – Rachel M Flynn – 2-Year Term
- Housing For All Advisory Board – Cinque J Mason – 1-Year Term
- Human Relations Commission – Terry Anderson – 3-Year Term

17. 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 moved to approve the motion. Councilmember Butler seconded the motion. The motion passed by voice vote of 7-0 at 7:13 p.m.

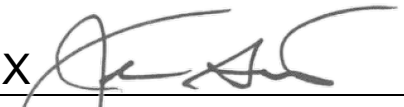
18. Scheduling of Meetings, Other Events

None.

19. Adjournment

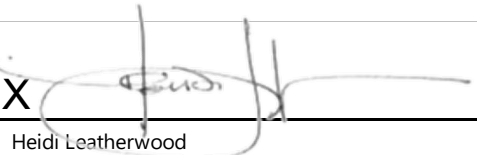
With no further business to come before the Council, Mayor Gates adjourned the meeting at 7:13 p.m.

Approved

X 

John Gates
Mayor

Attest

X 

Heidi Leatherwood
City Clerk