

City of Greeley, Colorado
CITY COUNCIL MEETING
June 3, 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

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.

5. Recognitions and Proclamation

Councilmember Butler presented What's Great about Greeley report at 6:01 p.m.

6. Citizen Input

1. Tiffany Simmons spoke in support of natural medicine centers and requested zoning changes to allow for this type of business.
2. Kris Simmons spoke in support of natural medicine centers and requested a change in local zoning.
3. Steve Teets requested an ordinance or rules be put in place for the e-scooters and the e-bike program.
4. Bill Gillard spoke against West Greeley and the funding mechanism used for it.
5. Pam Bricker spoke against the Cascadia project.
6. Constance Rye spoke against current leash laws.
7. Warren Mitchell spoke about the Bittersweet Park Monument and noted it was not visible to the walking path.

7. Reports from Mayor and Councilmembers

Councilmember McDonald attended the Habitat for Humanity dedication.

Councilmember Olson attended the North Front Range Metropolitan Planning Organization meeting and reported that County Road 17, Highway 34, and 35th Ave. and 47th Ave. were on the priority list for CDOT.

Councilmember Butler attended the Habitat for Humanity dedication, and the United Way Leader's luncheon.

Mayor Pro Tem Hall attended the Boards and Commissions Appreciation Event and thanking all those who served on boards and commissions, and toured the Star Rise apartments.

Councilmember DeBoutez toured the Star Rise apartments. She noted the city had contributed \$2 million to the project to house 58 people by the end of the year. She thanked Executive Director Jodi Hartman for the experience.

8. Initiatives from Mayor and Councilmembers

Councilmember Olson requested an update on the Cascadia project. Mr. Lee said there would be a schedule provided to Council soon.

Councilmember Butler asked if there would be more outreach regarding the project. Mr. Lee said the design is being worked on, and once completed, more information would be pushed out.

Consent Agenda

9. Motion to approve the City Council Meeting Proceedings of May 6, 2025, and City Council Work Session Proceedings of May 13, 2025

10. Resolution of the City of Greeley Council authorizing the City to enter into an Intergovernmental Agreement for Judicial and Administrative Services with the Cities of Fort Collins and Loveland

11. Resolution Designating Automated Vehicle Identification Corridors for detection of speeding violations through Photo Radar Enforcement as authorized by the Greeley Municipal Code

12. Introduction and first reading of an ordinance providing for the issuance by the City of Greeley, Colorado, acting by and through its water enterprise, of its water revenue bonds, series 2025, in a principal amount not to exceed \$39,500,000, for the purpose of financing improvements, betterments, extensions and expansions of the city's water system; providing for the delegation to city officers of authority in connection with the competitive sale of the Series 2025 Bonds; providing for the

payment of the Series 2025 Bonds from net revenues of the city's water system and pledging such net revenues therefore; providing for the form and terms of such Series 2025 Bonds, setting forth covenants and provisions concerning such Series 2025 Bonds, net revenues, and water system, and providing for other details in connection therewith; and ratifying prior actions relating to the foregoing (Water Revenue Bonds)

13. Introduction and first reading of an ordinance authorizing the issuance and sale by the City of Greeley, Colorado, acting by and through its sanitary water enterprise, of First-Lien Sewer Improvement Revenue Bonds, Series 2025, in an aggregate principal amount not to exceed \$44,000,000, for the purpose of financing, in whole or in part, the cost of additions and improvements to the sewer system operated by the sanitary water enterprise, pledging certain funds and revenues of the enterprise to the payment of such bonds, prescribing the form of such bonds, and providing other details in connection therewith (First-Lien Sewer Improvement Revenue Bonds)
14. Introduction and first reading of an ordinance amending Title 8, Chapter 11 of the Greeley Municipal Code Relating to Refuse Service Providers
15. Introduction and first reading of an ordinance to amend the Development Code to rename the General Improvement District (GID) zoning overlay to Downtown Overlay District, adjust the boundaries to include properties with proximity to 8th Avenue from 11th Street to 17th Street, as well as from 5th Street to 6th Street, and clarify the standards, file number CU2024-0004

End of Consent Agenda

Councilmember Butler moved to approve the Consent Agenda Items 9-15.
Councilmember Olson seconded the motion. The motion passed 7-0 at 6:32 p.m.

16. Pulled Consent Agenda Items

None.

17. **Public hearing and second 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 6:32 p.m. Senior Supervising City Attorney Bobbier Cranston was available for questions.

Chief Turk provided a comprehensive overview of the history and development of the proposed camping ban ordinance and outdoor storage regulations. The enforcement strategy would emphasize a community-oriented approach involving police and homeless outreach teams. Initial enforcement would prioritize education, verbal compliance, and

warnings before issuing citations or, as a last resort, making arrests. The ordinance prohibits camping on public or private property unless explicitly authorized by the City or, in the case of private property, permitted by the owner for up to seven days annually. Violations would be classified as misdemeanors. The ordinance prohibits outdoor storage of personal belongings on public property unless authorized.

Councilmember DeBoutez inquired about the enforcement statistics from comparable cities. Chief Turk responded with data collected from Boulder, Fort Collins, and Weld County, noting that Boulder averages 38 citations per month with minimal arrests, while Fort Collins issued separate citations for public and private property camping. DeBoutez also questioned the ordinance's impact on homelessness in those cities. Chief Turk replied that this is a valuable enforcement tool, especially in problematic areas like under bridges and public infrastructure.

Councilmember Butler asked about the ordinance's clarity, particularly distinguishing between picnicking and camping. He emphasized the need to define these activities to avoid enforcement confusion. Ms. Cranston clarified that temporary daytime activities like napping or picnicking are excluded from the camping definition due to their short duration. Councilmember Butler asked how will camping be determined if other places in the city allow a permit camping process. Ms. Cranston confirmed that only previously authorized areas would permit camping, and any new locations would require formal authorization through ordinance or resolution.

Councilmember Butler asked about the threshold between citation and arrest. Chief Turk explained that arrests would generally follow repeated citations or failure to appear in court, and most enforcement would rely on citations and education first.

Councilmember McDonald asked about limits on the number of people allowed to camp on private property under the 7-day exception. Ms. Cranston confirmed there is no numerical limit, if the duration does not exceed seven days.

Finally, Councilmember DeBoutez asked if individuals must disband camps immediately after receiving a citation. Chief Turk confirmed the expectation is that camps be disbanded and noted that no specific relocation sites are currently designated.

Mayor Gates opened the public hearing at 6:47 p.m.

1. Steve Teets spoke in opposition to the camping ban ordinance.
2. Peggy Squires spoke in opposition to the camping ban ordinance.
3. Mary Metzger spoke in opposition to the camping ban ordinance.
4. Trent Howell, Chair of the Housing for All Advisory Board, shared that the board would like for a shelter to be in place prior to issuing this law.
5. Jodi Hartman, Executive Director of High Plains Housing Development Corp. announced that Star Rise Apartments should be completed by September and will be

serving the chronically homeless. She spoke in opposition to the camping ban ordinance.

6. Rachel Burden spoke in opposition to the camping ban ordinance.
 7. Ann la Plante spoke in opposition to the camping ban ordinance.
 8. Jeri Shepherd spoke in opposition to the camping ban ordinance.
 9. Bill Gillard noted that children might not be able to camp in their own backyard.
 10. Sean Walcott, former director of the United Way Household Stability said that while the camping ban was presented as a tool, research showed that bans do not work.
- With no additional speakers, the public hearing closed at 7:14 p.m.

Councilmember DeBoutez asked about the ordinance's impact on private property rights, specifically referencing a resident's example of allowing grandchildren to camp for more than seven days. Ms. Cranston confirmed this would constitute a violation if the campers were adults. Councilmember DeBoutez also noted that the Mayor's Homeless Task Force, which she serves on, had not reviewed or discussed the ordinance, stressing the importance of including the task force in developing solutions. She advocated for pausing the ordinance to allow for broader community collaboration.

Councilmember McDonald shared personal insights from "ride-alongs" with both the police and homeless outreach teams, emphasizing the complex, human side of homelessness and the significant role of mental health. She acknowledged public concerns about safety in parks while pointing out that allowing short-term camping on private property could be a potential solution.

Councilmember Butler emphasized the need for a permanent year-round shelter. He cautioned that without such infrastructure, passing the ordinance could lead to unhoused individuals simply being displaced around the city without resolving the root problem. He suggested delaying the ordinance until more resources are available in the fall.

Councilmember Olson recognized the extensive efforts and financial investments the City made in addressing homelessness. While supporting the need for compassion, he also stressed the obligation to preserve public spaces for broader community use and to protect infrastructure.

Mayor Pro Tem Hall acknowledged the difficulty of the issue and emphasized that while homelessness is a priority, it is one of many responsibilities the city must manage. He expressed support for continuing efforts across multiple fronts without halting progress due to a single policy.

Mayor Gates concluded by recognizing the intricacies and limitations of the ordinance. He viewed the ordinance as a necessary enforcement tool, but not a comprehensive solution. He believed that law enforcement would apply the ordinance with discretion

and reiterated that the goal of not criminalizing homelessness but an additional means to manage public safety and space.

Councilmember McDonald moved to adopt the ordinance and publish with reference to title only. Councilmember Payton seconded the motion. The motion passed 5-2 at 7:27 p.m. with Councilmembers Butler and DeBoutez voting “nay”.

18. Public hearing and second 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

Interim Economic Development Director, Michelle Claymore, introduced this item at 7:27 p.m. She noted that this presentation would also include Item 19 (Economic Incentive Policy), but it would have it's own public hearing.

Ms. Claymore noted that existing business incentive program, adopted in 1986, was currently embedded in the Greeley Municipal Code. In contrast, the proposed approach aligns with current best practices among peer communities by establishing the incentive framework as a standalone policy, with the code simply referencing it. This shift allows for more efficient updates moving forward.

Councilmember Butler raised several questions regarding the proposed changes to Greeley's economic development incentive policy. He asked what differences the new policy would bring compared to the current code. Ms. Claymore explained that the existing policy was outdated and difficult to interpret, while the new policy was clearer and more flexible, allowing incentive packages to be specific to projects.

Councilmember Butler questioned the timing of adopting a new policy, pointing out that the staff was working on an economic development strategic plan. Ms. Claymore noted that several active development projects were awaiting clarity on available incentives. Thus, the policy was brought to Council sooner.

City Attorney Stacey Aurzada confirmed that any needed updates identified through the strategic plan could be brought back to Council via resolution. She clarified that the proposed ordinance would repeal the old incentive-related code provisions, and moving forward, incentives would be governed by the newly adopted policy instead.

Councilmember Butler asked about a provision giving the City Manager authority to approve incentives up to \$100,000. Ms. Claymore stated that this threshold was chosen to align with the existing procurement policy.

Mayor Gates opened the public hearing at 7:33 p.m.

1. Steve Teets asked what specific projects were waiting on the new incentive policy. Ms. Claymore said she was not allowed to say that this time.
2. Amber Leigh Gregor, via virtual participation, expressed concerns about the new policy.

With no further public comment, the hearing closed at 7:37 p.m.

Councilmember DeBoutez 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 7:38 p.m.

19. Resolution approving the Economic Development Incentive Policy for the City of Greeley

Interim Economic Development Director, Michelle Claymore, introduced this item at 7:37 p.m.

The presentation from Item 18 also covered this item.
Council had no questions.

Councilmember Butler motioned to amend Section 3-A, changing the limit for the City Manager approval to \$50,000 instead of \$100,000. Mayor Gates seconded the motion. The amendment passed 4-3 at 7:40 p.m. with Councilmembers DeBoutez and Olson, and Mayor Pro Tem Hall as “nays”.

Councilmember Butler motioned to approve the amended resolution. Councilmember Payton seconded the motion. The motion passed 4-3 at 7:41 p.m. with Councilmembers DeBoutez and Olson, and Mayor Pro Tem Hall as “nays”.

20. 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 7-0 at 7:41 p.m.

21. Scheduling of Meetings, Other Events

None.

22. Adjournment

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

Approved

X

John Gates
Mayor

Attest

X

Heidi Leatherwood
City Clerk