City of Greeley, Colorado
CITY COUNCIL MEETING
June 17, 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
   Mayor John Gates

   Absent: Councilmember Melissa McDonald was excused.

4. **Approval of the Agenda**
   No changes.

5. **Recognitions and Proclamation**

   Mayor Gates read the Greeley Stampede proclamation at 6:02 p.m. Members of the Greeley Stampede Committee were present to accept.

   Mayor Gates read the Honoring Dr. Jacquie Bowen proclamation at 6:05 p.m. Dr. Jacquie Bowen was present to accept.

   Mayor Gates read the Pride Month proclamation at 6:10 p.m. Present to accept the proclamation were members of the PFLAG Greeley chapter, and the JEDI Advocacy Council of Greeley.

   Mayor Gates read the Juneteenth Independence Day proclamation at 6:14 p.m. Marcus Garvey Cultural Center Director, James Hodges and Autumn Houston were present to accept.

Mayor Pro Tem Hall presented What's Great about Greeley report at 6:17 p.m.

6. **Citizen Input**
    1. Steve Teets encouraged Council to partner with the Veteran's Administration (VA) for a health clinic.
    2. Pam Bricker spoke in opposition to the Cascadia project.
    3. Bill Gillard spoke in opposition to the Cascadia project.
    4. Lisa Denke thanked Council for the proclamations and noted safety issues in her neighborhood.
    5. Mary Monohan spoke against Council traveling on a charter plane to investigate similar projects to the West Greeley project.
    6. Connie Garcia spoke in opposition to the Cascadia project.
    7. Theresa Gilbert spoke in opposition to the Cascadia project.
    8. Terry Shellnut spoke in opposition to the Cascadia project.

7. **Reports from Mayor and Councilmembers**

    Councilmember DeBoutez attended the G-beta graduation along with Mayor Pro Tem Hall. She congratulated five companies participating the seven-week course. She supported the mentorship and the program.

8. **Initiatives from Mayor and Councilmembers**

    None.

Consent Agenda

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9. **Motion to approve the City Council Proceedings of May 20, 2025, and City Council Work Session Meeting Proceedings of May 27, 2025**

10. **Motion to cancel the July 8, 2025, City Council Work Session**

11. **Resolution adopting a Three Mile Plan for the City of Greeley, Colorado**

12. **Resolution authorizing the City of Greeley to enter into a grant agreement between the City of Greeley and the State of Colorado, Division of Local Affairs, regarding receipt of grant funding provided by the Peace Officer Behavioral Health Support and Community Partnership Grant Program**

13. **Resolution concerning the proposed City of Greeley, Colorado, Water Revenue Bonds, Series 2025; authorizing the receipt of competitive bids for the Series 2025 Bonds, including the use of an electronic bidding system therefore; and prescribing certain details concerning such public sale of the Series 2025 Bonds**

14. **Resolution concerning the proposed City of Greeley, Colorado, First-Lien Sewer Improvement Revenue Bonds Series 2025; authorizing the receipt of competitive bids for the Series 2025 Bonds, including the use of an electronic bidding system therefor; and prescribing certain details concerning such public sale of the Series 2025 Bonds**

15. **Introduction and first reading ordinance making assessments against the lots and lands included within Local Improvement (LID) No. 346590 to recover the approved maximum costs of construction of a Non-Potable Irrigation Pump Station in Greeley, Colorado (Westgate Non-Potable Irrigation Pump Station)**

End of Consent Agenda

Councilmember Butler moved to approve the Consent Agenda Items 9-15. Mayor Pro Tem Hall seconded the motion. The motion passed 6-0 at 6:49 p.m. with Councilmember McDonald absent.

16. **Pulled Consent Agenda Items**
None.

17. **Public hearing and second reading regarding 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)**
Division Treasurer, Robert Miller, introduced the item at 6:50 p.m.

Finance Director, Tyra Litzau, and Deputy City Manager, Allena Portis were available for questions.

Mr. Miller provided an overview of the proposed ordinance to issue the 2025 water bonds. The total bond issuance was set at $39.5 million, with a 20-year maturity and average annual payments of approximately $3 million. Issuance costs are estimated at $500,000, bringing the total repayment cost to around $59 million, which will be covered through water rates and fees.

Mr. Miller noted that the city would aim to maintain its AA+ credit rating and stay in compliance with bond covenants. The proposed debt service requirements have been reviewed and approved by the Water and Sewer Department, Finance Department, and the city's financial advisor, and are consistent with the rate structure adopted by City Council.

The issuance received prior approval from the Water and Sewer Board to be allocated for replacement and expansion of water transmission and distribution systems, rehabilitation of water storage infrastructure, construction of access to the Terry Ranch aquifer, and the purchase of water rights to meet future demand.

Council did not have any questions for staff.

Mayor Gates opened the public hearing at 6:53 p.m.
1. Steve Teets spoke about securing closer water sources.
With no additional speakers, the hearing closed at 6:55 p.m.

Councilmember DeBoutez moved to adopt the ordinance and publish with reference to title only. Councilmember Payton seconded the motion. The motion passed 6-0 at 6:56 p.m. with Councilmember McDonald absent.

18. **Public hearing and second 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)**
Division Treasurer, Robert Miller, introduced the item at 6:56 p.m.
Finance Director, Tyra Litzau, and Deputy City Manager, Allena Portis were available for questions.

Mr. Miller presented a summary of the ordinance to issue 2025 sewer bonds, with a proposed maximum issuance of $44 million. The bonds would mature over 20 years, requiring an average annual payment of approximately $3.3 million. The issuance cost is projected at $500,000, and the total repayment cost is estimated at $65 million, to be paid through sewer rates and fees.

Mr. Miller again noted that the city anticipates maintaining its AA+ bond rating and compliance with all bond covenants. The proposed debt service requirements have been reviewed and approved by the Water and Sewer Department, Finance Department, and the city's financial advisor, and are consistent with the rate structure adopted by City

Council. The issuance was previously approved by resolution during the May Water and Sewer Board meeting.

Mr. Miller added that the bond proceeds will fund key infrastructure projects aimed at improving system reliability, replacing aging components, and expanding capacity. These include upgrades to the wastewater treatment and reclamation facility, expansion of trunk sewer lines, and investments in regional wastewater treatment capacity.

The city expects to receive bond ratings in July, proceed with a competitive sale in August, and obtain the final proceeds in August. Adoption of the ordinance will authorize the city to issue the bonds and fund the Sewer Capital Improvement Plan, previously approved by City Council as part of the annual budget process.

Council had no questions or comments regarding this item.

Mayor Gates opened the public hearing at 6:59 p.m.
With no speakers, the hearing closed at 7:00 p.m.

Councilmember Payton moved to adopt the ordinance and publish with reference to title only. Councilmember Olson seconded the motion. The motion passed 6-0 at 7:00 p.m. with Councilmember McDonald absent.

19. **Public hearing and second reading of an ordinance amending Title 8, Chapter 11 of the Greeley Municipal Code Relating to Refuse Service Providers**
Deputy Public Works & Transportation Director, Will Jones, presented this item at 7:00 p.m.

Mr. Jones shared a brief history noting that a waste diversion and characterization study was presented to Council in May 2024. Later, during an April 2025 work session, direction was given to proceed with necessary code changes. The process included outreach to local haulers, review of regional practices, and solicitation of feedback on the draft ordinance.

No haulers expressed concern about the reporting requirement being overly burdensome, and staff noted that similar requirements are common in other communities. The purpose of the proposed code change is to support a data-driven approach to improving local waste management practices.

Mayor Pro Tem Hall asked for clarification on whether the reporting requirements would impose any additional burden on trash haulers beyond what is already included in their existing systems. Mr. Jones confirmed that the data being requested was typically part of haulers’ routing software and operational systems. He emphasized the intentional approach to stakeholder engagement, including outreach and direct conversations with service providers to ensure transparency and feasibility of the proposed code change.

Councilmember DeBoutez inquired about the number of haulers consulted. Mr. Jones explained that the city originally identified four primary haulers during the waste study, but following a recent consolidation, there are now three major providers: Mountain High (which acquired Bunting), Republic, and Waste Management. He confirmed that all three were involved in discussions.

Councilmember DeBoutez asked about the operational aspects of the reporting requirement—specifically, whether haulers would be required to use a provided form. Mr. Jones said they would work closely with the haulers to ensure the reporting format would be easy to use and compatible with their systems. He noted that this reporting model is standard practice in other communities and the goal is to implement a similar, practical approach.

Mayor Gates opened the public hearing at 7:10 p.m.

1. Louisa Anderson thanked Council for addressing the concerns of the community, particularly through the community cleanup day. She asked Council to consider recycling in the future and expressed concerns about the cost and burden to smaller carriers.

With no further public comment, the hearing closed at 7:10 p.m.

<u>Councilmember Payton moved to adopt the ordinance and publish with reference to title only. Councilmember Olson seconded the motion. The motion passed 6-0 at 7:10 p.m. with Councilmember McDonald absent.</u>

20. Public hearing and second 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

Deputy Director of Community Development, Don Threewitt, presented this item at 7:10 p.m.

Mr. Threewitt noted this item was a proposed amendment to rename and expand the existing GID district to the Downtown Overlay District. The current GID district, which covers a portion of downtown and provides relaxed regulations for urban development, is being renamed to reduce confusion with a similarly named financial tool. The amendment seeks to expand the district boundaries to include additional urban areas along 8th Avenue and clarify the development standards within the district.

The goal was to allow development that reflects an urban character without the need for multiple exceptions or variances. The proposal included revising the preferred property frontage type from suburban-style commercial (type D) to a more urban style (type A).

The amendment aligns with the Imagine Greeley Comprehensive Plan and the Downtown Greeley Path Forward Plan adopted in 2023. Staff conducted outreach, including a neighborhood meeting and property owner notifications, receiving no objections. The Downtown Development Authority (DDA) supported the amendment, and the Planning Commission recommended approval.

There were no questions or comments from Council.

Mayor Gates opened the public hearing at 7: 16 p.m.
With no public comment, the hearing closed at 7:16 p.m.

Councilmember Payton moved to adopt the ordinance and publish with reference to title only. Councilmember Butler seconded the motion. The motion passed 6-0 at 7:16 p.m. with Councilmember McDonald absent.

21. **Appointments to Boards and Commissions Commission on Disabilities, Construction Trades Advisory and Appeals Board, Downtown Development Authority, Union Colony Civic Center Advisory Board and Water and Sewer Board**
City Clerk Heidi Leatherwood announced the appointments for the following boards and commissions:
    - Commission on Disabilities – Kimber Watson was appointed for 3-year term.
    - Downtown Development Authority – Justin Ghofrani and Theresa Myers were appointed, each for 4-year terms.
    - Construction Trades Advisory and Appeals Board – Brian Persons and James Morris were appointed, each for 3-year terms.
    - Union Colony Civic Center Advisory Board – Jodi Witter and Samantha Corliss were appointed, each for 3-year terms.
    - Water and Sewer Board – Joseph Murphy was reappointed for a 5-year term.

22. **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 6-0 at 7:18 p.m. with Councilmember McDonald absent.

23. **Scheduling of Meetings, Other Events**
None.

24. Adjournment

With no further business to come before the Council, Mayor Gates adjourned the meeting at 7:18 p.m.

Approved

X

John Gates
Mayor

Attest

X

Heidi Leatherwood
City Clerk