City of Greeley, Colorado
City Council Meeting Proceedings
Tuesday, July 15, 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 Heidi Leatherwood called the roll. The following were present:
   Councilmember Tommy Butler
   Councilmember Deb DeBoutez
   Mayor Pro Tem Dale Hall
   Councilmember Johnny Olson
   Councilmember Melissa McDonald
   Mayor John Gates

   Councilmember Brett Payton was absent and excused.

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

5. **Recognitions and Proclamations**
   Mayor Gates read the Parks and Recreation Month proclamation. Culture, Parks, and Recreation Department Director, Diana Frick and staff were present to accept.
   Councilmember Olson presented the "What's Great About Greeley" report at 6:05 p.m.

6. **Citizen Input**
   1. Steve Teets spoke about concerns regarding homelessness and camping bans.
   2. Christopher Simmons spoke about the recent Friday Fest event, claiming that Councilmember Olson yelled at citizens who were petitioning about the Cascadia project.
      Councilmember Olson stated that he spoke with the petitioners but did not yell or insult anyone.
   3. Thomas Donkle thanked staff for their work on intergovernmental agreements with CDOT for various improvement projects and supported the West Greeley project.
   4. Gracie Lukes, via Zoom, spoke in support of the West Greeley project.
   5. Rich Warner from Upstate Colorado Economic Development via Zoom, spoke about the benefits of the West Greeley project emphasizing infrastructure, boost job creation, and innovation.
   6. Earl Miller, via Zoom, spoke in support of the West Greeley project.

7. **Reports from Mayor and Councilmembers**
   Councilmember DeBoutez announced the “Concert Under the Stars” events at UNC, with upcoming performances on July 15 and July 22. She attended the Colorado Municipal League Conference.

   Councilmember McDonald mentioned the Greeley Stampede, thanking the volunteers who made it possible. She stood up for Mayor Gates against recent criticisms, acknowledging his long history of public service and integrity.

   Councilmember Butler attended a ride along with Meals on Wheels, encouraging others to participate. He announced his upcoming "Council in the Community" event on July 17 at the Greeley Recreation Center and supported Mayor Gates against critics.

   Mayor Pro Tem Hall discussed his recent visit to a walkable neighborhood development in the Central Park area of Denver and expressed interest in potentially implementing similar concepts in Greeley.

   Councilmember Olson announced Elizabeth Fried as the new executive director of the North Front Range Metropolitan Planning Organization. He supported Mayor Gates against critics as well.

   Mayor Gates thanked council members for their support and kind words.

8. **Initiatives from Mayor and Councilmembers**
   None.

9. **Allo Project Completion and Announcement and Certificate to City**
   General manager for Colorado for Allo Fiber Bob Beiersdorf announced the completion of construction for the gig fiber network in Greeley. Mr. Beiersdorf thanked the City for support throughout the project. The project involved laying 4100 miles of fiber with the intent of creating a reliable network benefiting residents and businesses alike. The efforts included 700 permit approvals and overcoming challenges such as irrigation ditch crossings and adding over 100 new jobs in Greeley.

   Mayor Gates thanked Allo and city staff for their extensive efforts and options provided to the residents of Greeley.

Consent Agenda

10. **Motion to approve the City Council Meeting Proceedings of June 3 and June 17, 2025, and City Council Work Session Proceedings of June 10 and June 24, 2025**

11. **Motion to set a special meeting for July 22, 2025, for the purpose of considering a lease agreement between the City of Greeley and the Colorado Eagles**

12. **Resolution of the City Council of the City of Greeley, Colorado approving a Change Order with Bolton & Menk (US 34 & WCR 17 Intersection Improvements Design - Change Order #3)**

13. **Resolution of the City of Greeley Council authorizing the City to enter into an Intergovernmental Agreement with the Colorado Department of Transportation for the 83rd Avenue Improvements**

14. **Resolution of the City of Greeley Council authorizing the City to enter into an Intergovernmental Agreement with the Colorado Department of Transportation for the 10th Street Multimodal Improvements**

15. **Resolution of the City of Greeley Council authorizing the City to enter into an intergovernmental Agreement with the Colorado Department of Transportation for the Center Loading Mobility HUB on US 34 Bypass**

16. **Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2024-0001, Willow Vista Annexation No. 1, located generally south of Weld County Road 66 and north of Weld County Road 64, into the City of Greeley, the subject site is comprised of 63.29 acres**

17. **Resolution finding substantial compliance with State Annexation laws for the property known as ANX2024-0002, Willow Vista Annexation No. 2, located generally south of Weld County Road 66 and north of Weld County Road 64 and east of Weld County Road 35, into the City of Greeley. The subject site is comprised of 74.71 acres**

18. **Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2024-0003, Willow Vista Annexation No. 3, located generally south of Weld County Road 66 and north of Weld County Road 64 and east of Weld County Road 35, into the City of Greeley. The subject site is comprised of 84.40 acres**

End of Consent Agenda

Councilmember Butler asked to pull items 11 and 12 for further discussion.

Councilmember Olson moved to approve Consent Agenda items 9-10 and 13-18. Councilmember DeBoutez seconded the motion. The motion passed 6-0 at 6:55 p.m. with Councilmember Payton absent.

19. **Pulled Consent Agenda Items**

Item 11. Motion to set a special meeting for July 22, 2025
Councilmember Butler asked about the scheduling of a special meeting on July 22 to discuss the lease agreement with the Colorado Eagles. He questioned why the matter could not wait until the regular meeting on August 5, emphasizing the importance of providing adequate time for public awareness and participation.

City Manager Raymond Lee clarified that the lease had been negotiated and agreed upon in terms of its primary elements, and that a delay in approval would not affect fund disbursement. The need for a special meeting was predicated on the original intended timeline but was not legally required.

Councilmember Butler advocated for placing the item on August 5, 2025, agenda.

Councilmember Butler moved to deny the motion to set a special meeting for July 22, 2025, for the purpose of considering a lease agreement between the City of Greeley and the Colorado Eagles. Councilmember DeBoutez seconded the motion. The motion passed 5-1 at 6:03 p.m., with Mayor Pro Tem Hall voting "nay" and Councilmember Payton absent.

Item 12: Resolution approving a change order with Bolton & Menk
Councilmember Butler asked about the large change order requesting $1.3 million.

Managing Director Paul Trombino explained that the increase was due to expanding the scope from the original intersection improvement to a 30% design for an interchange. Previously, the project was focused on intersection improvements, which included work on underground utilities and drainage at the intersection of 17th and 34th. However, with developments in the Catalyst project, it became crucial to extend the design to incorporate an interchange, to accommodate future traffic demands and maintain alignment with the project timeline.

Mr. Trombino added that the scope change prompted the need for an additional $1.3 million, primarily from transportation impact fees, beyond the remaining $700,000 in the existing contract.

Councilmember Olson raised concerns regarding standards to be met within the project. Mr. Trombino noted that the project would maintain 30-foot clearance on public roads and a drive aisle width of 27-feet, compliant with fire access standards.

Mr. Trombino explained that the project was a collaboration with partners sharing in the costs and managed through a design-build process to ensure timely completion by 2028.

Councilmember Butler moved to adopt the resolution as presented. Councilmember Olson seconded the motion. The motion passed 6-0 at 7:14 p.m. with Councilmember Payton absent.

20. Continued public hearing and second-reading ordinance changing the official zoning map of the City of Greeley, Colorado, to establish a Planned Unit Development (PUD) for approximately 49.056 acres located at the Northwest corner of 71st Avenue and 25th Street
Don Threewitt, Community Development Deputy Director, began the presentation at 7:15 p.m. for the proposed zoning change for the Village at Greeley project.

Mr. Threewitt explained that the development would be a build-to-rent community with a mix of single-family and duplexes, totaling 358 units. The project was spread over 49 acres and divided into two planning areas bisected by the extension of 74th Avenue. Planning Area 1 would house 175 single-family and 40 duplex units, while Planning Area 2 would have 117 single-family and 26 duplex units.

The overall density for the project was 10.2 units per acre, which was lower than typical multifamily projects in other areas, ranging from 18 to 35 units per acre.

Councilmembers asked about code enforcement, future sale of units, maintenance standards, and why a Planned Unit Development (PUD) was chosen for this development. Mr. Threewitt explained that code compliance would work as it does in other multifamily developments, with public spaces being accessible for enforcement activities. He noted that the developer's intent was to maintain ownership indefinitely. Applicant Representative Brian Friel explained the choice for the build-to-rent model was a response to the lack of entry-level homes.

Mayor Gates made a motion to re-open the public hearing. Mayor Pro Tem Hall seconded the motion, which passed 6-0 at 7:39 p.m. with Councilmember Payton absent.

The public hearing opened at 7:39 p.m.

1. Steve Teets spoke about affordability and the cost for infrastructure.
2. Jim Ellis spoke in support of the project, highlighting its benefits and proximity to amenities such as UC Health.

With no further speakers, the public hearing closed at 7:43 p.m.

Councilmember DeBoutez noted that this could assist empty nesters, medical students, and those hesitant to commit to homeownership. She added that the Build-to-Rent Model could fill a critical gap in Greeley's housing market.

Mayor Gates hoped the development would remain aesthetically pleasing over time and acknowledged that build-to-rent could provide housing options that offer more affordability than “for-sale” products.

Councilmember DeBoutez moved to adopt the ordinance and publish with reference to title only. Mayor Pro Tem Hall seconded the motion. The motion passed 6-0 at 7: 52 p.m. with Councilmember Payton absent.

21. Public hearing and second reading of an ordinance setting the Final Determination of Lots and Lands to be included within Local Improvement District (LID) No. 346590; setting forth the maximum fee per acre; and setting forth the property to be included

Water and Sewer Director Sean Chambers presented the final ordinance at 7:53 p.m.

Mr. Chambers outlined the purpose and need for the local improvement district as a tool for financing infrastructure serving a defined geographic area, especially when funding non-potable pump stations and wastewater lift stations. He detailed the area impacted by the Westgate LID, which involved approximately 417.2 acres covering both developed and undeveloped properties.

Mr. Chambers explained the methodology used in calculating the costs, which amounted to $6166.65 dollars per acre, and clarified that properties with more than 2 acres of irrigated area would be required to pay the lid. He noted that the undeveloped parcels in the LID, identified by orange and brown coloring on the provided map, would be assessed the LID fees during the building permit process or at the time of plat for subdividers. Developed properties would be responsible for their share of costs, totaling approximately $1.14 million. Mr. Chambers provided a timeline of the LID.

Mayor Gates opened the public hearing at 8:00 p.m.
With no speakers, the public hearing closed at 8:01 p.m.

Councilmember Butler moved to adopt the amended ordinance and publish in full. Councilmember DeBoutez seconded the motion. The motion passed 6-0 at 8:01 p.m. with Councilmember Payton absent.

22. Public hearing and resolution approving the substantial amendment update to the Allocation Plan for Home-American Rescue Plan (Home-ARP)

Housing Solutions Director Deb Callies opened the presentation at 8:01 p.m.

Ms. Callies explained the amendment adding tenant-based rent assistance and supportive services to the list of eligible activities for the funds was to address challenges related to homelessness and housing instability. This amendment would allow the allocation plan to better leverage matching funds from the recent state grant received.

Mayor Gates opened the public hearing at 8:04 p.m.
With no speakers, the public hearing closed at 8:05 p.m.

Councilmember DeBoutez moved to adopt the resolution. Councilmember McDonald seconded the motion. The motion passed 6-0 at 8:09 p.m. with Councilmember Payton absent.

23. Public hearing and resolution approving the amended 2024 Annual Action Plan for the proposed Community Development Block Grant Budget, as an annual component of the consolidated plan

Housing Solutions Director Deb Callies presented the amendments to the 2024 Annual Action Plan at 8:06 p.m.

Ms. Callies detailed the necessity to reconcile the internal fund tracking with the HUD system to resolve discrepancies. The amendments would accommodate additional spending of previously unallocated funds to ensure Greeley's community development goals were met and to address the timeliness requirements set by HUD. This process was crucial to avoid further delays arising from the inactivity in project advances during the COVID-19 pandemic.

Additionally, Ms. Callies noted the importance of allocating a portion of these funds to the newly established Homeless Solutions Department. This would strengthen the department’s capability to implement supportive services, rent assistance, and homelessness prevention programs effectively within the community.

Mayor Gates opened the public hearing at 8:10 p.m.
With no speakers, the hearing closed at 8:11 p.m.

Mayor Pro Tem Hall moved to adopt the resolution. Councilmember Butler seconded the motion. The motion passed 6-0 at 8:11 p.m. with Councilmember Payton absent.

24. Public hearing and resolution approving the amended 2025 Annual Action Plan for the proposed Community Development Block Grant Budget, as an annual component of the consolidated plan

Deb Callies, Housing Solutions Director, began her presentation on the amendments to the 2025 Annual Action Plan at 8:11 p.m.

Ms. Callies shared that the Community Development Block Grant (CDBG) received a total of $846,546 this year, while the HOME Investment Partnerships Program (HOME) funds amounted to $382,132. Ms. Callies explained that a requirement was to only have 1.5 years' worth of funding in reserve otherwise HUD's policy is to reduce the next years funding. An amendment was needed to allocate all the funds and allow for extra spending to reach the timeliness criteria and reconciliation of the tracking of funds.

Mayor Gates opened the public hearing at 8:13 p.m.
With no speakers, the public hearing closed at 8:13 p.m.

Councilmember Olson moved to adopt the resolution. Councilmember McDonald seconded the motion. The motion passed 6-0 at 8:14 p.m. with Councilmember Payton absent.

25. Appointments to Boards and Commissions

City Clerk Heidi Leatherwood announced the following appointments:

Mark Hout was appointed to the Construction Trades Advisory and Appeal Board for a 3-year term.

Rashid Garza Archuleta was appointed to the Judicial Review Board for a 3-year term.

26. 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 6-0 at 8:17 p.m. with Councilmember Payton absent.

27. Scheduling of Meetings, Other Events

None.

28. Adjournment

Mayor Gates adjourned the meeting at 8:17 p.m.

Approved

X

John Gates
Mayor

Attest

X

Heidi Leatherwood
City Clerk