

City of Greeley, Colorado
City Council Meeting Proceedings
August 5, 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 had an excused absence.

4. Approval of the Agenda

No changes.

5. Recognitions and Proclamation

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

6. Citizen Input

1. Edwin Grant spoke about property appraisals.
2. Peggy Squires spoke against the camping ban.
3. Pam Bricker spoke against the Cascadia project.
4. Mark Pugatch spoke about the Union Colony Civic Center (UCCC) Advisory Board seeking interest in changing the name of UCCC. The survey is live on Speak Up Greeley.
5. Steve Teets spoke against the Cascadia project.
6. Mary Metzger spoke against the Cascadia project.
7. Judy Nordstrom spoke about the railroad blowing horns in intersections.
Councilmember Butler said they will be discussing it in an upcoming work session.
8. Rachel Burdan spoke against the Cascadia project

9. Morgan Nudelman spoke against the Cascadia project.
10. Valerie Leal-Whitehead said property taxes for the Cascadia project would go to neighboring school districts.
11. Antonio Molena voiced concerns about the Cascadia project.
12. Travis Stub stated that he opposed the Cascadia project.
13. David Sheehy spoke in support of the Cascadia project.
14. Danielle Rowell opposed the Cascadia project and wanted it to go to a vote.
15. Joel Patterson voiced concerns about the Cascadia project.
16. Amberleigh Gregor spoke against the Cascadia project.

7. Reports from Mayor and Councilmembers

Councilmember DeBoutez made a public service announcement about roofing advertisements following the recent hailstorm. She reminded citizens that roofing contractors must be insured, registered, and obtain necessary permits. Caution was advised to avoid unlicensed or unreliable contractors. She highlighted the community meeting for the East Greeley Subarea Plan, Thursday, August 7, 6-8 pm at Zoe's Coffee House.

8. Initiatives from Mayor and Councilmembers

None.

Consent Agenda

- 9. Motion to approve the City Council Special Work Session Proceedings of July 8, 2025**
- 10. Resolution authorizing the city to enter into an Intergovernmental Agreement (IGA) with Weld County to participate in the November 4, 2025, Coordinated Election and authorizing the City Clerk to sign said agreement**
- 11. Resolution appointing Karen Goldman to serve as Hearing Officer for matters arising under Section 2-89 of the Greeley Municipal Code and Authorizing the City Attorney to engage an Independent Legal Advisor for the Hearing Officer**
- 12. Resolution declaring the intent of the City of Greeley, Colorado to retain the Private Activity Bonds (PABs) allotted to it by the State of Colorado. These PABs will assist with the financing of residential facilities for low-and-middle-income families or persons**
- 13. Resolution finding substantial compliance with State Annexation laws for the properties collectively known as Schmerge Annexation, located generally east of Weld County Road 17, north of Weld County Road 60 and west of State Highway**

257 into the City of Greeley, the subject site is comprised of 219.221 acres (ANX2025-0002)

14. Resolution finding substantial compliance with State Annexation laws for the property known as the Kinnison Annexation, located generally east of 131st Avenue, north of US Highway 34 and west of State Highway 257 into the City of Greeley, the subject site is comprised of 73.319 acres (ANX2025-0003)
15. Resolution approving a Pre-Development Agreement between the City of Greeley and Richmark Vertikal, LLC related to the development of the Civic Campus Project, including new City Facilities in Downtown Greeley
16. Introduction and first reading of an ordinance of the City of Greeley, Colorado establishing the City of Greeley, West Greeley project area General Improvement District (GID) and other details relating thereto (Residential West Greeley GID)
17. Introduction and first reading of an ordinance of the City of Greeley, Colorado establishing the City of Greeley, Commercial General Improvement District (GID) and other details relating thereto

End of Consent Agenda

Councilmember DeBoutez requested Items 16 and 17 be pulled from the consent agenda. Councilmember Butler requested Item 15 be pulled.

Councilmember Olson moved to approve Consent Agenda Items 9-14.
Councilmember DeBoutez seconded the motion. The motion passed 6-0 at 6:46 p.m. with Mayor Gates absent.

18. Pulled Consent Agenda Items

Item #15 - Resolution approving a Pre-Development Agreement between the City of Greeley and Richmark Vertikal, LLC related to the development of the Civic Campus Project, including new City Facilities in Downtown Greeley

Councilmember Butler asked for confirmation regarding public concerns about recent funding decisions. He noted that the \$10.7 million in question largely consisted of funds previously committed to existing projects, and that are now being reallocated. He added that \$4.7 million was originally designated for a hotel project at UNC's medical campus, which is now being relocated downtown, and \$4 million was previously appropriated for the Mill House project. Assistant City Manager Kelli Johnson confirmed that was correct.

Councilmember Butler moved to approve Item 15. Councilmember Payton seconded the motion. The motion passed 6-0 at 6:48 p.m. with Mayor Gates absent.

Item #16 - Introduction and first reading of an ordinance of the City of Greeley, Colorado establishing the City of Greeley, West Greeley project area General Improvement District (GID) and other details relating thereto (Residential West Greeley GID)

Councilmember DeBoutez raised concerns and requested clarification about the structure and implementation of the proposed General Improvement Districts (GIDs), particularly why only two small parcels (approximately 20 acres each) were included despite a larger map presented previously. Director of Community Development Brian McBroom explained that the process begins with petitions from property owners and can expand as others voluntarily join. He clarified that GIDs are designed to fund regional infrastructure, while metro districts generally fund on-site development infrastructure.

Councilmembers also asked about whether property owners would be forced to join. In response, Mr. McBroom stated that participation was voluntary, though necessary for access to funded infrastructure. It was method of financing that enabled those who would enjoy the amenities of the infrastructure to pay for it. The establishment ordinance would not set a mill levy but would allow for a Tabor vote to authorize a maximum levy.

Councilmember Olson emphasized that the GID was a useful, cost-effective tool for regional infrastructure, and participation is optional.

Councilmember Butler questioned the timing and suggested this may be premature given the current zoning (agricultural) and lack of final financial analysis to meet the TABOR deadlines. Deputy City Manager and Chief Financial Officer Ms. Portis stated the total GID bond modeling is for \$129 million, not to be issued all at once.

Councilmember Payton clarified that only impacted landowners vote in the Tabor election, which sets a maximum mill levy, not the actual rate.

There was consensus on strategic timing, with some members questioning whether moving forward now is the most prudent approach. Mr. McBroom confirmed that if the Tabor vote was missed this year, the next opportunity would be November 2026.

Councilmember Olson moved to approve Item 16. Councilmember McDonald seconded the motion. The motion passed 4-2 at 7:06 p.m. with Councilmembers Butler and DeBoutez voting “nay” and Mayor Gates absent.

Item # 17- Introduction and first reading of an ordinance of the City of Greeley, Colorado establishing the City of Greeley, Commercial General Improvement District (GID) and other details relating thereto

There was no further discussion on this item as it had been addressed with item 16.

Councilmember Olson moved to approve Item 17. Councilmember Payton seconded the motion. The motion passed 4-2 at 7:06 p.m. with Councilmembers Butler and DeBoutez voting “nay” and Mayor Gates absent.

19. Public hearing and resolution adopting the Greeley Housing for All Five-Year Strategic Plan 2025-2030

Housing Director Deb Callies introduced this item at 7:07 p.m.

Ms. Callies presented the final draft of the "Housing for All" Strategic Plan to the City Council, marking the culmination of a year-long effort. She explained that the plan addresses Greeley's growing housing needs across all income levels and demographics, with a focus on affordability, economic development alignment, and mixed-income development.

Ms. Callies emphasized that housing affordability is a challenge for everyone, and that solutions must include partnerships across City departments and with private and nonprofit entities. Key goals of the plan included facilitating diverse housing development, expanding city capacity to execute housing initiatives, and supporting long-term economic growth through inclusive housing strategies. She provided case studies from Denver's Beeler Park, Lowry, and Green Valley Ranch as examples of successful mixed-income neighborhood models.

The plan outlined the usefulness of incentives, staff expansion, legal and financial tools, and sustained collaboration with developers. Ms. Callies requested to move forward with implementation, which included funding exploration, incentive development, and creation of a public-facing progress dashboard.

Councilmember DeBoutez asked for clarification on the number of housing units represented in the financial gap example on "Slide 10" and asked how subsidies are calculated on a per-unit basis. She also inquired about the typical or ideal size for such developments. Ms. Callies explained the gap consisted of a small infill development and would be difficult to quantify by unit. Councilmember DeBoutez stated she was intrigued by the master developer model, and Ms. Callies said they were very actively working with developers on projects they would want to do in Greeley.

Councilmember Butler voiced support for the plan, emphasizing its significance to economic development and the benefits for both affordable and executive-level housing. He asked how the strategic plan would align with the forthcoming affordable housing code and encouraged inclusion of housing incentives in the upcoming budget. Ms. Callies explained they were currently working with a consultant on the affordable housing code to ensure it was aligned with the plan, as well as identifying incentives.

The public hearing opened at 7:25 p.m.

1. Peggy Squires questioned the affordability of the plan.
2. Steve Teets spoke about the cost of senior housing, homelessness, and transit.
3. Edwin Grant spoke about lower income housing.
4. Antonio Molina spoke about the inability to afford local housing.

With no further comments the hearing closed at 7:33 p.m.

Councilmember DeBoutez moved to approve the motion. Councilmember Butler seconded the motion. The motion passed 6-0 at 7:34 p.m. with Mayor Gates absent.

- 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 6-0 at 7:35 p.m. with Mayor Gates absent.

21. Scheduling of Meetings, Other Events

None.

22. Adjournment of

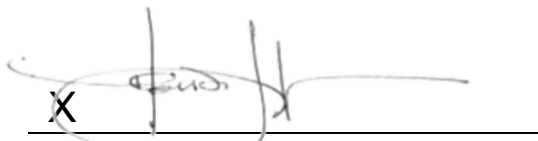
With no further business to come before the Council, Mayor Pro Tem Hall adjourned the meeting at 7:35 p.m.

Approved

A handwritten signature in black ink, appearing to read "Dale Hall", is written over a horizontal line. To the left of the signature is a handwritten "X".

Dale Hall
Mayor Pro Tem

Attest

A handwritten signature in black ink, appearing to read "Heidi Leatherwood", is written over a horizontal line. To the left of the signature is a handwritten "X".

Heidi Leatherwood
City Clerk