

City of Greeley, Colorado
City Council Meeting Proceedings
August 19, 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

Mayor Gates recognized Nathan Mosley, the new Budget and Policy Director for the City of Greeley.

Councilmember DeBoutez presented “What’s Great about Greeley?” report at 6:02 p.m.

6. Citizen Input

1. Bill Gillard spoke about the timing of the Cascadia project and mortgaging public parks without a vote of the people.
2. Steve Teets questioned how the project would bring housing for all and concern about potential budget cuts to services.
3. Sandy Cummings spoke about the financial risk if the West Greeley project doesn't generate promised revenue.
4. Tom Donkle thanked council for their leadership and managing Greeley's growth.
5. Pam Bricker spoke against the Cascadia project.

6. Bernie Kendall spoke about not honoring the petition signed by 9,000 residents asking for a vote on the Cascadia project.
7. Mary Metzger spoke about mortgaging 46 public buildings and revenues going to Windsor and Severance schools.
8. Mary Monahan spoke against council's fiscal decisions regarding the project, securing COPs and paying interest, while not allowing a vote.
9. Rhonda Sizemore spoke about the educational implications of the project and the developer's past actions regarding school bonds in Windsor.
10. Lisa Denke stated that she was a volunteer circulator and not paid.
11. Morgan Nudelman spoke that the project created division in the community and the financial risk would fall entirely on the city.
12. Rachel Burdan spoke to stop the project and allow voters to consider alternatives such as selling a parcel to the developer for a hockey rink.
13. Connie Garcia questioned how the council could spend \$1.1 billion without input from citizens.
14. Kathy Ensz stated the project was an irresponsible move.
15. Antonio Molina-Haro asked who the project was for and that middle income earners could not afford to use it.
16. Brad Inhulsen, speaking virtually, thanked the council for their time and effort on the project.
17. Joel Patterson questioned whether the city was paying the developer to build his own arena.

7. Reports from Mayor and Councilmembers

Councilmember McDonald attended the opening of the Mike Lee 9 at Boomerang, a new 9-hole golf course for beginners and children. She also addressed the petition numbers regarding the Cascadia project, noting that 5,538 valid signatures represented only 7% of registered voters in Greeley.

8. Initiatives from Mayor and Councilmembers

Councilmember McDonald requested a work session to discuss changing the city code for contractor licensing in Greeley. Currently only plumbers and electricians were licensed and wanted higher standards for roofing replacement. She noted that after a storm, residents could be targeted by "fly-by-night" contractors.

Councilmember Butler supported the initiative, noting it was an important consumer protection measure, mentioning that Evans and other municipalities already have such ordinances.

The council reached consensus to move forward with the initiative.

Consent Agenda

- 9. Motion to approve the City Council Meeting Proceedings of July 15, 2025, and City Council Work Session Proceedings of July 22, 2025**
- 10. Resolution of the City Council of the City of Greeley, Colorado approving a Change Order with Wright Express Financial Services (WEX) (Change Order #1)**
- 11. Resolution authorizing the City to Enter into an Intergovernmental Agreement with the Colorado Department of Transportation for the 9th & 10th Street Mobility Improvements**
- 12. Resolution authorizing the City to Enter into an Intergovernmental Agreement with the Colorado Department of Transportation for the 35th Avenue Adaptive Signal**
- 13. Resolution authorizing the City to Enter into an Intergovernmental Agreement with the Colorado Department of Transportation for the 11th Avenue & 26th Street pedestrian safety improvements**
- 14. Resolution supporting the application of a grant to the State Board of the Great Outdoors Colorado Trust Fund for Generation Wild of Greeley**
- 15. Resolution authorizing the addition of property to the property pool for the Certificate of Participation 2025 Series**
- 16. Introduction and first reading ordinance to consider a request for annexation of approximately 63.29 acres of land generally located south of AA Street, west of County Road 35, and north of O Street known as Willow Vista Annexation 1 (ANX2024-0001)**
- 17. Introduction and first reading ordinance to consider a request for annexation of approximately 74.71 acres of land generally located south of AA Street, east of County Road 35, and north of O Street known as Willow Vista Annexation 2 (ANX2024-0002)**
- 18. Introduction and first reading ordinance to consider a request for annexation of approximately 84.40 acres of land generally located south of AA Street, east of County Road 35, and north of O Street known as Willow Vista Annexation 3 (ANX2024-0003)**
- 19. Introduction and first reading ordinance to consider an establishment of zoning request for approximately 222.40 acres of land generally located south of AA Street, heading south along County Road 35 to O Street at the southern boundary known as Willow Vista Establishment of Zoning (ZON2024-0006)**

End of Consent Agenda

Councilmember DeBoutez requested that Item 13 be pulled from the consent agenda.
Councilmember Butler requested that Item 15 be pulled from the consent agenda.

Councilmember Butler moved to approve Consent Agenda Items 9-12, 14, and 16-19. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 7:00 p.m.

20. Pulled Consent Agenda Items

Item #13 - Resolution authorizing the City to Enter into an Intergovernmental Agreement with the Colorado Department of Transportation for the 11th Avenue & 26th Street pedestrian safety improvements

Councilmember DeBoutez asked about the intersection of Highway 34 and 11th Avenue, located two blocks south of the project area. She was concerned about pedestrian safety. Managing Director Paul Trombino explained that the City has been working on that intersection since 2022 but hasn't been successful in finding a solution addressing CDOT's concerns about traffic movements. He confirmed they would continue seeking alternatives for the 11th and 34 intersection.

Councilmember DeBoutez moved to adopt the resolution as presented.
Councilmember Butler seconded the motion. The motion passed 7-0 at 7:03 p.m.

Item #15 - Resolution authorizing the addition of property to the property pool for the Certificate of Participation 2025 Series

Councilmember Butler asked about the purpose of the resolution. Chief Financial Officer Allena Portis explained that Ordinance 15-2025 required council approval by resolution to add additional property to the property pool for certificates of participation. During due diligence for the first issuance, they discovered that the City Center North parcel was already included as collateral for 2016 COPs that funded City Center South.

Since they couldn't use that property, they needed to add the Union Colony Civic Center (valued at approximately \$27 million) to the property pool to enable issuance of the full \$115 million. City Center North building was valued at \$6 million, and although the property pool would now be valued at \$138 million, they would only use \$115 million.

Councilmember DeBoutez asked whether there were deed restrictions on the Union Colony Civic Center, given its history of private funding. City Attorney Stacey Aurzada confirmed there were no deed restrictions, and the property was owned by the City.

Councilmember Butler moved to adopt the resolution as presented. Councilmember Payton seconded the motion. The motion passed 5-2 at 7:07 p.m. with Councilmembers Butler and DeBoutez voting “nay”.

- 21. Public hearing and second reading 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)**
Community Development Director Brian McBroom introduced the item at 7:08 p.m. and noted that the presentation would cover both Items 21 and 22.

Mr. McBroom explained that GIDs are local taxing entities that fund regional infrastructure projects, benefiting a specific region rather than the entire city. This localizes costs to the areas directly benefiting from the infrastructure. GIDs can finance improvements through general obligation bonds, revenue bonds, or COPs, and typically generate revenue through property taxes and special assessments.

Mr. McBroom clarified that the establishing ordinances themselves do not establish mill levies or authorize debt issuance. He noted that should the ordinances pass, the first GID board meetings would occur in two weeks on September 2, where ballot language for possible TABOR elections would be considered. An impact fee study was also underway. The long-term goal is to enable a first round of GID funding in 2026.

Councilmember Butler asked about the GID board meeting agenda for September 2, 2025, and inquired about the debt repayment process. Mr. McBroom explained that the September meeting would include housekeeping items like bylaws and establishing officers, along with ballot language for the TABOR election. He clarified that the GID debt would not be a City obligation and would not appear on financial statements.

Councilmember DeBoutez questioned the process, noting that normally zoning would be established before creating special districts. She expressed concern about "leapfrogging" development toward the western boundary, approving a special district for property that had not yet gone through planning commission review. Mr. McBroom acknowledged her concern but noted that another property in West Greeley, including the Delantero development, would benefit from the GID infrastructure.

Councilmember Olson asked who would vote on the GID. Mr. McBroom confirmed that only the two property owners (one in each GID) would vote on the TABOR elections in November.

Mayor Gates opened the public hearing at 7:26 p.m.

1. Steve Teets asked about points discussed during the 2018 Imagine Greeley meetings, emphasizing that priorities at the time were affordable housing, improved transportation, and repairing infrastructure. He questioned the financial

feasibility of taking on new projects when existing infrastructure remained unresolved.

2. Connie Garcia asked about the TABOR vote, asking whether it would be a citywide ballot question. City Attorney Stacey Aurzada explained that only the property owners located within the General Improvement District (GID) boundaries would vote on the GID-related ballot measures. The voting process was limited to just two property owners, one for each GID area, based on their inclusion in the district.

3. Joel Patterson asked about financial implications and if GIDs fail to meet their financial obligations what would that mean for local taxpayers.

4. Morgan Nudelman asked why only the property owner was allowed to vote.

With no further speakers, the public hearing closed at 7:40 p.m.

Councilmember Payton moved to adopt the ordinance and publish with reference to title only. Councilmember McDonald seconded the motion. The motion passed 5-2 at 7:40 p.m. with Councilmembers Butler and DeBoutez voting “nay”.

22. Public hearing and second reading ordinance of the City of Greeley, Colorado establishing the City of Greeley, Commercial General Improvement District (GID) and other details relating thereto)

Councilmember DeBoutez asked whether the commercial development in this area would align with the City's entryway plan. Mr. McBroom noted that while the 2018 Imagine Greeley comprehensive plan discussed entryway features conceptually, there weren't specific features included in the plan. He stated there was a strong belief that the Catalyst project will serve as an excellent gateway into Greeley, and that the interchange at County Road 17 would include entry features and signage.

Mayor Gates opened the public hearing at 7:43 p.m.

With no speakers, the public hearing closed at 7:44 p.m.

Councilmember Payton moved to adopt the ordinance and publish with reference to title only. Councilmember McDonald seconded the motion. The motion passed 5-2 at 7:44 p.m. with Councilmembers Butler and DeBoutez voting “nay”.

23. Appointments to Boards and Commissions - Citizen Budget Advisory Committee, Construction Trades Advisory and Appeals Board, Human Relations Commission, Museum Board, Planning Commission and Stormwater Board

City Clerk Heidi Leatherwood presented the following appointments:

- Citizen Budget Advisory Committee: Laura Gurney for a 3-year term.
- Construction Trades Advisory and Appeals Board: Jason Mossman, Mark Benjamin, Morgan Kidder each for 3-year terms.

- Human Relations Commission: Sohail Akhavein for a 3-year term.
- Museum Board: Anne Masterson for a 3-year term.
- Planning Commission: Eric Brisco, Louisa Anderson each for 3-year terms.
- Stormwater Board: Paul Henneck for a 3-year term.

24. 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 with a voice vote of 7-0 at 7:45 p.m.

25. Scheduling of Meetings, Other Events

None.

26. Adjournment of

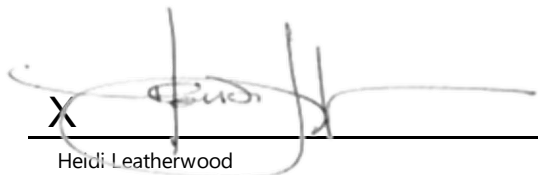
With no further business to come before the Greeley City Council, Mayor Gates adjourned the meeting at 7:46 p.m.

Approved

X 

John Gates
Mayor

Attest

X 

Heidi Leatherwood
City Clerk