

City of Greeley, Colorado
City Council Meeting Proceedings
September 2, 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

City Manager Raymond Lee requested two items be removed from the Consent Agenda: Item #12 (Home ARP grant) as the State wanted to make additional changes to the contract, and Item #19 (initiated petition ballot item) as the hearing officer had ruled that the initiated petition was ineligible to be sent to the ballot.

5. Recognitions and Proclamation

Mayor Gates read the Advancement Via Individual Determination (AVID) Day proclamation at 6:03 p.m. Representatives from Greeley Central, Greeley West, and Northridge accepted. Kristian Karillo, AVID student, noted that AVID had helped him significantly during his four years in high school.

Councilmember McDonald presented “What’s Great about Greeley?” report at 6:07 p.m.

6. Citizen Input

1. Kent Henson commended staff collaboration on the Civic Campus project.
2. Kathleen Hasch spoke in opposition to the West Greeley project.
3. Antonio Molina-Haro spoke in opposition to the West Greeley project.
4. Ryan Bach spoke in support of the West Greeley project.
5. Pam Bricker spoke in opposition to the West Greeley project.
6. Bill Gillard spoke about West Greeley and the petition process.

7. Ken Spadi spoke about asbestos contamination issues within city projects.
8. Jutta Seeger spoke in opposition to the West Greeley project.
9. Jayson Megna spoke in support of the West Greeley project.
10. Levi Tigges spoke in support of the West Greeley project.
11. Monica Draper spoke about the “Wish 4 Wheels” program that the Colorado Eagles provided to schools.
12. Stacy Tadlock spoke in support of the West Greeley project.
13. Chris Travis spoke in support of the West Greeley project.
14. Rhett Gordon spoke in support of the West Greeley project.
15. Ryan Boersma spoke in support of the West Greeley project.
16. Tanner Boersma spoke in support of the West Greeley project.
17. Mcallaster Miller spoke in support of the West Greeley project.
18. Maggie Miles spoke in support of the West Greeley project.
19. Ana Salas spoke in support of the West Greeley project.
20. Brian Green spoke about the need for hockey in the community.
21. Rachel Burdan spoke in opposition to the West Greeley project.
22. Frances Rioz spoke about the Colorado Eagles support for non-profits like the American Cancer Society.
23. Thom Schaner spoke in opposition to the West Greeley project.
24. Jeri Shepherd spoke in opposition to the West Greeley project.
25. Peggy Sue Squires spoke in opposition to the West Greeley project.
26. Tiffany Simmons spoke in opposition to the West Greeley project.
27. Stephanie Steigerwald spoke in support of the West Greeley project.
28. Jennifer Andrews spoke in opposition to the West Greeley project.
29. Mary Metzger spoke in opposition to the West Greeley project.
30. Lori Davis spoke via Zoom about “Wish 4 Wheels” and the Colorado Eagles.
31. Michael Navarro via Zoom spoke in opposition to the West Greeley project.

7. Reports from Mayor and Councilmembers

Councilmember McDonald acknowledged differing opinions during public comment and noted that professional behavior should be used. Councilmember McDonald attended the employee barbecue, Greeley Day at the University of Northern Colorado (UNC), and announced the upcoming Weld Project Connect on October 16.

Councilmember DeBoutez thanked the petition gatherers for their passion and concern about the Cascadia project.

Mayor Pro Tem Hall attended the raising of the final beam at the UNC Osteopathic Hospital and UNC Greeley Day. Mayor Gates attended the employee barbecue, recognizing the significant effort required to feed over 1,000 city employees and coordinate the activities.

Councilmember Butler attended the employee barbecue and thanked staff for the hard work. Councilmember Butler acknowledged the passion on both sides of the Cascadia debate and emphasized the importance of civility in disagreement and working towards unity.

8. Initiatives from Mayor and Councilmembers

Councilmember Butler asked about the midyear evaluation for Council appointed employees. Mayor Gates noted that midyear evaluations for all three direct reports were due at the end of September, and he would follow up with Human Resources staff. Mayor Gates received correspondence from the High Plains Library District seeking a representative from City Council to sit on an interview panel on Friday, October 24 from 1-3:30 p.m. Councilmember Butler volunteered to serve in this capacity.

Consent Agenda

- 9. Motion to approve the City Council Meeting Proceedings of August 5, 2025, and City Council Work Session Proceedings of August 12, 2025**
- 10. Motion to appoint Maria Macias to the Human Relations Commission as a Greeley-Evans Weld County School District 6 representative for a term through May 31, 2028**
- 11. Resolution decreasing membership of the housing authority of the City of Greeley, Colorado to seven commissioners and reducing the term of office to three years**
- 12. Resolution authorizing a grant agreement with the State of Colorado, Department of Local Affairs, to receive Home-ARP grant funds for Tenancy Support Services**
(This item was removed from the agenda See Item 4. Agenda Approval.)
- 13. Resolution to approve reallocation of funds for a Small Business Land Use Center (SBLUC) program within the Community Development Department**
- 14. Resolution authorizing approval of an Airport Improvement Program Grant Agreement and offer from the Federal Aviation Administration ("FAA") to the Greeley-Weld County Airport Authority (Contract No. DOT-FA25NM-1126)**
- 15. Resolution authorizing approval of an Airport Improvement Program Grant Agreement and offer from the Federal Aviation Administration ("FAA") to the Greeley-Weld County Airport Authority (Contract No. DOT-FA25NM-1127)**
- 16. Resolution authorizing approval of an Airport Infrastructure Grant Agreement and offer from the Federal Aviation Administration ("FAA") to the Greeley-Weld County Airport Authority (Contract No. DOT-FA25NM-1128)**
- 17. Resolution authorizing the addition of property to the property pool for the Certificate of Participation 2025 Series**
(This item was pulled from the Consent Agenda and moved to Item 23. Pulled Agenda Items for discussion.)
- 18. Resolution approving an agreement as to the Principal and Primary Terms for Lease Agreement with the Colorado Eagles**
(This item was pulled from the Consent Agenda and moved to Item 23. Pulled Agenda Items for discussion.)
- 19. Resolution submitting to the registered electors of the City of Greeley at the coordinated election to be held on November 4, 2025, an initiated ordinance**

seeking to repeal Ordinance 15, 2025

(This item was removed from the agenda- See Item 4. Agenda Approval.)

- 20. Introduction and first reading of an ordinance annexing to the City of Greeley, Colorado, certain unincorporated territory located in Weld County, Colorado, known as the "Schmerge" located generally east of Weld County Road 17 and 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)**
- 21. Introduction and first reading of an ordinance annexing to the City of Greeley, Colorado, certain unincorporated territory located in Weld County, Colorado, known as "Kinnison" located generally east of 131st Ave and 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)**
- 22. Introduction and first reading of an ordinance changing the official Zoning Map of the City of Greeley, Colorado, to establish a Planned Unit Development (PUD) zoning for property located generally north of US Highway 34 and east of Weld County Road 17 and west of CR 21 1/2 comprised of approximately 833.786 acres (Cascadia PUD)**

End of Consent Agenda

Councilmember Butler requested Item 17 and 18 be pulled from the consent agenda.

Councilmember Butler moved to approve Consent Agenda Items 9-11, 13-16 and 20-22. Councilmember Olson seconded the motion. The motion passed 7-0 at 7:21 p.m.

23. Pulled Consent Agenda Items

Item 17 - Resolution authorizing the addition of property to the property pool for the Certificate of Participation 2025 Series

Councilmember Butler asked for clarification on what property was being added and why. This was a second amendment to the property pool.

Chief Financial Officer Allena Portis explained that the Active Adult Center needed to be added to the property pool because, as title work was completed for the Recreation Center, it was found that both facilities were included on the same parcel. This was similar to a previous adjustment from a couple of weeks prior. The \$115 million limit would remain unchanged.

Councilmember DeBoutez asked about the finalization of contracts with banks. Ms. Portis explained that they were scheduled to close on September 9, 2025, with three different banks (NBH, Collegiate Peaks, and Midwest One), since JPMorgan had pulled out of the deal.

Mayor Gates stated that he hoped that this would be the final amendment to the collateralized property list.

Councilmember Butler moved to adopt the resolution as presented. Mayor Pro Tem Hall seconded the motion. The motion passed 5-2 at 7:24 p.m. with Councilmembers Butler and DeBoutez voting “nay”.

Item #18 - Resolution approving an agreement as to the Principal and Primary Terms for Lease Agreement with the Colorado Eagles

Councilmember Butler questioned why this resolution was on the consent agenda, and City Attorney Stacey Aurzada explained that resolutions are typically placed on consent, and this agreement mirrored what Council had already approved in the predevelopment services agreement (PDSA).

Councilmember Butler raised concerns about several terms in the agreement, including the Eagles receiving 50% of net food and beverage revenue (amounting to \$2.6 million in year one, growing to almost \$4 million by year ten) and 30% of naming rights revenue. He requested more information about how these percentages were negotiated and how they compared to industry standards.

Chief Operating Officer Blair Snow and Ashley Styles from Legends explained that the terms were based on industry standards and fell within the boundaries of the pro forma financial model. Ms. Styles noted that some terms had been improved from the original proposal, such as extending the lease from 30 years to 40 years and increasing the rent escalator from 5% every 5 years, to 10% every 5 years.

Councilmember DeBoutez agreed that more detailed discussion was needed, noting discrepancies between the pro forma attached to the current agreement and what was provided in the PDSA.

Councilmember Olson expressed frustration with what he perceived as attempts to obstruct or delay the project, suggesting that the same questions were being repeatedly asked despite numerous previous discussions.

Staff will bring this item to the next work session for an opportunity to discuss details and provide more information.

Councilmember Payton moved to table the item and schedule a work session.

Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 7:51 p.m.

24. Public hearing and second reading of an 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)

Councilmember Payton recused himself due to a conflict of interest for Items 24-27.

Deputy Director of Community Development Don Threewitt, presented on four related items (Items 24-27) collectively known as the Willow Vista project at 7:51 p.m. This project involved the proposal for three distinct annexations, cumulatively accounting for 222 acres, with plans to establish a Holding Agriculture zoning for the entire area.

Mr. Threewitt explained that the annexations would be carried out in three separate phases to meet contiguity requirements with the existing city boundaries. The total area encompassed lands approximately located south of AA Street, west of County Road 35,

and north of O Street. He also noted that the project was designated as "Urban Reserve" in the comprehensive plan.

Mayor Pro Tem Hall asked for a better definition of "Urban Reserve". Mr. Threewitt explained this designation required further planning and coordination before any development occurs, ensuring that future proposals align with the comprehensive plan's vision. The applicant had no specific development proposal at this time, and the Holding Agriculture zoning would serve as a holding zone until further planning occurs.

Councilmember Butler asked if this was an overlay district. Mr. Threewitt said it was more of a comprehensive plan designation. Councilmember Butler also clarified that concerns had been raised at the planning commission hearing about traffic and he asked if the streets would be completely rebuilt. Mr. Threewitt confirmed that was correct.

Mayor Gates opened the public hearing at 7:58 p.m.

1. Dean Vandergon presented questions about potential light pollution, noise, and other impacts on neighboring county properties. Mr. Threewitt responded that the city has lighting standards, buffering standards, and requirements for sensitive designs to ensure compatibility with surrounding areas.

With no further speakers, the public hearing closed at 8:00 p.m.

Councilmember Olson acknowledged the resident's concerns about development encroaching on rural areas, while noting that property owners have rights to develop their land. He encouraged staff to help remind developers this is a more rural setting, not an industrial urban center.

Councilmember Butler moved to adopt the ordinance and publish with reference to title only. Councilmember DeBoutez seconded the motion. The motion passed 6-0 at 8:02 p.m. with Councilmembers Payton excused.

25. Public hearing and second reading of an 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)

Deputy Director Community Development Don Threewitt introduced this item at 8:02 p.m. He reminded Council that this item was covered with the previous presentation.

Mayor Gates opened the public hearing at 8:03 p.m.

With no speakers, the public hearing closed at 8:04 p.m.

There were no questions or discussion from Council.

Councilmember Olson moved to adopt the ordinance and publish with reference to title only. Councilmember McDonald seconded the motion. The motion passed 6-0 at 8:04 p.m. with Councilmember Payton excused.

26. Public hearing and second reading of an 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)

Deputy Director Community Development Don Threewitt presented this item at 8:04 p.m. The item was covered in the presentation with item 25.

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

There were no questions or discussion from Council.

Councilmember McDonald moved to adopt the ordinance and publish with reference to title only. Councilmember Mayor Pro Tem Hall seconded the motion. The motion passed 6-0 at 8:05 p.m. with Councilmember Payton excused.

27. Public hearing and second reading of an 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)

Deputy Director Community Development Don Threewitt introduced this item at 8:06 p.m. The presentation for the item was covered with item 25.

The public hearing opened at 8:06 p.m.
With no public comments, the hearing was closed at 8:06 p.m.

There were no questions or discussion from Council.

Councilmember McDonald moved to adopt the ordinance and publish with reference to title only. Councilmember Mayor Pro Tem Hall seconded the motion. The motion passed 6-0 at 8:06 p.m. with Councilmember Payton excused.

28. Motion to go into Executive Session to request and receive Legal Advice from the City Attorney regarding the initiated ordinance seeking to repeal Ordinance 15, 2025 and regarding a lawsuit filed against the City by Dan Wheeler and Pam Bricker

A motion to go into an Executive Session for a conferral with the City Attorney, to request and receive legal advice, as provided in C.R.S. 24-6-402(4)(b) and Greeley Municipal Code 2-151(a)(2).

Councilmember Payton moved to approve the motion. Councilmember Butler seconded the motion. The motion passed 7-0 at 8:09 p.m.

29. Motion to go into Executive Session to receive legal advice and instruct negotiators regarding an Intergovernmental Agreement for cost sharing for the US 34 and WCR 17 interchange

A motion to go into an Executive Session to discuss the following matter as provided under C.R.S. Section 24-6-402(4)(b) and 24-6-402(4)(e)(I), and Greeley Municipal Code Sections 2-151(a)(2) and 2-151(a)(5): To determine positions, develop strategy, and instruct negotiators about the 1601 process and an intergovernmental agreement related to the US highway 34 and WCR 17 interchange, and to request and receive legal advice about the same.

Councilmember Olson moved to approve the motion. Councilmember McDonald seconded the motion. The motion passed 7-0 at 8:10 p.m.

30. Motion to go into Executive Session to receive legal advice and instruct negotiators about the Greeley-Weld County Airport Authority

A motion to go into an Executive Session to discuss the following matter as provided under C.R.S. Section 24-6-402(4)(b) and 24-6-402(4)(e)(I), and Greeley Municipal Code Sections 2-151(a)(2) and 2-151(a)(5): To determine positions, develop strategy, and instruct negotiators about the Weld County Airport Authority, and to request and receive legal advice about the same.

Councilmember McDonald moved to approve the motion. Councilmember Butler seconded the motion. The motion passed 7-0 at 8:11 p.m.

31. 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 8:12 p.m.

32. Scheduling of Meetings, Other Events

None.

33. Adjournment

With no further business to come before Council, Mayor Gates adjourned the meeting at 8:12 p.m.

28. Executive Session to request and receive Legal Advice from the City Attorney regarding the initiated ordinance seeking to repeal Ordinance 15, 2025 and regarding a lawsuit filed against the City by Dan Wheeler and Pam Bricker

Mayor Gates started the Executive Session at 8:29 p.m. in the Colorado Room of City Center South. The meeting was electronically recorded as required by Colorado Open Meetings Law.

All Councilmembers, City Manager Raymond Lee, City Attorney Stacey Aurzada, Assistant City Manager Kelli Johnson, Chief Operating Officer Blair Snow, City Clerk Heidi Leatherwood, and Managing Director Paul Trombino were present.

The executive session was for the purpose of receiving legal advice related to the initiated petition and litigation filed against the City by Pam Bricker and Dan Wheeler as provided for under C.R.S. 24-6-402(4)(b) and Greeley Municipal Code 2-151(a)(2).

Mayor Gates cautioned each participant in this executive session to confine discussion to the stated purpose, and reminded everyone that no formal action may occur in the executive session. He asked if at any point in the executive session any participant believes that the discussion was going outside the proper scope of the executive session, to please interrupt the discussion and raise an objection.

Due to Attorney-Client Privilege, the recording was stopped at 8:31 p.m.

The recording was turned back on at 8:46 p.m. and the executive session concluded. The recording of this executive session will be retained as provided in the City's records retention policy and in conformity with Colorado Open Meetings Law for a period of 90 days.

29. Executive Session to receive legal advice and instruct negotiators regarding an Intergovernmental Agreement for cost sharing for the US 34 and WCR 17 interchange

Mayor Gates started the Executive Session at 8:47 p.m. in the Colorado Room of City Center South. The meeting was electronically recorded as required by Colorado Open Meetings Law.

All Councilmembers, City Manager Raymond Lee, City Attorney Stacey Aurzada, Assistant City Manager Kelli Johnson, Chief Operating Officer Blair Snow, and Managing Director Paul Trombino were present.

The executive session was for the purpose of determining positions, develop strategy, and instruct negotiators regarding an intergovernmental agreement with Weld County pursuant C.R.S. Sections 24-5-402(4)(a) and 24-5-402 (4)(e)(l) and Greeley Municipal Code Sections 2-151(a) (1) and 2-151(a)(5), and to receive legal advice about the same as provided for under C.R.S. Section 24-6-402(4)(b) and Greeley Municipal Code Sections 2-151(a)(2).

Mayor Gates cautioned each participant in this executive session to confine discussion to the stated purpose, and reminded everyone that no formal action may occur in the executive session. He asked if at any point in the executive session any participant believes that the discussion was going outside the proper scope of the executive session, to please interrupt the discussion and raise an objection.

The time was 9:10 p.m. and the executive session concluded.

The recording of this executive session will be retained as provided in the City's records retention policy and in conformity with Colorado Open Meetings Law for a period of 90 days.

30. Executive Session to receive legal advice and instruct negotiators about the Greeley-Weld County Airport Authority

Mayor Gates started the Executive Session at 9:11 p.m. in the Colorado Room of City Center South. The meeting was electronically recorded as required by Colorado Open Meetings Law.

All Councilmembers, City Manager Raymond Lee, City Attorney Stacey Aurzada, Assistant City Manager Kelli Johnson, Chief Operating Officer Blair Snow, and Managing Director Paul Trombino were present.

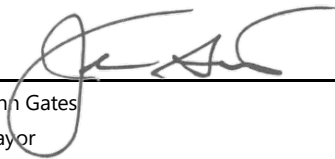
The executive session was for the purpose of determining positions, develop strategy, and instruct negotiators regarding an intergovernmental agreement with Weld County pursuant C.R.S. Sections 24-5-402(4)(a) and 24-5-402 (4)(e)(I) and Greeley Municipal Code Sections 2-151(a) (1) and 2-151(a)(5), and to receive legal advice about the same as provided for under C.R.S. Section 24-6-402(4)(b) and Greeley Municipal Code Sections 2-151(a)(2).

Mayor Gates cautioned each participant in this executive session to confine discussion to the stated purpose, and reminded everyone that no formal action may occur in the executive session. He asked if at any point in the executive session any participant believes that the discussion was going outside the proper scope of the executive session, to please interrupt the discussion and raise an objection.

The time was 9:39 p.m. and the executive session concluded.

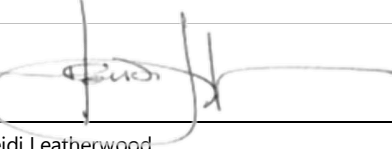
The recording of this executive session will be retained as provided in the City's records retention policy and in conformity with Colorado Open Meetings Law for a period of 90 days.

Approved

X 

John Gates
Mayor

Attest

X 

Heidi Leatherwood
City Clerk