

City of Greeley, Colorado
City Council Meeting Proceedings
Tuesday, October 7, 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

Mayor Gates requested a change to the agenda, proposing to move Item 9 (University of Northern Colorado Fall Update) before Item 6 to accommodate President Feinstein's schedule. There were no other changes from the City Manager.

5. Recognitions and Proclamation

National Federation of the Blind Greeley Chapter Blind Awareness Day

Mayor Gates read the proclamation at 6:01 p.m. JJ Aragon and Rodney Tashiro were present to accept.

Community Planning Month

Mayor Gates presented the proclamation at 6:06 p.m. Deputy Director Community Development, Don Threewitt and staff were present to accept.

Fire Prevention Week

Mayor Gates read the proclamation at 6:09 p.m. Fire Chief Brian Kuznik, along with numerous members of the fire department, were present to accept.

What's Great About Greeley Report

Mayor Pro Tem Dale Hall presented the *"What's Great About Greeley"* report at 6:17 p.m.

9. University of Northern Colorado (UNC) Fall Update

President Andy Feinstein provided an update on UNC activities at 6:20 p.m.

President Feinstein thanked Mayor Gates for his leadership and acknowledged his term as mayor. He discussed a fireside chat about partnerships between UNC and the community, highlighted progress on the College of Osteopathic Medicine, reported on a water conservation project on the UC Hill and noted that UNC had stable enrollment, with the highest retention and persistence rates in the university's history.

He also detailed numerous campus events, including home football games, volleyball matches, other sports competitions, concerts, festivals, and theater productions.

6. Citizen Input

1. Peggy Sue Squires spoke about the community with good police, fire services, and the university.
2. Tom Donkle spoke about the investment the Council has brought to the city, warning about undermining the Catalyst project.
3. Bill Gillard spoke on the West Greeley development, stating the report should have been released earlier construction around local businesses on 16th Street.
4. Steve Teets spoke about equal treatment, his opposition to the camping ban, the City's approach to homelessness and the needed opportunity to vote on projects like Cascadia.
5. Ken Spadi spoke about asbestos laws and enforcement by the building department, claiming he suffered health effects from improper handling of asbestos, and requested an investigation of the department.
6. Elisa Kunkel spoke about speeding on 43rd Avenue between 10th and 16th Streets. She requested speed bumps or some enforcement measures to address dangerous speeds and driving habits.
7. Dan Kunkel spoke about a malfunctioning solar-powered speed limit sign needing repair and drivers using the street as a shortcut to avoid traffic on main roads.
8. Mary Metzger spoke about the handling of the Cascadia project, stating residents were denied a voice and related transparency.
9. Tom Shaner (participating virtually) spoke about the Catalyst project and questioned why it wasn't put to a vote.

7. Reports from Mayor and Councilmembers

Councilmember Olson responded to citizen comments, stating that the Council cares about the community, noting the increase in housing and homeless solution funded from \$1.4 million to \$6.2 million and the addition of 28 FTEs for outreach support. And acknowledged citizens' desire for input on projects this size.

Councilmember McDonald presented a proclamation for Gold Star Families and announced Weld Project CONNECT set for October 16th from noon to 5:30 p.m. at Island Grove offering many free services.

Councilmember Butler moderated a healthcare roundtable at Sunrise discussing potential impacts of federal budget cuts, shared information on the Greeley Kennel Club's 100-year celebration, and announced that 16th Street construction was expected to be completed by November 15th and grants were available.

Mayor Gates attended the Hope Springs event with families received housing keys and he toured Star Rise, housing 58 chronically homeless individuals.

8. Initiatives from Mayor and Councilmembers

Councilmember Butler inquired about scheduling a work session regarding the potential first off-ramp for West Greeley. City Manager Raymond Lee indicated they would try to include it in the next work session.

Consent Agenda

10. Motion to approve the City Council Work Meeting Proceedings of September 2, 2025, and City Council Work Session Proceedings of September 9, 2025.

11. Motion to appoint Kim Longworth to the Greeley Housing Authority Board as the County Representative, with a term to expire September 30, 2028.

12. Resolution of the City Council of the City of Greeley expressing the intent of the City to be reimbursed for certain expenses relating to the design and construction of new City office facilities, a hotel, parking garage, residential housing, ancillary retail, and other complementary uses, and the supporting public improvements needed in connection therewith (Civic Campus Project).

13. Resolution to enter into a grant agreement with the State of Colorado, Department of Local Affairs Division of Housing, to receive grant funds through Greeley Collaborative Housing HOME - American Rescue Plan (ARP) Program.

14. Introduction and first reading of an ordinance authorizing the acquisition of interests in Real Property located in Weld County, Colorado, by purchase or exercise of the power of eminent domain, for the construction of Sanitary Sewer Infrastructure, pursuant to Section 7 of Article XVI, Section 15 of Article II, and sections 1 and 6 of Article XX of the Colorado Constitution and C.R.S. 31-15-101, et seq.; 38-1-101, et seq. (West Greeley Sanitary Sewer)

15. Introduction and first reading of an ordinance of the City of Greeley, Colorado enacting Chapter 14 of Title 24 of the Greeley Municipal Code regarding the

inclusion area for the Commercial and Residential West Greeley General Improvement Districts and other details relating thereto.

- 16. Introduction and first reading of an ordinance amending Title 2 Chapter 4 of the City Code to require City Council authorization for any contract, agreement, or expenditure for professional services and/or consulting services exceeding \$199,999.99.**
- 17. Introduction and first reading of an ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2025 and for funds held in reserve for encumbrances through December 31, 2025.**
- 18. Introduction and first reading of an ordinance adopting the Classification and Salary Plan for 2026.**

End of Consent Agenda

Councilmember Butler requested that Item 14 be pulled from the consent agenda.

Councilmember Olson moved to approve Consent Agenda Items 10-13 and 15-18. Councilmember Butler seconded the motion. The motion passed 6-0 at 7:04 p.m. with Councilmember Payton absent.

19. Pulled Consent Agenda Items

- 14. Introduction and first reading of an ordinance authorizing the acquisition of interests in Real Property located in Weld County, Colorado, by purchase or exercise of the power of eminent domain, for the construction of Sanitary Sewer Infrastructure, pursuant to Section 7 of Article XVI, Section 15 of Article II, and sections 1 and 6 of Article XX of the Colorado Constitution and C.R.S. 31-15-101, et seq.; 38-1-101, et seq. (West Greeley Sanitary Sewer)**

Councilmember Butler asked about the eminent domain process and timing. Water and Sewer Director Sean Chambers explained that they were at 30% design, have already reached out to property owners, and were progressing towards obtaining legal descriptions. He noted that the route was well-defined based on engineering constraints. Mr. Chambers further clarified the need for early authorization to streamline the official process, to ensure legal compliance for the City and address the needs of the owners.

Councilmember DeBoutez moved to introduce the ordinance and schedule the public hearing and second reading. Councilmember Olson seconded the motion. The motion passed 5-1 at 7:21 p.m. with Councilmembers Butler voting “nay” and Councilmember Payton absent.

20. Public Hearing, Introduction and First Reading of an Ordinance Adopting the Budget for 2026

Director of Budget and Policy Nathan Mosley introduced the item at 7:20 p.m.

Mr. Mosley presented the 2026 budget, noting several challenges including economic uncertainty affecting revenue projections while expenses continue to increase. Key points included:

- \$21 million budget gap addressed through unspent carryover from 2024, \$3 million in departmental savings, and a \$7 million transfer from the capital fund;
- Revenue projections of \$483.5 million across all funds, with charges for services and taxes being the largest sources;
- Expenditure budget of \$507.4 million, with utility enterprises being the largest component;
- Addition of 17 new positions: 8 in utility funds, 6 in transit funds, and 3 in general fund;
- Capital projects including Island Grove chiller replacement, Greeley Weld Airport Road development, Bellevue Gold Hill pipeline, 12th Street outfall, and Calabaza Park.

Chair of the Citizen Budget Advisory Committee (CBAC), Barry Eastman, recommended no changes to the 2026 Budget. He shared the board's concerns about solving the structural gap, ensuring sufficient funding for public safety initiatives, and addressing these issues without additional taxes.

Councilmember Olson spoke about the \$21 million gap between projected revenues and expenditures, emphasizing a more realistic revenue projection to avoid future shortfalls and advocating for conservative budgeting.

Councilmember McDonald expressed appreciation for staff's efforts and advocated for funding three additional firefighters, highlighting current staffing and expected increases in shelter activity due to Loveland's shelter closure.

Mayor Pro Tem Hall called for better insight into the capital improvement plan (CIP), thanked the staff for their commitment, and emphasized prioritizing facility maintenance to ensure the upkeep of existing structures.

Mr. Mosley and committed to improving transparency and efficiency in using existing funds, aligning budget decisions with community safety, and ensuring the city's operational needs are adequately met.

Mayor Gates opened the public hearing at 7:56 p.m.

1. Peggy Sue Squires spoke in support of maintaining the homeless shelter in the budget.
2. Steve Teets supported homeless resources and added that Highway 34 bus route and transfer station could use funding.

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

Councilmember Butler 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 8:01 p.m. with Councilmember Payton absent.

21. Motion to go into Executive Session for the purpose of completing the Mid-Year performance review of the City Council Appointee - Municipal Judge Mark Gonzales

A motion to go into an Executive Session to discuss the following matter as provided under C.R.S. Section 24-6-402(4)(f) and Greeley Municipal Code Section 2.151(a)(6): To discuss personnel reporting to the City Council.

Councilmember McDonald moved to approve the motion. Councilmember Butler seconded the motion. The motion passed 6-0 at 8:03 p.m. with Councilmember Payton absent.

22. Motion to go into Executive Session for the purpose of completing the Mid-Year performance review of the City Council Appointee - City Attorney Stacey Aurzada

A motion to go into an Executive Session to discuss the following matter as provided under C.R.S. Section 24-6-402(4)(f) and Greeley Municipal Code Section 2.151(a)(6): To discuss personnel reporting to the City Council.

Councilmember Olson moved to approve the motion. Councilmember McDonald seconded the motion. The motion passed 6-0 at 8:03 p.m. with Councilmember Payton absent.

23. 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

Mayor Pro Tem Hall moved to approve the motion. Councilmember Butler seconded the motion. The motion passed 6-0 at 8:04 p.m. with Councilmember Payton absent.

24. Scheduling of Meetings, Other Events

None.

25. Adjournment

With no further business to come before Council, Mayor Gates adjourned the meeting at 8:04 p.m.

21. Motion to go into Executive Session for the purpose of completing the Mid-Year performance review of the City Council Appointee - Municipal Judge Mark Gonzales

Mayor John Gates started the Executive Session at 8:12 p.m. in the Executive Room. The meeting was electronically recorded as required by Colorado Open Meetings Law.

All Councilmembers, except Councilmember Payton were present along with Chief People Officer Kimberly Southern-Weber, Human Resources Director Martha Lanaghen and Municipal Judge Mark Gonzales.

The executive session was for the purpose of discussing personnel matters regarding Municipal Judge Mark Gonzales as provided for under C.R.S. Section 24-6-402(4)(f) and Greeley Municipal Code Section 2-151(a)(6).

Mayor Gates cautioned each participant in the executive session to confine discussion to the stated purpose, and reminded everyone that no formal action may occur in 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 Executive Session concluded at 8:36 p.m.

22. Motion to go into Executive Session for the purpose of completing the Mid-Year performance review of the City Council Appointee - City Attorney Stacey Aurzada

Mayor Gates started the Executive Session at 8:39 p.m. in the Executive Room. The meeting was electronically recorded as required by Colorado Open Meetings Law.

All Councilmembers, except Councilmember Payton were present along with Chief People Officer Kimberly Southern-Weber, Human Resources Director Martha Lanaghen and City Attorney Stacey Aurzada.

The executive session was for the purpose of discussing personnel matters regarding City Attorney Stacey Aurzada as provided for under C.R.S. Section 24-6-402(4)(f) and Greeley Municipal Code Section 2-151(a)(6).

Mayor Gates cautioned each participant in the executive session to confine discussion to the stated purpose, and reminded everyone that no formal action may occur in 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 Executive Session concluded at 9:23 p.m.

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

Attested:

X

Heidi Leatherwood
City Clerk