City of Greeley, Colorado

City Council Meeting Proceedings

Tuesday, December 2, 2025

1. **Call to Order**
   Mayor Hall 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 Hall 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 Melissa McDonald
   Councilmember Johnny Olson
   Councilmember Brian Rudy
   Councilmember Ryan Roth
   Mayor Dale Hall

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

5. **Recognitions and Proclamation**

   16 Days of Activism Against Gender Violence Proclamation
   Mayor Hall read the proclamation for World Day of Remembrance at 6:02 p.m. Diana Laws, representing ZONTA, was present to accept the proclamation.

   What's Great About Greeley Report
   Mayor Pro Tem McDonald presented the *"What's Great About Greeley*" report at 6:05 p.m.

6. **Citizen Input**
   1. Tiffany Simmons asked Council to listen to the citizens.
   2. Kathy Hasch spoke in support of citizens voting on the Cascadia project.
   3. Peggy Sue Squires asked Council to listen to the citizens.
   4. Steve Teets presented a list of reasons opposing the Cascadia project.
   5. Bill Gillard asked questions regarding the feasibility report for the Cascadia project.
   6. Jeanne Lipman, speaking on behalf of the League of Women Voters of Greeley Weld County, advocated for a special election.

7. Evan Peterson spoke in support of a special election.
8. David Heald spoke about the City Manager search and compensation suggesting an internal candidate be considered.
9. Connie Garcia spoke about collecting petition signatures and was in support of a special election.
10. Christine Talbot voiced support for an opportunity to vote.
11. Mary Metzger supported allowing citizens to vote on the Cascadia project.
12. Dave Munoz asked Council to repeal the zoning ordinance and keep City Hall intact.
13. Rachel Burdan spoke about the CBR Inc. Study and noted that the data did not support a waterpark.
14. Claudia Milstead spoke in support of the citizens voting and wanted the feasibility report explained.
15. Robert Stack voiced support for the citizens getting to vote.
16. Jeri Shepherd spoke in support of the citizens voting on the project.
17. Dennis Houston represented the Water Valley Company, and the Colorado Eagles spoke in support for placing the issue on the ballot.
18. Robin Stoneman thanked the City's Home First program to address homelessness and urged Council to continue prioritizing funding for this initiative.
19. Pam Shaddock suggested the Council consider the legal implications of contracts already signed regarding the project.
20. Joseph Kennedy spoke about the Cascadia project's risk noting the challenges and associated with the nearby Future Legends Stadium in Windsor.

7. Reports from Mayor and Councilmembers

Councilmember Butler reported on the UNC Bears volleyball team success so far. He attended the High Plains Housing Development Corp's Star Rise ribbon cutting event.

Mayor Pro Tem McDonald spoke about the Youth Commission's coat drive (through December 8th) and toy drive at the upcoming UNC basketball game. She also acknowledged the transition between city managers, asking for grace and patience during this period.

8. Initiatives from Mayor and Councilmembers

Councilmember Butler suggested moving the General Improvement District (GID) meetings, which currently take place before the regular Council meetings, to a different time. Council agreed to start GID meetings at 6:00 p.m. and then adjourn into the regular meeting.

Consent Agenda

---

9. Resolution establishing the 2025 Downtown Development Authority Tax Levy and directing the certification of the same to the Board of County Commissioners

10. Resolution approving the 2026 Budget of the Greeley Downtown Development Authority and appropriating funds for the budget

11. **Resolution authorizing the forgiveness of Community Development Block/Home Investment Partnership Program Loans to High Plains**

12. **Resolution authorizing the forgiveness of a Community Development Block Grant Loan to the Housing Authority of the City of Greeley**

13. **Resolution authorizing the City to enter into a settlement agreement with Taneah Perez**

14. **Resolution authorizing the City to enter into a professional services contract with Engineering Analytics, Inc.**

15. **Introduction and first reading of an ordinance amending Title 24 of the Greeley Municipal Code relating to a text amendment to the Greeley Development Code codifying the fast-track review process for affordable housing**

16. **Introduction and first reading of an ordinance reauthorizing various city boards and commissions for a period of three years**

17. **Introduction and first reading ordinance designating 1000 10th Street on the Greeley Historic Register**

End of Consent Agenda

Councilmember Butler moved to approve Consent Agenda Items 9-17. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 7:09 p.m.

18. **Pulled Consent Agenda Items**
None.

19. **Resolution calling a Special Municipal Election**
City Attorney Stacey Aurzada introduced the item at 7:10 p.m.

Ms. Aurzada explained that if the resolution were adopted, the special municipal election would be held on February 24, 2026, with a ballot question to repeal Ordinance 30, 2025.

Ms. Aurzada stated that Ordinance 30 established PUD zoning for 833 acres in West Greeley planned for the Catalyst and Cascadia development. She noted that if the Council approved this resolution, item 20 on the agenda would not need to be addressed.

Councilmember Butler asked why the date was set for February rather than March or April as previously discussed. Ms. Aurzada explained that City Clerk Leatherwood had determined February 24 was the best timing for arranging the logistics of the election. The election cost was estimated at $350,000 for both logistical costs and additional funds needed for public information.

Councilmember DeBoutez inquired about adding other questions to the ballot. Ms. Aurzada noted that additional items could be added but emphasized that the current resolution only addressed repealing the zoning ordinance, not stopping the entire project.

Mayor Pro Tem McDonald noted that despite criticism, many Councilmembers were holding the developer and staff accountable and had been pushing for better communication about the project.

Councilmember Olson moved to adopt the resolution. Councilmember Rudy seconded the motion. The motion passed 7-0 at 7:20 p.m.

20. Introduction and first reading ordinance repealing Ordinance 30, 2025 which changed 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

This item was not addressed due to the approval of Item 19.

21. City Manager Selection Process

Martha Lanaghen, Human Resources Director introduced the item at 7:20 p.m.

Ms. Lanaghen presented an overview of the process for selecting a new City Manager. She outlined four phases of the process:

- planning,
- candidate screening,
- community engagement, and
- final selection.

The city has engaged MGT, a national recruiting firm, to assist with the search.

Ms. Lanaghen proposed an eight-member screening committee consisting of the Mayor, the Interim City Manager, two members of the city manager team, two city employees, and two community representatives.

The recruitment process would include interviews with Councilmembers, the city manager team, and employee focus groups to develop the position profile. The timeline called for launching the recruitment in January, screening candidates in February and early March, holding community engagement sessions in March and April, and making a final selection in April or May.

Councilmember Butler proposed adding a second Councilmember to the screening committee. Council reached consensus and designated Mayor Pro Tem McDonald as the second member. Additionally, Mayor Hall asked Councilmembers to nominate community members before the next Council meeting so they could reach consensus on who would serve on the screening committee.

22. **Motion to go into Executive Session to meet with Acting City Manager Brian McBroom for the purpose of establishing performance expectations and performance goals**

    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.

    <u>Mayor Pro Tem McDonald moved to approve the motion. Councilmember Butler seconded the motion. The motion passed 7-0 at 7:32 p.m.</u>

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**

    <u>Councilmember Butler moved to approve the motion. Mayor Pro Tem McDonald seconded the motion. The motion passed 7-0 at 7:33 p.m.</u>

24. **Scheduling of Meetings, Other Events**
    None.

25. **Adjournment**
    With no further business to come before Council, Mayor Hall adjourned the meeting at 7:33 p.m.

    22. **Motion to go into Executive Session to meet with Acting City Manager Brian McBroom for the purpose of establishing performance expectations and performance goals**

    Mayor Dale Hall started the Executive Session at 7:45 p.m. in the Executive Room. The meeting was electronically recorded as required by Colorado Open Meetings Law.

    All Councilmembers were present along with Acting City Manager Brian McBroom and City Attorney Stacey Aurzada.

    The executive session was for the purpose of discussing personnel who report to Council as provided for under C.R.S. Section 24-6-402(4)(f) and Greeley Municipal Code Section 2-151(a)(6).

    Mayor Hall 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 8:31 p.m.

The recording of the 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:

Mayor

Attested:

City Clerk