

City of Greeley, Colorado
City Council Meeting Proceedings
Tuesday, December 16, 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

What's Great About Greeley Report

Councilmember Butler presented the "*What's Great About Greeley*" report at 6:03 p.m.

6. Citizen Input

1. Steve Teets spoke in opposition to the camping ban.
2. Antonio Pacitto spoke about homelessness and the camping ban.
3. Jeremy Bland spoke against adding additional items to the special election ballot.

7. Reports from Mayor and Councilmembers

Mayor Pro Tem McDonald attended the Wreaths Across America ceremony at Sunset Memorial Gardens. She also attended the Community Christmas Party at the Rodarte Center and announced the 17th Annual Downtown Greeley Menorah Lighting scheduled for December 17 at 5:30 p.m.

Councilmember Rudy announced the upcoming University of Northern Colorado wrestling dual on Friday December 19, which would include a silent auction to benefit the Northern Colorado Wrestling Club.

Councilmember DeBoutez congratulated City Attorney Stacey Aurzada on being named “Outstanding City Attorney of the Year” by the Metro City Attorneys Association.

Mayor Hall presented a proclamation at the Wreaths Across America ceremony at Linn Grove. He also announced that Jerrod Carlson and Jamie Henneck were chosen to serve as public members on the City Manager Selection Committee.

8. Initiatives from Mayor and Councilmembers

None.

Consent Agenda

9. Motion to approve the City Council Meeting Proceedings of November 18, 2025, and December 2, 2025

10. Resolution authorizing the City to enter into a professional services contract between the City of Greeley and DHM Design for planning and design for the Ferguson Property Community Park Project (Project #13042)

11. Resolution of the City Council authorizing the City to enter into an intergovernmental agreement governing Cost Allocation for Water Supply and Storage Company System Modifications

12. Resolution of the City Council authorizing the City to enter into an intergovernmental agreement with Water Supply and Storage Company and other Municipal Entity Stockholders

13. Resolution appointing Jerry Manzer as an Assistant Municipal Judge and Assistant Liquor Licensing Hearing Officer for the City of Greeley, Colorado

14. Resolution appointing Keith Coleman as Assistant Municipal Judge and Assistant Liquor Licensing Hearing Officer for the City of Greeley, Colorado

15. Resolution appointing J. William Sierra as an Assistant Municipal Judge and Assistant Liquor Licensing Hearing Officer for the City of Greeley, Colorado

End of Consent Agenda

Councilmember Olson moved to approve Consent Agenda Items 9-15.
Councilmember Butler seconded the motion. The motion passed 7-0 at 6:19 p.m.

16. Pulled Consent Agenda Items

None.

17. Public Hearing for a non-owner nomination of City Hall, 1000 10th Street, for designation for historic preservation

Community Development Interim Director Don Threewitt introduced the item at 6:19 p.m.

Mr. Threewitt presented the staff findings regarding the nomination of City Hall for historic designation. This was a non-owner nomination, which required stricter standards for approval. The property must demonstrate "compelling historic importance to the entire community" to qualify.

Lindy Thompson from Historic Greeley Inc. (the applicant), presented arguments supporting the historic designation. She highlighted the building's architectural significance as an iconic example of mid-century modern design, historical connection to prominent businessman Norman Dean, and geographical significance to downtown Greeley. Ms. Thompson presented photos of other historic Greeley buildings that had been destroyed. She added that such a pattern of tearing down buildings should not continue.

Deputy City Manager Kelli Johnson represented the City as the property owner. She noted that the building didn't meet the criteria for historic significance, as the round shape was a common design trend for banks in that era. She also reported that the building had undergone substantial alterations since it was built reducing its architectural value. Ms. Johnson emphasized that historic designation would hinder the Civic Campus project, which involved partnerships with Weld County, School District 6, and private developers.

Interim Public Works Director Will Jones provided additional information about the building's condition, noting significant issues with the HVAC system, water intrusion, and potential hazardous materials like asbestos. He explained that renovation costs would be much higher than the 2016 Facility Report had suggested.

Mayor Hall opened the public hearing at 6:52 p.m.

1. Jason Maxey spoke in opposition to the designation.
2. Kevin Ross spoke in opposition to the designation.
3. Kent Henson spoke in opposition to the designation.
4. Jamie Henning spoke in opposition to the designation.
5. Steve Teets spoke in opposition to the designation.
6. Dan Podell spoke in support of the designation.
7. Marshall Clough spoke in support of the designation.
8. Therese Gilbert spoke in support of the designation.
9. Mary Metzger spoke in support of the designation.

10. Jude Nordstrom spoke in support of the designation.
11. Chad Sanger spoke in opposition to the designation.
12. Ron Thompson spoke in support of the designation.
13. Jeff Johnson spoke in support of the designation.
14. Julie Jensen spoke in opposition to the designation.
15. Drew Notestine spoke in opposition to the designation.
16. Annette Jaehn spoke in support of the designation.
17. Bianca Fisher spoke in opposition to the designation.
18. Patrick O'Neil spoke in opposition to the designation.
19. James Emmette spoke in opposition to the designation.
20. Jeff Darnell spoke in opposition to the designation.

With no further speakers, the public hearing closed at 7:51 p.m.

Councilmember Butler noted the architectural beauty of the building and was optimistic of finding ways to keep it intact alongside the Civic Campus project.

Councilmember DeBoutez noted the building's historical importance and added that its preservation could have been prioritized from the beginning of the planning process.

Mayor Pro Tem McDonald noted the development plans for the site, including potential growth and synergy of community spaces.

Councilmember Olson questioned the historical importance and concern for financial feasibility if not redeveloped.

Councilmember Rudy highlighted a lack of historical significance of the building and a unique relationship to its surroundings.

Councilmember Roth referred to the plan's benefits for downtown's future and questioned the building's impact on quality of life and economic development.

Mayor Hall noted the lack of historical importance and cautioned enforcing non-owner designations.

Mayor Pro Tem McDonald moved to deny the historic designation. Councilmember Olson seconded the motion. The motion passed 5-2 at 8:04 p.m. with Councilmembers Butler and DeBoutez voting "nay".

18. Public hearing and second reading of an ordinance designating 1000 10th Street on the Greeley Historic Register

Councilmember Rudy moved to table this item. Councilmember Olson seconded the motion. The motion passed 7-0 at 8:05 p.m.

19. Public hearing and second 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

Interim Planning Manager Caleb Jackson introduced the item at 8:06 p.m. Housing Director Deb Callies was also available for questions.

Mr. Jackson presented the fast-track review process for affordable housing projects. The amendment defines "affordable" as housing where households spend no more than 30% of their income (up to 60% of area median income for rentals and up to 100% for ownership).

The fast-track process would apply to projects where 50% or more of the units are designated affordable, with approval decisions to be reached within 90 calendar days.

Mr. Jackson noted that both the Planning Commission (4-0) and Housing Board Advisory Board (7-0) had recommended approval of this code update.

Mayor Hall opened the public hearing at 8:09 p.m.

1. Steve Teets questioned what constitutes "affordable housing" given current economic conditions.

With no further speakers the public hearing closed at 8:11 p.m.

Councilmember Butler asked if this was planned before the state mandate was made, and Mr. Jackson confirmed that was correct.

Councilmember Olson moved to approve the motion. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 8:12 p.m.

20. Public hearing and second reading of an ordinance reauthorizing the Citizen Budget Advisory Committee, Citizen Transportation Advisory Board, Commission on Disabilities, Downtown Development Authority, Golf Advisory Board, Historic Preservation Commission, Rodarte Community Center Advisory Board, Stormwater Board, and Youth Commission for a period of three years

Deputy City Clerk Jennifer Middleton introduced the item at 8:13 p.m.

Ms. Middleton presented the reauthorization of nine boards and commissions for a period of three years as required by the Greeley Municipal Code. The City Clerk's office had conducted a review process, collecting data on each board's activities over the past three years.

Mayor Hall opened the public hearing at 8:15 p.m.

1. Steve Teets recommended that members of the Citizen Transportation Advisory Board needed physical experience using public transportation, biking, or walking to better understand the community's needs.

With no further speakers, the hearing closed at 8:17 p.m.

Councilmember Butler moved to adopt the ordinance and publish with reference to title only. Mayor Pro Tem McDonald seconded the motion. The motion passed 7-0 at 8:18 p.m.

21. Appointments to Boards and Commissions - Citizen Budget Advisory Board, Greeley Urban Renewal Authority, Human Relations Commission

City Clerk Heidi Leatherwood announced the following appointments:

- Citizen Budget Advisory Committee: Barry Eastman, John Scholl, Nicole Rainer were appointed, each for 3-year terms.
- Greeley Urban Renewal Authority: Nicole Eitman was appointed for a 5-year term.
- Human Relations Commission: Ricardo Perez and Tiffany Simmons were appointed, each for 3-year terms.

22. 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 Olson moved to approve the motion. Councilmember Butler seconded the motion. The motion passed 7-0 at 8:19 p.m.

23. Scheduling of Meetings, Other Events

None.

24. Adjournment

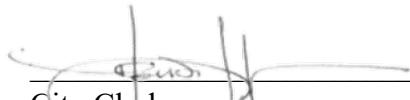
With no further business to come before Council, Mayor Hall adjourned the meeting at 8:19 p.m.

Approved:



Mayor

Attested:



City Clerk