

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

Senior Assistant City Clerk Naomi Gonzales 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

Weld County Board of County Commissioners Certificate Presentation

The Weld County Board of Commissioners presented a Certificate of Appreciation to Mayor John Gates for his 16 years of service to the City of Greeley; 8 years as Mayor and 8 years as a Councilmember.

Commissioner Perry Buck read the certificate, acknowledging Mayor Gates' outstanding leadership, public service, and valuable contributions to Greeley and Weld County.

Commissioner Kevin James, a former mayor himself, added how Mayor Gates had done an excellent job representing the residents of Greeley and building relationships with surrounding communities.

Gold Star Mothers/Families Day Proclamation

Mayor Gates read the Gold Star Mothers/Families Day Proclamation at 6:04 p.m. Don Feldhaus and Alejandro Ruiz were present to accept.

Suicide Awareness and Prevention Month Proclamation

Mayor Gates read the Suicide Awareness and Prevention Month Proclamation at 6:16 p.m. Elisa Selby, Program Coordinator of Suicide Education and Supportive Services was present to accept.

Hispanic Heritage Month Proclamation

Mayor Gates presented the Hispanic Heritage Month Proclamation at 6:13 p.m. Hazel Ibarra-Mesta, Sussel Ibarra-Mesta, Hilary Rudisill, and Isela Lozano were present to accept.

National Constitution Week Proclamation

Mayor Gates read the National Constitution Week Proclamation at 6:09 p.m. Julianne Fritz and other members from the Daughters of the American Revolution Chapter were present to accept.

National Preparedness Month Proclamation

Mayor Gates presented the National Preparedness Month Proclamation at 6:19 p.m. Present to accept it were Director of Emergency Management Peter Perez and Deputy Director Dom Tatti.

National Public Lands Day

Mayor Gates read the National Public Lands Days proclamation at 6:22 p.m. Natural Areas and Trails Division Manager Justin Scharton and staff were present to accept.

What's Great about Greeley Report

Councilmember Butler presented the "What's Great about Greeley" report at 6:26 p.m.

6. Citizen Input

1. Kathy Hash spoke about the Cascadia project, stating that citizens wanted to vote on the issue.
2. Steve Teets spoke about the downtown development, questioning the city's purchase of land downtown and how it would be funded.
3. Carol Gustafson spoke on how she was disappointed the Cascadia project process.
4. Jim Reeseburg, coordinator of "Greeley Walks for the Health of It," shared information about the second annual "Week without Driving." He announced a public forum on Greeley's mobility options scheduled for September 24 at the Greeley Recreation Center.
5. Ken Spadi spoke about Council members not addressing his concerns about alleged asbestos exposure in a city building project.
6. Lisa Denke spoke about aggressive driving in Greeley and called for stronger enforcement and community action against dangerous drivers.
7. Rhonda Solis thanked community members who worked on the Cascadia petition.
8. Jerry Harvey announced his candidacy for House District 50.
9. Dave Munoz spoke on his disappointment that citizens were not allowed to vote on the Cascadia project.

7. Reports from Mayor and Councilmembers

Councilmember Olson noted that the National Archives is displaying all 27 constitutional amendments for the first time in history from September 16 to October 1 as part of the Constitution's 250th birthday celebration. He also received calls about the Poudre River Restoration Project after a Channel 9 News story.

Councilmember McDonald attended the opening of Delta Park, noting the playground, splash pad, and hundreds of children attending. She provided information about school district boundaries in west Greeley, explaining that changing boundaries would require state legislation and approval from both affected school districts. She also addressed Mr. Spadi's concerns, stating that she had researched the issue but that it involved a university-owned building regulated by the state and not the City.

Councilmember Butler announced the final outdoor Farmer's Market scheduled for Saturday, as it will move indoors and operate on a biweekly basis. He noted the second year of Weld Walls mural festival with events throughout the week and a community celebration on Saturday.

8. Initiatives from Mayor and Councilmembers

None.

Consent Agenda

- 9. Motion to approve the City Council Meeting Proceedings of August 19, 2025, and City Council Work Session Proceedings of August 26, 2025**
- 10. Resolution approving an agreement as to the Principal and Primary Terms for Lease Agreement with the Colorado Eagles**
- 11. Resolution supporting the application of a grant to the State Board of the Great Outdoors Colorado Trust Fund for Arroyos del Sol Natural Area trailhead improvements**
- 12. Introduction and first reading of an ordinance establishing Local Improvement District No. 9510101 for the oversizing of Non-Potable irrigation infrastructure in Weld County, Colorado; determination of lots and lands to be included within Local Improvement District 9510101; setting forth the property to be included and names of the apparent owner's property to be included (Lake Bluff Non-Potable Irrigation Pump Station)**

End of Consent Agenda

Councilmember Butler requested Item 10 be pulled from the consent agenda.

Councilmember Olson moved to approve Consent Agenda Items 9 and 11-12.
Councilmember McDonald seconded the motion. The motion passed 7-0 at 7:07 p.m.

13. Pulled Consent Agenda Items

10. Resolution approving an agreement as to the Principal and Primary Terms for Lease Agreement with the Colorado Eagles

Councilmember Butler had questions about the terms of the lease agreement, noting that the Eagles would receive two suites in the new arena while they had only one in their previous Blue Arena lease. He also questioned why the Eagles would receive 50% of net revenue for any college hockey games played in the arena, which could be problematic if UNC were to establish a hockey team.

Chief Operating Officer Blair Snow explained that the lease terms were part of an overall negotiation package, with some terms more favorable to the City and others more favorable to the team.

Councilmember Butler moved to amend the agreement by removing item 16b from Exhibit A (the term giving the Eagles 50% of net revenue for college hockey games). Councilmember DeBoutez seconded the motion. The amendment failed by a vote of 2-5, at 7:11 with Councilmembers Payton, Olson, McDonald, Mayor Pro Tem Hall and Mayor Gates voting “nay”.

Councilmember DeBoutez stated that while she recognized the need for an anchor tenant, she had concerns about several aspects of the lease that she hoped would be renegotiated. These included charging rent for practice time and training camps, pouring rights, naming rights, and parking fee splits.

Councilmember Payton moved to adopt the resolution as presented. Mayor Pro Tem Hall seconded the motion. The motion passed 5-2 at 7:15 p.m. with Councilmembers Butler and DeBoutez voting “nay”.

14. Public hearing and second reading of an ordinance annexing certain unincorporated territory located in Weld County, Colorado, generally located 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 consists of 219.221 acres, known as the Schmerge Annexation (ANX2025-0002).

Director of Community Development Brian McBroom introduced the item at 7:15 p.m.

The presentation was an overview covering all three related cases (Items 14, 15, and 16). Mr. McBroom explained that the total size of the property was almost 834 acres, with 293 acres proposed for annexation through the Schmerge and Kinison applications. The remainder was already within city limits and zoned. He also noted that both annexation applications were consistent with the City's comprehensive plan and development code.

The Schmerge Annexation proposed to annex approximately 219 acres at the northwest side of the site, bordered by the City of Greeley to the south and the Town of Windsor and Great Western Railroad to the north. The Kinison Annexation consisted of about 73 acres located along the west side of Highway 257 and adjacent to City of Greeley property on three sides.

Mr. Mc Broom reported that City staff and the Planning Commission conducted thorough reviews and concluded that both annexations aligned with the goals and objectives of the Comprehensive Plan, such as managing growth effectively and ensuring that the design and construction of infrastructure reflect the community's character.

The Schmerge and Kinison annexations support future land use goals by enabling a mix of residential, commercial, industrial, and entertainment uses as envisioned in the Cascadia PUD. Mr. McBroom highlighted that the annexed territories exceeded the 16% contiguity requirement as per state law, with total contiguity exceeding 28%.

Applicants, Water Valley CEO, Martin Lind, and Principle at Norris Design, Ryan McBreen, presented on behalf of the project emphasizing the development would fulfill Greeley's long-term vision for the area and create a large master-planned, amenity-based project. They explained that the project was divided into nine distinct planning areas with unique character themes designed to transition outward from major transportation corridors like Highway 34 and Highway 257. This planning aimed for compatibility with existing uses and future residential neighborhoods, creating opportunities for up to 3,401 residential units ranging from premium housing options to more modest homes.

Councilmember DeBoutez asked if the PUD would affect the financing for the GID or the Catalyst project. Mr. McBroom explained that the PUD was strictly an authorization of land uses and was independent of how the project would be financed. However, he noted that while additional public infrastructure would be required for the PUD development, the general improvement districts (GIDs) were proposed as a potential funding mechanism for this infrastructure. This allowed for broad use of GID tax revenue, including for public safety purposes.

Councilmember Butler questioned the consistency of the PUD with the community separator concept in the Comprehensive Plan. He noted the apparent contradiction of the PUD in offering a clear separation between towns. Mr. McBroom explained that the PUD does manage growth effectively as it was within the City's future growth boundary and adjacent to other entitled lands.

Councilmember Butler questioned the proximity of planned uses to an existing salvage yard and how this was generally managed. Mr. McBroom and Mr. Lind both explained that if the salvage yard remained, some type of screening would be necessary.

Councilmember Butler inquired about the proposed Fourth Street connection, questioning whether the design would disrupt the Arroyos Del Sol natural area, harming wetlands. Mr. Trombino stated that it serves key connectivity and access, already considered in a

two-year plan involving stakeholders, and would not endanger the Arroyos Del Sol natural area or wetlands.

Mayor Gates opened the public hearing at 7:53 p.m.

1. Mary Metzger spoke that she was concerned about the use of public lands.
2. Steve Teets spoke about the strain on city resources.

The public hearing closed at 7:56 p.m.

Councilmember Payton moved to adopt the ordinance and publish with reference to title only. Councilmember McDonald seconded the motion. The motion passed 7-0 at 7:56 p.m.

15. Public hearing and second reading of an ordinance annexing certain unincorporated territory located in Weld County, Colorado, generally located east of 131st Ave and north of US Highway 34 and west of State Highway 257, into the City of Greeley. The subject site consists of 73.319 acres, known as the Kinnison Annexation (ANX2025-0003).

Director of Community Development Brian McBroom introduced the item at 7:57 p.m.

Mr. McBroom had previously explained that the Kinnison Annexation was located at the northeast portion of the site, spanning 73 acres along the west side of Highway 257 and adjacent to City of Greeley property on three of its four sides.

Council had no questions of staff.

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

1. Bill Gillard spoke, via the Zoom platform, in support of the project but was concerned how quickly it was being pushed through.

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

There was no discussion from Council.

Councilmember DeBoutez moved to adopt the ordinance and publish with reference to title only. Councilmember Olson seconded the motion. The motion passed 7-0 at 8:00 p.m.

16. Public hearing and second 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, comprised of approximately 833.786 acres known as the Cascadia PUD (PUD2025-0003).

Mr. McBroom introduced the item at 8:00 p.m.

As the item had been covered in the first presentation, Mayor Gates opened the public hearing at 8:01 p.m.

1. Steve Teets expressed concerns about high housing costs, traffic issues, and the financial burden on future city councils.
2. Mary Metzger questioned why Martin Lind wasn't paying for the project himself and raised concerns about affordable housing and homelessness.

With no further comments the hearing closed at 8:04 p.m.

Councilmember Butler noted concerns about the project's proximity to a salvage yard but expressed appreciation that the city was funding a year-round homeless shelter in the current budget.

Councilmember DeBoutez stated that while she opposed the financing of the Catalyst project, she supported the PUD because it would give staff more control over development and provide for deliberate growth in the area.

Mayor Pro Tem Hall moved to adopt the ordinance and publish with reference to title only. Councilmember Payton seconded the motion. The motion passed 6-1 at 8:06 p.m. with Councilmember Butler as a “nay”.

17. Appointments to Boards and Commissions - Commission on Disabilities, Human Relations Commission, Museum Board and Planning Commission

Senior Assistant City Clerk Naomi Gonzales announced the following appointments:

- Commission on Disabilities: John Fargo was appointed for a 3-year term.
- Human Relations Commission: Jaiden Kruase was appointed for a 3-year term.
- Museum Board: Annareli Morales and Donna Hendren were each appointed for 3-year terms.
- Planning Commission: Brian Franzen was appointed for a 3-year term.

18. 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 Olson seconded the motion. The motion passed 7-0 at 8:07 p.m.

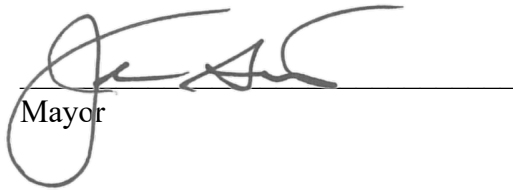
19. Scheduling of Meetings, Other Events

None.

20. Adjournment

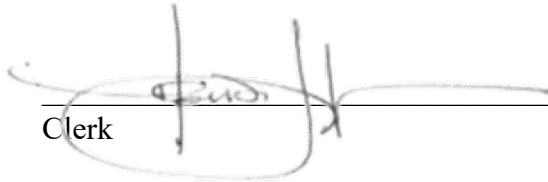
With no further business to come before Council, Mayor Gates adjourned the meeting at 8:07 p.m.

Approved:



Mayor

Attest:



Clerk