City of Greeley, Colorado
City Council Meeting Proceedings
Tuesday, January 6, 2026

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**
   Deputy City Clerk Jennifer Middleton 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**
   None.

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

6. **Citizen Input**
   1. Mary Metzger spoke about growth in the community.
   2. Kathy Hasch spoke about spending and use of Certificates of Participation (COPs) for various projects.
   3. Peggy Sue Squares spoke about addressing the homeless population and the shelter.
   4. Tiffany Simmons spoke about the 3-mile plan and the Carestream property.
   5. Mike Cullup spoke about storm water rates charged to his property despite the lack of curbs, gutters, and sewers in his area.
   6. Bill Gillard spoke about asking questions during public input and City financial decisions.
   7. Scott Ballstadt, Director of Planning for Windsor spoke about the 3-mile plan and noted that the Great Western Industrial Park (GWIP) property has been in Windsor's

growth management area for decades and that annexation to Greeley would be inconsistent with statutes.

8. Rachel Burdan spoke about feasibility studies regarding the Catalyst project, citing reports that the water park and arena would not generate sufficient revenue to meet debt obligations.
9. Karen Jarman spoke about the Cascadia project moving forward despite objections and the council not allowing a public vote.
10. Rhonda Sizemore spoke about water availability and rate increases, especially with potential development projects like Cascadia.

7. Reports from Mayor and Councilmembers

Mayor Pro Tem McDonald announced Commander Fred Meyer's retirement after 41 years with the police department, attended the City of Greeley Night at the UNC men's basketball game, and honored Will Jones, who would be leaving the City of Greeley after 14 years of service.

Councilmember DeBoutez announced monthly office hours following business meetings, starting the next day at 9 a.m. at Margie's Java Joint.

8. Initiatives from Mayor and Councilmembers

Councilmember Olson proposed monthly updates on the MERGE project, noting importance to the community. Council reached consensus, with Councilmember Butler suggesting quarterly public updates as well.

Mayor Hall proposed create a Mayor's Economic Development Task Force focusing on business retention, business attraction, workforce development, and housing. The task force would include business leaders, educators, developers, small businesses, and residents. The Council reached consensus on the initiative.

These initiatives will be added to Council’s Initiative list.

Consent Agenda

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9. Motion to approve the City Council Work Session Proceedings of December 9, 2025, and City Council Meeting Proceedings of December 16, 2025

10. Motion to cancel the February 24, 2026, Work Session due to the Special Election on February 24, 2026

11. Amended Resolution calling a Special Municipal Election to be held on February 24, 2026, and submitting to the Registered Electors of the City of Greeley at said Special Election a Referendum seeking to repeal Ordinance 30, 2025

12. Resolution to designate the City of Greeley website as the official posting site for meeting notices of the City Council, Boards, and Commissions and designating the Public Lobby of City Hall as the public location for Physical Notices

13. **Resolution delegating to the City Clerk of the City of Greeley, Colorado the authority and responsibility of appointing Election Judges**

14. **Resolution authorizing the City to enter into a contract for Professional Services between the City of Greeley and Bolton & Meek, Inc. for design services for Wing Way at the Greeley-Weld County Airport**

15. **Resolution authorizing a professional services contract with Design Workshop for the Island Grove Master Plan**

16. **Resolution authorizing a Professional Services Agreement with S&P Global Ratings for Rating Evaluation Services**

17. **Resolution adopting the 2026 Three-Mile Plan for the City of Greeley, Colorado**

18. **Resolution to adopt findings of City Council Denying the Historical Designation of 1000 10th Street**

19. **Resolution for the Private Activity Bond Affordable Housing Program**

20. **Introduction and first reading of an ordinance repealing a portion of Title 24, Chapter 10 of the Greeley Municipal Code relating to the Floodplain Overlay District and amending Title 12 of the Greeley Municipal Code by adding a new Chapter 12 relating to floodplain management**

21. **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 2026**

End of Consent Agenda

Councilmember DeBoutez requested that Items 15, 17, and 18 be pulled off the Consent Agenda and moved to the Regular Agenda for discussion.

Councilmember Butler moved to approve Consent Agenda Items 9-14, 16 and 19-21. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 6:42 p.m.

22. **Pulled Consent Agenda Items**

Item 15: Resolution authorizing a professional services contract with Design Workshop for the Island Grove Master Plan

Councilmember DeBoutez inquired about the partnership with Weld County for Island Grove Park, asking about their financial participation and influence on the master plan.

She also noted that Island Grove has over 700,000 visitors annually and requested economic analysis of this participation.

Deputy City Manager Kelli Johnson and Diana Frick, Director of the Culture, Parks, and Recreation Department, provided details about the master planning process for Island Grove. Ms. Johnson explained that Weld County and major partners like the Greeley Stampede would be involved as part of the project team. Ms. Frick added that committees have been formed to include stakeholders such as Island Grove board members, Colorado State University Extension, the County Fair, and large event promoters. She also noted that economic impact analysis is a key component of the study, with subconsultant Crossroad Consulting specializing in market analysis.

Councilmember Butler thanked staff for bringing these and noted the importance of the Island Grove master planning process.

Councilmember Butler moved to approve the resolution. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 6:50 p.m.

Item 17: Resolution adopting the 2026 Three-Mile Plan for the City of Greeley, Colorado

Councilmember DeBoutez requested more information about the 3-mile plan given public comments.

Interim Director of Community Development Don Threewitt explained:

- The 3-mile plan is a long-range planning exercise where municipalities consider potential areas beyond existing growth boundaries that could be eligible for annexation.
- It evaluates public utilities, infrastructure, and land uses to determine how the city would serve the property.
- It does not require property owners to annex to Greeley
- The Carestream property owner had retained a strip of land connected to Greeley for potential future annexation.
- The 3-mile plan is updated annually in January.

Councilmember Butler asked about potential negative effects of delaying approval and the legal implications around annexing the specific property in question. Mr. Threewitt clarified that this is a planning exercise with no pending annexation applications.

Councilmember Olson asked whether the plan would determine if the City could service the area. Mr. Threewitt confirmed.

Councilmember DeBoutez motioned to approve the resolution. Mayor Pro Tem McDonald seconded the motion. The motion passed 7-0 at 6:59 p.m.

Item 18: Resolution to adopt findings of City Council Denying the Historical Designation of 1000 10th Street

Councilmember DeBoutez requested clarification on what the vote entailed.

City Attorney Stacey Aurzada explained that the resolution documents the findings from the December 16 public hearing where Council voted 5-2 to deny the historic designation. She noted that the resolution does not reopen the discussion or provide an opportunity to revisit the decision.

Councilmember DeBoutez expressed her continued disappointment with the original decision, noting that as a public building, City Hall belonged to the people.

Councilmember Rudy moved to adopt the resolution. Councilmember Roth seconded the motion. The motion passed 7-0 at 7:02 p.m.

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**

    Councilmember Olson moved to approve the motion. Councilmember Rudy seconded the motion. The motion passed with a voice vote 7-0 at 7:03 p.m.

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

25. **Adjournment**
    With no further business to come before Council, Mayor Hall adjourned the meeting at 7:04 p.m.

Approved:

Dale K Hall
Mayor

Attested:

City Clerk