

City of Greeley, Colorado
City Council Meeting Proceedings
Tuesday, January 20, 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

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

None.

What's Great About Greeley Report

Councilmember Olson presented the "*What's Great About Greeley*" report at 6:01 p.m.

6. Citizen Input

1. Steve Teets spoke about transportation issues in the city with emphasis on getting to medical appointments for veterans.

2. Kathy Hasch spoke about the Cascadia project development process.

3. Rhonda Solis spoke on behalf of Greeley Demands Better requesting that Council exercise available off-ramps for the Cascadia project.

4. Greg Hammer spoke about the new water billing system and spoke on behalf of his neighbor who received a bill for over \$132K for an alleged consumption of 110,000 gallons over while out of town.

5. Mary Metzger spoke on fiscal concerns of the Cascadia project.

7. Reports from Mayor and Councilmembers

Councilmember Olson spoke about Council's approach to the Cascadia project, noting it was not done "in a vacuum" but with guidance from top-tier consultants. He emphasized that public-private partnerships for financing stadiums, parks and hotels are common across the country and clarified that a 501(c)(3) would own and operate the stadium.

Councilmember DeBoutez announced her office hours would be held the following night at Starbucks on 11th Avenue from 5 to 6 p.m., inviting constituents to discuss Cascadia or other concerns.

Mayor Pro Tem McDonald asked for patience regarding water billing issues during the transition from a 30-year-old system to newer technology. She provided updates on the airport authority, noting recent acquisition of two fire trucks specifically for the airport and progress on taxiway improvements. She shared information about upcoming legislative proposals being considered by the CML policy committee, including changes to liquor licensing for distilleries, potential marijuana hospitality regulations, and a proposal to grant statutory municipalities the authority to implement lodging taxes.

8. Initiatives from Mayor and Councilmembers

Councilmember Butler requested that staff preliminarily examine the cost and feasibility of legalizing retail marijuana sales and taxing with particular focus on potential revenue that could address the city's budget deficit. Council reached consensus to move forward with this initiative.

Councilmember Olson proposed that Council pass a resolution recommending a "no" vote on the upcoming ballot measure 1A regarding the Cascadia project. He argued that the initiative undermines the Council's quasi-judicial planning and land use process. Council consensus was given to bring forward such a resolution.

Councilmember Rudy suggested establishing a regular radio appearance on KFKA for a Council representative to discuss city business after each Council meeting, similar to how County Commissioner Ross regularly appears. Council reached consensus to move forward on this initiative.

Consent Agenda

9. Motion to approve the City Council Meeting Proceedings of January 6, 2026

10. Motion to appoint Weld County Commissioner Lynette Peppler to the Island Grove Advisory Board as the County Representative with a term to expire December 31, 2026

11. Motion to adopt the resolution authorizing the city to enter into a contract for professional services between the City of Greeley and Mark Thomas & Company Inc for additional services for the downtown campus project.

End of Consent Agenda

Councilmember Olson moved to approve Consent Agenda Items 9-12.

Councilmember Butler seconded the motion. The motion passed 7-0 at 6:36 p.m.

12. Pulled Consent Agenda Items

None.

13. Public hearing and second 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

Water Quality and Regulatory Compliance Manager Brian Hathaway introduced the item at 6:36 p.m.

Mr. Hathaway presented on Greeley's participation in the National Flood Insurance Program (NFIP) and the need to update the floodplain ordinance to address deficiencies identified in a 2019 FEMA and Colorado Water Conservation Board audit. He explained that failure to resolve these deficiencies could lead to probation or suspension from the NFIP, which would impact residents' ability to obtain federally backed flood insurance and the city's eligibility for federal grants and loans.

Mr. Hathaway clarified that the updates were primarily administrative and would not impose more stringent permitting requirements on the community. Some requirements, such as determining base flood elevation in approximate A zones, were already being enforced as mandated by state statute.

Councilmember Olson asked about the necessity of the changes and their impact on local control. Mr. Hathaway confirmed these were required updates to maintain NFIP eligibility.

Mayor Pro Tem McDonald asked if specific properties would be affected, and Mr. Hathaway confirmed they would not.

The public hearing opened at 6:42 p.m.

With no speakers, the hearing closed at 6:43 p.m.

Councilmember Butler moved to adopt the ordinance and publish with reference to title only. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 6:43 p.m.

14. Public hearing and second 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

Director of Budget and Policy Nathan Mosley introduced the item at 6:43 p.m.

Mr. Mosley presented a request for a supplemental appropriation of \$350,000 to cover costs associated with the special election scheduled for February 24, 2026. These costs included printing, postage, election judges, consulting, equipment rental, communications, supplies, and contingency funds. Mr. Mosley explained that these expenses were not included in the original 2026 budget and would be covered by operating fund balance from unspent funds from 2025.

Councilmember Butler asked if this would be a mail ballot election. City Clerk Leatherwood explained that voters could obtain replacement ballots at City Hall if needed.

Councilmember DeBoutez asked about the source of the funding. Mr. Mosley clarified it would come from approximately \$3 million in savings from the general fund in 2025.

The public hearing opened at 6:48 p.m.

With no speakers, the public hearing closed at 6:49 p.m.

Councilmember Olson moved to adopt the ordinance and publish with reference to title only. Councilmember Rudy seconded the motion. The motion passed 7-0 at 6:49 p.m.

15. Housing Affordability Financing and Incentives Informational Presentation

Housing Director Deb Callies introduced this informational item at 6:49 p.m.

Ms. Callies presented on housing affordability financing and for developing affordable housing. She explained that without intervention, the natural market would not solve the housing crisis, requiring public action at federal, state, and local levels.

Ms. Callies reviewed Area Median Income (AMI) works. She presented the affordability spectrum, noting that the median-priced single-family home in Greeley is now only affordable to households at 120% AMI, increased from 110% AMI last year.

Ms. Callies explained the concept of "cost per door" - the gap between what it costs to build housing and what it can be sold for at affordable prices.

Next, she outlined progress made by the Housing Solutions Department, including creating a Private Activity Bond program, cleaning up unspent federal funds, and opting into state Proposition 123 programs.

Councilmembers discussed how supply and demand affects housing prices, the impact of out-of-state investors purchasing homes with cash offers, how interest rates factor into

affordability calculations, and exploring city-owned vacant properties potential sites for infill development.

16. Appointments to Boards and Commissions - Human Relations Commission, Parks and Recreation Advisory Board, Youth Commission

City Clerk Heidi Leatherwood announced the following appointments:

- Riley Bowen was appointed to the Human Relations Commission for a 3-year term.
- Elijah Kindred was appointed to the Youth Commission for a 2-year term.

Ms. Leatherwood noted that Council decided to recruit additional applicants for the Parks and Recreation Advisory Board vacancy.

17. 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 Butler moved to approve the motion. Councilmember Olson seconded the motion. The motion passed with a voice vote of 7-0 at 7:26 p.m.

18. Scheduling of Meetings, Other Events

None.

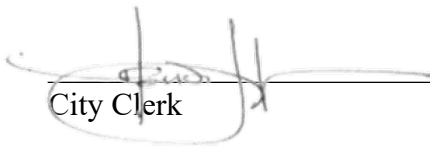
19. Adjournment

With no further business to come before Council, Mayor Hall adjourned the meeting at 7:26 p.m.

Approved:


Mayor

Attested:


City Clerk