

City of Greeley, Colorado  
**City Council Meeting Proceedings**  
Tuesday, April 21, 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 Deb DeBoutez  
Mayor Pro Tem Melissa McDonald  
Councilmember Johnny Olson  
Councilmember Brian Rudy  
Councilmember Ryan Roth  
Mayor Dale Hall

**4. Approval of the Agenda**

None.

**5. Recognitions and Proclamation**

**Ed Clark National Youth Service Day Proclamation**

Mayor Hall read the Ed Clark National Youth Service Day Proclamation at 6:01 p.m. Present to accept were members of the Youth Commission, including Chair Damian Sanchez. Mr. Sanchez introduced the Ed Clark Nation Youth Award winner Moises Guzman Gamino. Mayor Hall presented a plaque and the \$1,000 scholarship.

**Sexual Assault Awareness Month Proclamation**

Mayor Hall read the Sexual Assault Awareness Month Proclamation at 6:10 p.m. Present to accept the proclamation was Allison Jones-Lockwood from SAVA Center.

**Arbor Day Proclamation**

Mayor Hall read the Arbor Day Proclamation at 6:13 p.m. declaring April 25, 2026, as “Arbor Day in Greeley”. Forestry Manager Shiloh Hatcher was present to accept. The Arbor Day celebration will be held at Centennial Park at 9 a.m. by the playground.

### **Records and Information Management Proclamation**

Mayor Hall read the Records and Information Management Proclamation at 6:18 p.m. Present to accept the proclamation were Municipal Records Management Team Lead Mandy Brigham and Assistant City Clerk Pax Faulconer.

### **What's Great About Greeley Report**

Councilmember Olson presented the "What's Great About Greeley" report, at 6:23 p.m.

## **6. Citizen Input**

1. Tiffany Simmons thanked Councilmembers DeBoutez and Rudy for being responsive to residents and engaging in difficult conversations, responding to community concerns.
2. Kathy Hasch spoke about financial hardships many residents struggle with.
3. Bill Gillard discussed the citizen oversight committee formation, noting it took significant citizen action and expense to get the council's attention.
4. Steve Teets spoke about the squeaky bus brakes and presented documentation about health hazards.
5. David Heald used the story of the Titanic as an analogy to discuss current economic concerns.
6. Peggy Sue Squires spoke on the positive aspects of Greeley including UNC football players entering the NFL draft and supported Brian McBroom as city manager.
7. Mary Metzger spoke about diversity issues related to the oversight committee process.
8. Jennifer Andrews spoke about diversity concerns.
9. Robert Lewis spoke about Girl Scout Troop 18 and explained the scouts had attended the meeting to complete their communications merit badge.
10. Evan Peterson spoke about the labor movement history and questioned council's representation of the community.
11. Alexandra Lavelle spoke about council decisions and lack of support for JBS strike.

## **7. Reports from Mayor and Councilmembers**

Councilmember Olson provided an update on the MERGE project, reporting that the contracts are being signed and documents being prepared with the Colorado Department of Transportation.

Mayor Pro Tem McDonald attended the State of the City event and thanked staff for their work organizing it. She attended a water tour with Councilmember Roth and recommended the book "Confluence" about Greeley's water history. She announced Project CONNECT for October 15th and invited participation in the Arbor Day celebration.

Councilmember Roth attended the State of the City event and highlighted Nelvis Alvarez's work recruiting minority community attendance. He reported on DDA meetings discussing TIF funding and upcoming Friday Fest season beginning with Greeley Blues Jam. He attended the NOCO refugee quarterly consultation discussing SNAP benefits and food security.

**8. Initiatives from Mayor and Councilmembers**

None.

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**Consent Agenda**

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**9. Motion to Approve the City Council Work Session Proceedings of March 24, 2026**

**10. Resolution Concerning the Proposed City of Greeley, Colorado, Water Revenue Bonds, Series 2026**

**11. Resolution Concerning the Proposed City of Greeley, Colorado, First-Lien Sewer Improvement Revenue Bonds, Series 2026**

**12. Resolution Accepting Dedication of Right-of-Way for 83rd Avenue**

**13. Resolution Adopting the 2025 - 2030 Weld County Multi-Jurisdictional Hazard Mitigation Plan**

**14. Resolution Appointing Citizens to the West Greeley Project Citizen Oversight Committee**

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**End of Consent Agenda**

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**Councilmember Olson moved to approve Consent Agenda Items 9-14.**  
**Councilmember Rudy seconded the motion. The motion passed 6-0 at 7:02 p.m.**

**15. Pulled Consent Agenda Items**

None.

**16. Resolution naming a finalist for the position of City Manager and authorizing the Human Resources Director to make a conditional offer of employment**

Human Resources Director Martha Lanaghen introduced the item at 7:03 p.m.

Mr. Lanaghen presented Brian McBroom's background, noting his start with Greeley in June 2023 as Community Development Director, later adding economic development duties, and appointment as acting city manager in November 2025. She highlighted his education from the University of Michigan, previous experience as Commerce City manager and Lochbuie town administrator, and personal interests.

Mayor Hall explained the search process, noting that over 60 applications were received and narrowed to candidates for interview, but no suitable candidate was found among external applicants. He thanked Mr. McBroom's willingness to serve as acting manager while initially declining to seek the permanent position.

Councilmembers appreciated his leadership, positivity, and steady guidance during challenging times.

Mr. McBroom thanked Council for their confidence in the entire staff team's hard work during difficult circumstances.

**Councilmember Olson moved to adopt the resolution. Councilmember DeBoutez seconded the motion. The motion passed 6-0 at 7:09 p.m.**

**17. Public hearing and second reading of an ordinance amending Section 24-1408 of Chapter 14 of Title 24 of the Greeley Municipal Code regarding a modification to the West Greeley GID inclusion area**

Interim Planning Manager Caleb Jackson introduced the item at 7:10 p.m.

Mr. Jackson presented revisions to the West Greeley General Improvement District (GID) inclusion area, removing entitled development in Poudre Heights that wouldn't benefit from GID improvements, while adding Great Western Industrial Park and the Hankins property areas that would likely benefit from improvements.

Councilmember DeBoutez questioned the process of including unannexed properties. Mr. Jackson explained that properties would be required to join the GID upon annexation.

Mayor Hall opened the public hearing at 7:14 p.m.

With no public comment the public hearing closed at 7:15 p.m.

**Mayor Pro Tem McDonald moved to adopt the ordinance and publish with reference to title only. Councilmember Olson seconded the motion. The motion passed 6-0 at 7:15 p.m.**

**18. Public hearing and second reading of an ordinance annexing to the City of Greeley, Colorado, certain unincorporated territory located in Weld County, Colorado, known as "West Lowell"**

Interim Director of Community Development Don Threewitt introduced the item at 7:15 p.m.

Mr. Threewitt presented for both Items 18 and 19 - the annexation and zoning of 56.66 acres of agricultural land east of North 59th Avenue, currently undeveloped and used for agriculture and open space. Mr. Threewitt explained that the annexation aligns with comprehensive plan designations for city-owned natural area, riparian land, and rural neighborhood uses.

Mayor Hall opened the public hearing at 7:19 p.m.

1. Steve Teets spoke about annexation costs and the need to address existing city infrastructure before expanding.

With no further comments the public hearing closed at 7:22 p.m.

There were no questions from Council.

**Councilmember DeBoutez moved to adopt the ordinance and publish with reference to title only. Councilmember Rudy seconded the motion. The motion passed 6-0 at 7:23 p.m.**

**18. Public hearing and second reading of an ordinance to establish zoning of the properties collectively known as ZON2024-0008, West Lowell Establishment of Zoning**

Using the same presentation, Mr. Threewitt introduced the item at 7:23 p.m.

Mr. Threewitt explained the proposed zoning districts of holding agriculture and conservation districts for the annexed property, designed to preserve undeveloped character while allowing limited agricultural and recreational uses.

Mayor Hall opened the public hearing at 7:24 p.m.

With no comment the public hearing closed at 7:24 p.m.

**Councilmember Olson moved to adopt the ordinance and publish with reference to title only. Councilmember DeBoutez seconded the motion. The motion passed 6-0 at 7:25 p.m.**

**19. Public hearing and second reading of an ordinance to reappoint Municipal Judge Mark Gonzales to a new four-year term**

Human Resources Director Martha Lanaghen introduced the item at 7:25 p.m.

Ms. Lanaghen presented Judge Gonzales' performance record, including managing increasing caseloads from 12,000 to 17,000 cases while achieving 101% case resolution efficiency and reducing average disposition time from 83 to 67 days. She noted the courts collected over \$5 million in revenue during his term. She highlighted his judicial review board ratings and employee testimonials for legal expertise, commitment to justice, and transformation of court operations.

Mayor Hall opened the public hearing at 7:28 p.m.

With no public comment, the public hearing closed at 7:28 p.m.

Councilmember Olson spoke about the consistently positive reviews from lawyers, staff, and court participants.

Councilmember Rudy shared observations from attending court sessions, noting Judge Gonzales' professionalism and fair treatment of all citizens.

**Councilmember Olson moved to adopt the ordinance and publish with reference to title only. Mayor Pro Tem McDonald seconded the motion. The motion passed 6-0 at 7:31 p.m.**

**20. 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**

Deputy Director of Budget and Policy Kalen Myers introduced this item at 7:31 p.m.

Ms. Myers presented the annual supplemental appropriation of \$59 million in expenditures, including \$34 million in carryover from 2025 and \$22 million in new requests. She highlighted that new general fund requests totaling \$521,000 were offset by grants and other revenues, requiring no new draws from the general fund balance.

Key items included Cameron Peak fire mitigation (\$4.2 million), victim services funding, school resource officers, Keep Greeley Moving carryover (\$5.9 million), 83rd Avenue improvements, and completion of projects like Red Tail Park and 16th Street enhancements.

Mayor Hall opened the public hearing at 7:39 p.m.

1. Peggy Sue Squires asked about the homeless shelter funding and if it was going to be affected by this appropriation. Ms. Myers clarified it was not included in this appropriation, as it was already included in the 2026 budget.

With no further comments, the public hearing closed at 7:40 p.m.

**Mayor Pro Tem McDonald moved to adopt the ordinance and publish with reference to title only. Councilmember Olson seconded the motion. The motion passed 6-0 at 7:40 p.m.**

**21. Public hearing and second reading of an ordinance providing for the issuance by the City of Greeley, Colorado, acting by and through its water enterprise, of its Water Revenue Bonds, Series 2026**

Division Treasurer Robert Miller introduced the item at 7:41 p.m.

Mr. Miller presented the \$50 million water bond issuance with 20-year maturity, average annual payments of \$4.1 million, and total repayment cost of \$74 million. The bonds would fund water rights purchases, transmission and distribution system improvements, storage infrastructure rehabilitation, and Terry Ranch aquifer access infrastructure.

Councilmember Olson asked what the expected interest rates would be. Municipal advisor Jason Simmons indicated current interest rates are just over 4%, with a maximum allowance of 5.25% built into the ordinance for market volatility protection.

Mayor Hall opened the public hearing at 7:46 p.m.

1. Steve Teets asked the city to save money instead of issuing bonds, noting the burden of increased rates for services.

With no further comments, the public hearing closed at 7:47 p.m.

**Councilmember Olson moved to adopt the ordinance and publish with reference to title only. Councilmember Rudy seconded the motion. The motion carried 6-0 at 7:48 p.m.**

**22. Public hearing and second reading of an ordinance authorizing the issuance and sale by the City of Greeley, Colorado, acting by and through its sanitary water enterprise, of First-Lien Sewer Improvement Revenue Bonds, Series 2026**

Division Treasurer Robert Miller introduced the item at 7:47 p.m.

Mr. Miller presented the parallel \$50 million sewer bond issuance with identical terms for wastewater treatment facility rehabilitation, generator replacement, trunk sewer expansion, and regional treatment capacity investments.

Councilmember DeBoutez confirmed the double-A-plus rating applied to each enterprise separately. Councilmember Olson questioned the rehabilitation phases, with Water and Sewer Director Sean Chambers explaining this completed phase 2 of regulation compliance work while earning star credits that delayed more expensive regulatory requirements from the early 2030s to late 2030s, avoiding \$100 million in future costs.

Mr. Chambers emphasized the facility's \$16.5 million annual operating cost and noted that replacing the facility would cost \$250-300 million, making maintenance investments crucial for industrial capacity and community jobs.

Mayor Hall opened the public hearing at 7:49 p.m.

1. Kathy Hasch questioned why the \$100 million combined bond issuance wasn't put to public vote. City Attorney Stacy Aurzada explained that enterprise funds don't require voter approval under state law.

With no additional comments, the public hearing closed at 7:57 p.m.

**Councilmember Olson moved to adopt the ordinance and publish with reference to title only. Councilmember Roth seconded the motion. The motion passed 6-0 at 7:58 p.m.**

**23. Public hearing and second reading of an ordinance amending Section 1-4 of the Greeley Municipal Code relating to definitions of elections**

City Clerk Heidi Leatherwood introduced the item at 7:58 p.m.

Ms. Leatherwood presented proposed amendments to define "general municipal election" as elections for council members or mayors, with all other elections being "special elections." The changes aimed to eliminate ambiguity that created confusion during recent petition processes.

Councilmember DeBoutez questioned how this would affect citizen initiative signature requirements. Staff explained that initiatives would still use general election vote totals

for signature thresholds, but the definition would clarify which elections qualified as "general" versus "special."

Mayor Hall opened the public hearing at 8:02 p.m.

1. Bill Gillard spoke about the rushed process to change the code and lack of clear explanation. City Attorney Aurzada clarified that general elections would be odd-year elections when council members and mayors are elected, while special elections would be any others, including even-year elections with ballot measures.
2. Tiffany Simmons spoke about the clarification but suggested more specific language referencing "odd numbered years during the regular election cycle" to prevent future interpretation issues, particularly regarding potential recall elections.

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

**Councilmember Olson moved to adopt the ordinance and publish with reference to title only. Councilmember Rudy seconded the motion. The motion passed 6-0 at 8:11 p.m.**

- 24. 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**

**Mayor Pro Tem McDonald moved to approve the motion. Councilmember Olson seconded the motion. The motion passed with a voice vote of 6-0 at 8:12 p.m.**

**25. Scheduling Meetings, Other Events**

None.

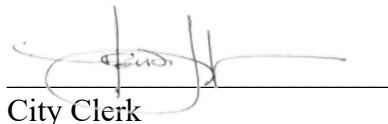
**26. Adjournment**

With no further business to come before Council, Mayor Hall announced the meeting was adjourned at 8:12 p.m.

Approved:

  
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Mayor

Attested:

  
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City Clerk