

City of Greeley, Colorado
City Council Meeting Proceedings
Tuesday, May 5, 2026

1. Call to Order

Mayor Hall called the meeting to order at 5 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

Small Business Week Proclamation

Mayor Hall read the Small Business Week Proclamation at 5:01 p.m. Present to accept were Kimberly Ponce and Jamie Henning.

Economic Development Week Proclamation

Mayor Hall read the Economic Development Week Proclamation at 5:05 p.m. recognizing. Interim Deputy Director of Economic Development Derrek Jerred accepted on behalf of the Economic Development and Urban Revitalization (EDUR) team, introducing team members.

Mental Health Month Proclamation

Mayor Hall read the Mental Health Month Proclamation at 5:10 p.m. Community Outreach Director Micaela Sanchez accepted on behalf of North Range Behavioral Health.

Natural Police Week Proclamation

Mayor Hall read the National Police Week Proclamation at 5:15 p.m. Deputy Police Chief Mike Zeller was present to accept and invited the community to the Weld County Law Enforcement Memorial on May 14 at 6:00 p.m. to honor officers killed in the line of duty in 2025.

What's Great About Greeley Report

Councilmember Roth presented the "What's Great About Greeley" report, at 5:18 p.m.

6. City of Greeley Council Ward I Councilmember Interviews

Mayor Hall explained the panel interview process for filling the Ward I vacancy. City Clerk Leatherwood administered questions to the six finalists:

- Robert Casey
- Craig Huddleston
- Gabriel Llanas
- Kyle Rush
- Kimberly Soper
- Gregory Yielding

City Clerk Heidi Leatherwood asked the following questions:

1. What is the most critical issue facing the city in the next five years?
2. What is working well in Ward 1?
3. What is the single most important issue in Ward 1?

Councilmembers also had follow-up questions.

City Clerk Leatherwood distributed ballots to Council. A selection was made during the first round of ballots. Mayor Hall announced that Craig Huddleston was selected to fill the Ward I vacancy, and the oath of office would take place on May 19. City Clerk staff would coordinate the onboarding process.

7. Citizen Input

1. Connie Garcia spoke about fence installation and right-of-way restrictions. She also spoke about the abandoned Marriott Hotel on Highway 34. Mayor Hall requested that Acting City Manager McBroom delegate staff to follow up.
2. Bill Gillard spoke about the Catalyst project and estimated that \$13.5 million in annual net revenue could be generated. He spoke voiced the need for transparency of the project.
3. Steve Teets spoke about VIA transit service for wheelchair users, constant bus brake noise, and needed transparency for the downtown project.
4. Rachel Burdan spoke about the West Greeley Project Citizen Oversight Committee and encouraged the members to read all feasibility studies.
5. Mary Metzger spoke about the Oversight Committee needing more diversity.
6. Evan Peterson spoke about the Ward I appointment process, the Catalyst Project and spending priorities.

8. Reports from Mayor and Councilmembers

Councilmember Rudy participated at the Greeley Senior Center in a roundtable event and followed up with staff on questions he could not answer.

Mayor Pro Tem McDonald highlighted the Greeley Philharmonic's Beethoven/Bernstein concert and invited the public to the Colorado Dance Collective's spring showcase at the UNC Campus Commons on Saturday at 6 p.m.

Councilmember Roth attended the UNC Bear Fest and the Cinco de Mayo celebrations, and the Greeley Philharmonic concert.

Mayor Hall attended the NOCO Foundation Housing Forum noting a new down payment assistance program.

Councilmember DeBoutez announced office hours on Wednesday May 6 at 9 a.m. at Margie's Java Joint.

9. Initiatives from Mayor and Councilmembers

None.

Consent Agenda

10. Motion to Approve the City Council Meeting Proceedings of April 7, 2026, and City Council Work Session Proceedings of April 14, 2026

11. 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

12. Resolution Authorizing the City to Enter into a Contract for Consulting Services between the City of Greeley and Logan Simpson for Development Code Updates

13. Resolution of the City of Greeley City Council Authorizing the City to Enter into an Intergovernmental Agreement with Weld County for the Exchange of Real Property

14. Resolution to Appoint Brian McBroom to the Position of City Manager for the City of Greeley

15. Introduction and First Reading of an Ordinance Authorizing a Salary and Certain Benefits for the City Manager

16. Introduction and First Reading of an Ordinance Authorizing the Acquisition of Real Property for the 12th St Outfall and Potable Water Infrastructure

17. Introduction and First Reading of an Ordinance Changing the Official Zoning Map for the Uptown Rezone ZON2024-0002

18. Introduction and First Reading of an Ordinance Changing the Official Zoning Map for the 'Schmerge' Annexation

19. Introduction and First Reading of an Ordinance Changing the Official Zoning Map for the 'Kinnison' Annexation

End of Consent Agenda

Mayor Pro Tem McDonald pulled item 13. Councilmember DeBoutez pulled item 17.

Councilmember Olson moved to approve consent agenda items 10-12, 14-16, and 18-19. Councilmember Rudy seconded the motion. The motion passed 6-0 at 6:50 p.m.

20. Pulled Consent Agenda Items

Item 13 - Resolution of the City of Greeley City Council authorizing the City to enter into an Intergovernmental Agreement with Weld County for the exchange of real property

Mayor Pro Tem McDonald asked whether the land trade agreement was contingent on any specific development or simply a property exchange among partners. Deputy City Manager Kelli Johnson confirmed and added that the agreement facilitates the land exchanges necessary for the City, Weld County, and the school district to each own their respective portions of the downtown campus site. No development agreement was implied.

Mayor Pro Tem McDonald further inquired about the fiscal impact and the breakdown of the previously approved \$10.7 million predevelopment budget. Ms. Johnson explained that the \$10.7 million covered predevelopment costs including land acquisition, demolition, project management, and soft costs, and that these funds were not directed to private developers.

Councilmember Olson acknowledged the ongoing budget discussions related to both the West Greeley and downtown projects and sought confirmation that approval of this land trade did not commit the City to move forward with the development component. Ms. Johnson confirmed that the resolution authorized only the land exchange, and that the path forward on development remained a separate discussion for Council.

Councilmember Olson moved to adopt the resolution. Councilmember DeBoutez seconded the motion. The motion passed 6-0 at 6:55 p.m.

Item 17-Introduction and First Reading of an Ordinance Changing the Official Zoning Map for the Uptown Rezone ZON2024-0002

Councilmember DeBoutez asked about the rezoning of approximately 290.56 acres at the gateway to Greeley from Highway 34, noting it was the last remaining Holding Agriculture (HA) parcel in that corridor. She questioned whether the proposed base zoning — Commercial High Intensity (C-H) and Industrial Medium Intensity (I-M) were consistent with the Comprehensive Plan, which she said identified the area for a community separator, a business park, and major employers. She also questioned why a Planned Unit Development (PUD) was not pursued to give the City greater design control over this prominent entry corridor.

Interim Director of Community Development Don Threewitt responded that the applicant applied for base zoning because it met their development intentions. He clarified that the community separator on the western edge of the property would be maintained throughout any subsequent development process, and that the proposed zoning was consistent with both the relevant Intergovernmental Agreement and the Comprehensive Plan's vision for highway-level commercial development along Highway 34.

Mr. Threewitt also addressed Councilmember DeBoutez's concern about compatibility with the adjacent Delantero PUD, confirming that the two plans' adjacent land uses are compatible as currently envisioned.

Councilmember DeBoutez stated for the record that she hoped the applicant was listening and urged creative, aesthetically distinctive design.

Councilmember Rudy moved to introduce the ordinance and schedule the public hearing and second reading for May 19, 2026. Councilmember Olson seconded the motion. The motion passed 6–0 at 7:07 p.m.

21. Resolution and Public Hearing Approving an Amendment to the Consolidated Service Plan for Delantero Metropolitan District Nos. 1 – 10

Interim Director of Community Development Don Threewitt introduced the item at 7:03 p.m.

Mr. Threewitt presented the request to amend the previously approved service plan for Delantero Metropolitan District Nos. 1–10 to expand the inclusion area. The amendment incorporated approximately 300 acres known as Delantero South (annexed in 2024 under the L&T Annexation and zoned Residential Estate, Residential Low, and Residential Medium).

The area is north of County Road 54 and west of Highway 257. Staff found the proposal consistent with the approval criteria in Chapter 12 of the Development Code and recommended approval.

Councilmember Olson noted the proximity of County Road 17 and US 34 improvements underway and emphasized the need for right-of-way dedication through the development process. Mr. Threewitt confirmed the developer was aware of and supportive of planned regional transportation improvements.

Mayor Hall opened the public hearing at 7:07 p.m.

1. Steve Teets spoke against amending Delantero Metropolitan Districts' service plan.
2. Bill Gillard spoke about increased traffic on Highway 34. He suggested collaboration with the State for a four-lane expansion to meet development demands.

With no further comments the public hearing closed at 7:11 p.m.

Mayor Pro Tem McDonald moved to adopt the resolution. Councilmember Rudy seconded the motion. The motion passed 6–0 at 7:11 p.m.

22. Resolution and Public Hearing Making Certain Findings of Fact and Conclusions Regarding Proposed Annexation of 'Great Western Industrial Park' (GWIP)

Interim Director of Community Development Don Threewitt introduced the item at 7:11 p.m.

Mr. Threewitt presented the serial annexation of the Great Western Industrial Park (GWIP), comprised of 15 separate annexation parts totaling 325.85 acres.

Mr. Threewitt clarified that the hearing references eligibility for annexation under Colorado Statute §§ 31-12-104 and 31-12-105, and does not constitute the official annexation, which is scheduled for an ordinance hearing on June 16, 2026. Staff found that each of the 15 parts met the required contiguity threshold of at least one-sixth (16.67%) with Greeley's city boundaries, that a community of interest exists, and that the areas are urban or will be urbanized in the near future.

Applicant representative Mark Savala, Senior Development Manager with Burrow Real Estate Group, stated the development was viewed as a significant economic development opportunity, particularly in connection with the City's primary employer water bank, and that the applicant has been working closely with staff on uses and industrial recruitment.

Councilmember Olson spoke about Windsor's opposition to the annexation and asked Savala directly why the applicant was seeking annexation into Greeley rather than Windsor. Mr. Savala explained that the types of industrial employers they intend to recruit are best supported by Greeley's water resources, and that the corridor connecting the property to Greeley was intentionally created by a previous property owner to preserve the ability to choose the most appropriate municipal service provider.

Mayor Hall opened the public hearing at 7:17 p.m.

1. Scott Ballstadt, represented the Town of Windsor's Community Development Department and spoke about Windsor's request for Council to pause the application and meet with the Windsor Town Board to explore partnership opportunities.
2. Steve Teets spoke against the annexation, citing the City's budget constraints and Highway 34 congestion.

With no further speakers, the public hearing closed at 7:21 p.m.

Councilmember McDonald moved to adopt the resolution making certain findings of fact and conclusions regarding the proposed annexation of property known as "Great Western Industrial Park" GWIP Annexation No. 1, comprised of 0.002 acres. Councilmember Roth seconded the motion. The motion passed 6-0 at 7:22 p.m.

Councilmember Olson moved to adopt the resolution making certain findings of fact and conclusions regarding the proposed annexation of property known as "Great Western Industrial Park" for GWIP Annexation No. 2, comprised of 0.006 acres. Councilmember Rudy seconded the motion. The motion passed 6-0 at 7:22 p.m.

Councilmember Rudy moved to adopt the resolution making certain findings of fact and conclusions regarding the proposed annexation of property known as "Great Western Industrial Park" for GWIP Annexation No. 3, comprised of 0.016 acres. Councilmember Roth seconded the motion. The motion passed 6-0 at 7:23 p.m.

Councilmember Olson moved to adopt the resolution making certain findings of fact and conclusions regarding the proposed annexation of property known as "Great Western Industrial Park" for GWIP Annexation No. 4, comprised of 0.059 acres. Councilmember McDonald seconded the motion. The motion passed 6-0 7:23 p.m.

Councilmember Olson moved to adopt the resolution making certain findings of fact and conclusions regarding the proposed annexation of property known as "Great Western Industrial Park" for GWIP Annexation No. 5, comprised of 0.255 acres. Councilmember Rudy seconded the motion. The motion passed 6-0 at 7:24 p.m.

Councilmember Rudy moved to adopt the resolution making certain findings of fact and conclusions regarding the proposed annexation of property known as "Great Western Industrial Park" for GWIP Annexation No. 6, comprised of 0.306 acres. Councilmember Roth seconded the motion. The motion passed 6-0 at 7:25 p.m.

Councilmember Roth moved to adopt the resolution making certain findings of fact and conclusions regarding the proposed annexation of property known as "Great Western Industrial Park" for GWIP Annexation No. 7, comprised of 0.37 acres. Councilmember McDonald seconded the motion. The motion passed 6-0 at 7:25 p.m.

Councilmember Rudy moved to adopt the resolution making certain findings of fact and conclusions regarding the proposed annexation of property known as "Great Western Industrial Park" for GWIP Annexation No. 8, comprised of 1.134 acres. Councilmember DeBoutez seconded the motion. The motion passed 6-0 at 7:26 p.m.

Councilmember Roth moved to adopt the resolution making certain findings of fact and conclusions regarding the proposed annexation of property known as "Great Western Industrial Park" for GWIP Annexation No. 9, comprised of 0.001 acres. Councilmember Rudy seconded the motion. The motion passed 6-0 at 7:27 p.m.

Councilmember Olson moved to adopt the resolution making certain findings of fact and conclusions regarding the proposed annexation of property known as "Great Western Industrial Park" for GWIP Annexation No. 10, comprised of 0.005 acres. Councilmember Rudy seconded the motion. The motion passed 6-0 at 7:27 p.m.

Councilmember Rudy moved to adopt the resolution making certain findings of fact and conclusions regarding the proposed annexation of property known as "Great Western Industrial Park" for GWIP Annexation No. 11, comprised of 0.016 acres. Councilmember Olson seconded the motion. The motion passed 6-0 at 7:28 p.m.

Councilmember Rudy moved to adopt the resolution making certain findings of fact and conclusions regarding the proposed annexation of property known as "Great Western Industrial Park" for GWIP Annexation No. 12, comprised of 0.055. Councilmember Roth seconded the motion. The motion passed 6-0 at 7:29 p.m.

Councilmember McDonald moved to adopt the resolution making certain findings of fact and conclusions regarding the proposed annexation of property known as "Great Western Industrial Park" for GWIP Annexation No. 13, comprised of 0.256 acres. Councilmember Rudy seconded the motion. The motion passed 6-0 at 7:29 p.m.

Councilmember Olson moved to adopt the resolution making certain findings of fact and conclusions regarding the proposed annexation of property known as "Great Western Industrial Park" for GWIP Annexation No. 14, comprised of 0.732 acres. Councilmember Rudy seconded the motion. The motion passed 6-0 at 7:30 p.m.

Councilmember Rudy moved to adopt the resolution making certain findings of fact and conclusions regarding the proposed annexation of property known as "Great Western Industrial Park" for GWIP Annexation No. 15, comprised of 322.427 acres. Councilmember Roth seconded the motion. The motion passed 6-0 at 7:30 p.m.

23. Motion to go into Executive Session for Matters Related to the 2026 Greeley Fire Fighters L888 Collective Bargaining Agreement Negotiations

A motion to enter executive session pursuant to C.R.S. §§ 24-6-402(4)(b) and 24-6-402(4)(e) and Greeley Municipal Code §§ 2-1518(2) and 2-1518(5) to receive legal advice and to determine positions, develop strategy, and instruct negotiators regarding the 2026 Greeley Firefighters IAFF Local 888 Collective Bargaining Agreement negotiations.

Mayor Pro Tem McDonald moved to approve the motion. Councilmember Rudy seconded the motion. The motion passed 6-0 at 7:32 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

Councilmember Olson moved to approve the motion. Mayor Pro Tem McDonald seconded the motion. The motion passed with a voice vote 6-0 at 7:33 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 7:33 p.m.

23. Motion to go into Executive Session for Matters Related to the 2026 Greeley Fire Fighters L888 Collective Bargaining Agreement Negotiations

Mayor Dale Hall started the Executive Session at 7:47 p.m. in the Colorado Room. The meeting was electronically recorded as required by Colorado Open Meetings Law.

All Councilmembers were present along with City Attorney Stacey Aurzada, City Manager Brian McBroom, Assistant City Manager Kimberly Southern, Fire Chief Brian Kuznik, Deputy Fire Chief Chris Ellmer, Director of Budget and Policy Nathan Mosley, and Assistant City Attorney Ned Chapin.

The executive session was for the purpose of conferring with the City Attorney to receive legal advice and to determine positions, develop strategies, and provide instructions to negotiators regarding collective bargaining as provided under C.R.S. Section 24-6-402 (4)(b) and 24-6-402 (4)(e)(l), and Greeley Municipal Code Section 2-151(a)(2) and 2-151(a)(5).

Mayor Hall cautioned each participant in the executive session to confine discussion to the stated purpose and reminded everyone that no formal action may occur in executive session. He asked if at any point in the executive session any participant believes that the discussion was going outside the proper scope of the executive session, to please interrupt the discussion and raise an objection.

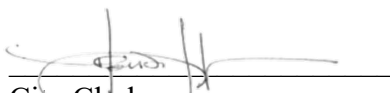
The Executive Session concluded at 8:21 p.m.

The recording of this executive session will be retained as provided in the City's records retention policy and in conformity with the Colorado Open Meetings Law for a period of 90 days.

Approved:


Mayor

Attested:


City Clerk