

City of Greeley, Colorado
City Council Meeting Proceedings
Tuesday, May 19, 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 Deb DeBoutez
Mayor Pro Tem Melissa McDonald
Councilmember Johnny Olson
Councilmember Brian Rudy
Councilmember Ryan Roth
Mayor Dale Hall

4. Resolution appointing David “Craig” Huddleston to the vacant Ward 1 Office for Councilmember

Mayor Hall presented a resolution to appoint David "Craig" Huddleston to the vacant Ward I Councilmember seat.

Councilmember Olson moved to adopt the resolution. Councilmember Roth seconded the motion. The motion passed 6–0 at 6:04 p.m.

5. Oath of Office

Municipal Judge Mark Gonzales administered the Oath of Office to Councilmember David "Craig" Huddleston, who was welcomed to his seat by Mayor Hall and Council.

6. Mayor’s Order for Emergency Succession – Discussion of Council Assignments to Boards and Commissions and Standing Committees

Mayor Hall announced the order for emergency succession, with Councilmember Huddleston being added as the seventh member of Council.

Mayor Hall announced the following updates to board and commission assignments following Councilmember Huddleston's appointment:

- Councilmember Huddleston was appointed to the Human Relations Commission.

- Councilmember Roth was assigned as representative to both the Downtown Development Authority and the Island Grove Advisory Board.
- Mayor Pro Tem McDonald was assigned to the Police Pension Board.

7. Approval of the Agenda

No changes were made to the agenda.

8. Recognitions and Proclamation

Historic Preservation Month Proclamation

Mayor Hall read the Historic Preservation Month Proclamation at 6:05 p.m. Dan Podell, Marshall Clough, and Betsy Kellums from the Greeley Historic Preservation Commission accepted.

Public Works Week Proclamation

Mayor Hall read the National Public Works Week Proclamation at 6:09 p.m. Public Works Director Seth Sorensen and Infrastructure Superintendent Jerry Pickett, along with members of the public works team accepted.

National Travel & Tourism Month Proclamation

Mayor Hall read the National Travel and Tourism Week Proclamation at 6:13 p.m. Deputy Director of External Communications Jaqueline Villegas, Rochelle Peth, Katie Thompson, John Kietzmann, Thaddeus Ellis, Joey Martinez, and Patience Medina accepted.

Early Risers Toastmaster Club #784 Day Proclamation

Mayor Hall read the Early Risers Toastmasters Club #784 Day Proclamation at 6:18 p.m. Club President Sharon Foster, Verniece Thomas, Bob Johnston, Deb Johnston, Nancy Puga, Pam Groeger, Tony Groeger, and Bill Gillard accepted.

What's Great About Greeley Report

Councilmember DeBoutez presented the "What's Great About Greeley" report, at 6:22 p.m.

Mayor Hall welcomed Seth Sorensen as the new Public Works Director.

9. Citizen Input

1. Geoffrey Havens spoke about the CPRD Cost Recovery Management Plan, discussing fee increases, stakeholder engagement, and process evaluation of the City's role in museum operations.
2. Tannis Bator spoke about prioritizing Greeley's attractions and other cultural assets in budget decisions.
3. Gary Alexander spoke about museum investment, stressing the vital role of quality-of-life amenities in the community and unique experiential education.
4. Karen Zach announced the America 250/Colorado 150 celebration planned for Bittersweet Park and public ceremony on August 1 at 10 a.m.

5. Tiffany McCall, accompanied by a group of student representatives, presented a petition requesting the park restroom hours be extended beyond the current May 1–September 30 window.
6. Jeremy Peterson opposed a large-scale data center development proposal in Greeley, arguing that such facilities place extraordinary demands on electricity, water, and infrastructure.
7. Steve Teets spoke about safety concerns of new paratransit vans whose rear-exit design was unsafe. He also opposed e-bikes and e-scooters as unsafe for pedestrians.
8. Jude Nordstrom spoke about the inability to hear speakers in the back of the room, asked for the Cascadia issue to be placed on the ballot and train horn noise at railroad crossings.
9. Tiffany Simmons spoke about the CPRD cost recovery plan highlighting that the communities used for price comparisons did not reflect Greeley's demographics.
10. Bill Gillard spoke about the budget situation and requested a longer time period between first and second reading of ordinances.
11. Peggy Sue Squires spoke about transparency and fiscal responsibility and police staffing shortages for community issues like homelessness.
12. Stephanie Ludwigsen spoke about the West Greeley Project Oversight Committee's structure and outcomes and asked for clearer discussions.
13. Mary Metzger spoke about the oversight committee's facilitator and her concerns of bias towards adopting the Cascadia project. She also spoke about the city manager's salary and a data center partnership with county commissioners.
14. Evan Peterson supported placing the Cascadia/Catalyst project on the ballot and spoke about the city manager's salary and council members' compensation.
15. Alexandra Lavelle spoke community opposition to the Cascadia project and requested a vote on the ballot.

10. Reports from Mayor and Councilmembers

Mayor Pro Tem McDonald reported on a Weld Project Connect meeting held the prior Thursday, a community services event offering free health services; announced the next event is October 15th and encouraged volunteer sign-ups through United Way. She also acknowledged Armed Forces Day, thanked CPRD staff who came in on their day off to assist with an event, and reported on a productive Monday meeting with Weld County, the airport authority, and city staff regarding east sub-area planning.

Councilmember Roth reported on a tour of city water resources taken with Councilmember DeBoutez, thanking staff members Virgil Pierce, Leah Hubbard, and Randy Gustafson (who has served Greeley Water for nearly 50 years) for their time. He also thanked staff from inspections and development for organizing a flag-laying ceremony at Lynn Grove Cemetery and encouraged the public to attend the Memorial Day ceremony Monday at 9 AM. He additionally announced Greeley's first USL League 2 soccer team, Atletico Union, would play their first home game Saturday at 6 PM at Jackson Field.

Councilmember DeBoutez reported having taken a travel training tour of Greeley-Evans Transit routes 1 and 5, noting that route 1 does have a squeaky brake issue that merits

attention. She thanked transit and public works staff for their service and announced she would hold office hours the following evening at 5 PM at Atlas Coffee House on 16th Street.

Mayor Hall reported on a Friday meeting with a delegation from Mongolia, whose representatives chose Greeley as a visit destination due to similarities with their home city. He noted the delegation expressed interest in a potential sister city arrangement and committed to compiling a formal report for Council. He also reflected on his participation in the Armed Forces Day ceremony with Mayor Pro Tem McDonald, Councilmember Rudy, and soon-to-be Councilmember Huddleston, noting it was personally meaningful to him as a veteran.

11. Initiatives from Mayor and Councilmembers

Councilmember Rudy put forward an initiative to direct Parks and Recreation staff to examine the feasibility of extending park restroom hours beyond the current operating season, prompted by the student petition presented during citizen input. Council reached consensus to pursue the initiative, and City Manager McBroom was directed to follow up.

Consent Agenda

- 12.** Motion to approve the proceedings of the April 16 Special Meeting, April 21 City Council Meeting, and the April 28 Work Session
- 13.** Resolution adopting an IGA with Weld County for new 24-hour ballot box drop off location
- 14.** Resolution authorizing a grant agreement with the State of Colorado, Department of Local Affairs, to receive a Homelessness Resolution Program Grant
- 15.** Resolution of the City Council of the City of Greeley establishing the Mayor's Economic Development Task Force

End of Consent Agenda

Mayor Pro Tem McDonald pulled Item 14.

Councilmember Rudy made the motion to approve Consent Agenda Items 12, 13, and 15. Mayor Pro Tem McDonald seconded the motion. The motion passed 7–0 at 7:22 p.m.

16. Pulled Consent Agenda Items

Item 14 — Resolution authorizing a grant agreement with the State of Colorado, Department of Local Affairs, to receive a Homelessness Resolution Program Grant

Mayor Pro Tem McDonald pulled Item 14 to inquire about the sustainability of grant funding. Homelessness Solutions Director Mandy Shreve explained that this is the third year the city has received the grant from DOLA (Department of Local Affairs), noting that the structure changes each year. This year's award of \$115,000 includes \$75,000 for eviction prevention assistance and \$40,000 for street outreach, with both expected to be expended within the grant year. Mayor Pro Tem McDonald expressed concern about reliance on grant funding that may not be renewed, drawing a parallel to \$6 million in federal funding that had subsequently been absorbed into the city's general budget.

Deputy City Manager Kelli Johnson clarified that these specific dollars fund direct program services—such as short-term rental assistance, down payment assistance, and basic household needs—and are not tied to staff FTE positions, nor do they require a city match.

Mayor Pro Tem McDonald also asked whether there had been progress on developing a centralized system to coordinate eviction prevention services. Ms. Shreve acknowledged that those conversations had begun under a former housing specialist but had not been formalized, and noted the city is working alongside nonprofit partners already providing prevention services.

Councilmember Huddleston requested that staff provide Council with a list of all grant terms, conditions, and any state or federal riders attached to the agreement prior to execution. City Attorney Stacey Aurzada confirmed that staff reviewed all terms for legal compliance before signing and agreed to provide the list.

Councilmember DeBoutez made the motion to adopt the resolution. Councilmember Rudy seconded the motion. The motion passed 7–0 at 7:30 p.m.

17. Public hearing and second reading of an ordinance authorizing a salary and certain benefits for the City Manager

Director of Human Resources Martha Lanaghen introduced the item at 7:31 p.m.

Ms. Lanaghen presented the compensation ordinance for City Manager Brian McBroom. The package included a base salary of \$300,000 per year, standard city employee health benefits (medical, dental, etc.), a 12% retirement contribution to a 401(k), and PTO accrual at the rate of an executive with 21 or more years of tenure, capped at 500 hours.

Councilmember Roth raised a constituent concern regarding the city charter requirement that the city manager reside within city limits. City Manager McBroom confirmed the charter requirement and reported that, within the 60-day transition period provided in his employment agreement, he and his family have a home under contract in Greeley with an anticipated closing date of June 8th and a planned move by end of June.

Mayor Hall opened the public hearing at 7:34 p.m.

1. Bill Gillard addressed the Council; his comments were not related to the specific agenda item.
2. Steve Teets spoke regarding the proposed salary amount and questioned whether the compensation was proportionate to the earnings of average taxpayers.
3. Tiffany Simmons addressed the Council and was reminded by Mayor Hall to provide testimony relevant to the City Manager's Salary and Benefits item.
4. Mary Metzger addressed the Council; her comments were not related to the specific agenda item.

With no additional speakers wishing to comment, Mayor Hall closed the public hearing at 7:40 p.m.

Councilmember DeBoutez commented on the City Manager position, noting that managing a staff of 1,800 employees with a \$540 million budget, and being available 24/7, at \$300K equates to roughly \$33 per hour. She thanked Mr. McBroom.

Mayor Pro Tem McDonald echoed earlier sentiments and acknowledged Mr. McBroom's responsiveness and leadership during a period of significant internal and public scrutiny.

Councilmember Rudy thanked Mr. McBroom for his leadership.

Mayor Hall noted that the salary offered was below that of the former city manager and the general market rate for similar positions. He also thanked Mr. McBroom.

Councilmember Huddleston abstained from the vote, due to spoken potential conflict of interest.

Mayor Pro Tem McDonald moved to adopt the ordinance and publish with reference to title only. Councilmember DeBoutez seconded the motion. The motion passed 6–0, with Councilmember Huddleston abstaining.

18. Public hearing and second reading of an ordinance authorizing the acquisition of real property by purchase or the power of eminent domain for the 12th St Outfall and potable water infrastructure

Chief Engineer Adam Prior introduced the item at 7:45 p.m.

Mr. Prior provided background on the project, noting that Phase 1 was completed in 2025, sized for a 10-year storm event, now being upgraded to a 100-year flood event for greater downtown resiliency. The expanded project required additional water quality treatment capacity to meet state standards. The existing 6-acre-foot pond would be expanded to approximately 15 acre-feet to accommodate increased flows from downtown development.

The proposed property acquisitions involved fee simple purchases of the Nadir and Allen properties along Second Avenue, easements across CDOT Highway 34 right-of-way, and

temporary and permanent easements through Leprino Foods Company for stormwater and water utility pipeline.

Mr. Prior noted that over the past six years, the city has undertaken 13 eminent domain authorizations involving 148 property owners and 199 parcels, and that only four required condemnation proceedings, none of which went to court.

Mayor Hall asked Mr. Prior to articulate the consequences of not proceeding. Mr. Prior explained that failing to act would result in non-compliance with state water quality requirements and limit flood mitigation capacity downtown, potentially exposing existing and future infrastructure to greater risk.

Mr. Prior noted that the Stormwater Advisory Board recommended Council approval of eminent domain authority on April 1, 2025.

Mayor Hall opened the public hearing at 7:57 p.m.
With no further speakers, the public hearing closed at 7:57 p.m.

Mayor Pro Tem McDonald made the motion to adopt the ordinance and publish with reference to title only. Councilmember Rudy seconded the motion. The motion passed 7-0 at 7:58 p.m.

19. Public hearing and second reading of an ordinance changing the official Zoning Map of the City of Greeley, Colorado, from Holding Agriculture (H-A) to Commercial High Intensity (C-H) and Industrial Medium Intensity (I-M) changing the land use designations for approximately 290.56 acres located southeast of the intersection of and US Highway 34 and County Road 17

Interim Planning Manager Caleb Jackson introduced the item at 7:58 p.m.

The 290-acre site was annexed in 2000 and remained in Holding Agriculture zoning since that time. The proposed rezone designates approximately 235 acres as Commercial High Intensity (C-H) and 55 acres as Industrial Medium Intensity (I-M).

Planning Commission recommended approval 7-0. Staff recommends approval, finding the proposal consistent with rezoning criteria, the Windsor-Greeley intergovernmental agreement identifying the area as an employment corridor, and the recently adopted three-mile plan.

Applicant representatives Don Ryan of LAI Design Group and Matt Notter, CFO of Roche Constructors, presented a conceptual development vision including retail, residential, conservation easement and open space. Both acknowledged the development timeline was 15-20 years and the retail remained subject to market conditions.

Councilmember DeBoutez asked about the site's status as a gateway into the community and the relevance of the community separator designation in the Imagine Greeley comprehensive plan. Mr. Jackson clarified that the plan allows commercial uses in some portions of the community separator, particularly near a planned future interchange.

Councilmember DeBoutez also asked whether the rezone would be compatible with form-based zoning concepts. Mr. Jackson confirmed this was a traditional zoning district application and that a form-based code has not yet been adopted.

Councilmember Huddleston spoke about the industrial component of the project, noting that industrial job creation is a priority for Ward I residents. He asked that the applicants consider orienting industrial traffic access from County Road 17 and pushing the industrial uses toward the rear of the development, preserving the gateway character of the site. Mr. Notter confirmed that the placement of industrial uses was deliberately chosen to minimize proximity to anticipated residential development in the adjacent Del Antero PUD, and that heavy traffic users would be directed to County Road 17.

Mayor Hall opened the public hearing at 8:13 p.m.

1. Bill Gillard spoke in support of the project, connecting it to broader economic development goals and diversifying Greeley's tax base.
2. Steve Teets spoke about the loss of agricultural land, transit and traffic on Highway 34 and County Road 17 and suggested maintaining holding agriculture zoning until issues were resolved.

With no further comments the public hearing closed at 8:17 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 6–1 at 8:18 p.m., with Councilmember DeBoutez voting “nay”.

20. Public hearing and second reading of an ordinance changing the official Zoning Map of the City of Greeley, Colorado, to establish H-A (Holding Agriculture) Zoning for property, known as the “Schmerge” annexation, located generally east of Weld County Road 17 and North of Weld County Road 60 and west of State Highway 257. The subject site is comprised of 219.221 acres

Interim Planning Manager Caleb Jackson introduced the item at 8:19 p.m.

Mr. Jackson presented this city-initiated establishment of zoning for the 219-acre Schmerge annexation, which was previously zoned as part of the Cascadia PUD. He noted that following the February 24 voter repeal of the Cascadia PUD state law required the city to reestablish zoning within 90 days of annexation. The proposed holding agriculture (H-A) designation would serve as a placeholder consistent with the Bluffs designation in the Imagine Greeley comprehensive plan, until the landowner proposes new zoning or further master planning was completed.

Councilmember Olson asked about the implications of a pending state supreme court case involving the Water Valley property owner's lawsuit challenging the referendum result. City Attorney Stacey Aurzada confirmed that the lawsuit was pending the supreme court decision. If the court ruled in the plaintiff's favor and the district court subsequently voided the referendum, the original PUD zoning would be reinstated and supersede the H-A designation. The city was required by statute to establish zoning within the 90-day window regardless of pending litigation.

Mayor Hall opened the public hearing at 8:22 p.m.

1. Bill Gillard spoke that the supreme court case may favor restoration of the original PUD. This would then be a costly exercise for the community.
2. Steve Teets spoke about placing a hold on the rezoning until the court case is resolved.

Mayor Hall clarified that state law does not allow the city to wait, as zoning must be established within 90 days of annexation.

With no further speakers, the public hearing closed at 8:24 p.m.

Councilmember DeBoutez made the motion to adopt the ordinance and publish with reference to title only. Councilmember Olson seconded the motion. The motion passed 7-0 at 8:25 p.m.

21. Public hearing and second reading of an ordinance changing the official Zoning Map of the City of Greeley, Colorado, to establish H-A (Holding Agriculture) Zoning for property known as the “Kinnison” annexation, located generally east of 131st Ave and north of US Highway 34 and West of State Highway 257, into the City of Greeley. The subject site is comprised of 73.319 acres.

Interim Planning Manager Caleb Jackson introduced the item at 8:26 p.m.

Mr. Jackson presented this companion city-initiated zoning establishment for the 73-acre Kinnison annexation, sharing the same background and rationale as the Schmerge annexation. This was part of the Cascadia PUD, repealed by referendum on February 24, and now is required to be rezoned within 90 days.

The site is undeveloped with significant topography, north of Highway 34 and west of State Highway 257, adjacent to Arroyos del Sol.

Planning Commission recommended approval. No questions were raised by Council.

The public hearing was opened at 8:27 p.m.

With no speakers, the public hearing closed at 8:28 p.m.

Councilmember Olson made the motion to adopt the ordinance and publish it with reference to title only. Councilmember Roth seconded the motion. The motion passed 7-0 at 8:28 p.m.

22. Appointments to Boards and Commissions - Downtown Development Authority, Human Relations Commission and Youth Commission

Deputy City Clerk Jennifer Middleton announced the following appointments:

- Kent Henson was appointed to the Downtown Development Authority for a term of 4 years.
- Jordan Miller was appointed to the Human Relations Commission for a term of 3 years.
- Ashlyn Craig, Alexandra Reyes, and Lillian Russell were appointed to the Youth Commission each for a term of 2 years.

23. Motion to go into Executive Session to discuss the purchase and transfer of real estate, receive instructions regarding negotiations, and if necessary, receive legal advice related to the Civic Campus project and associated intergovernmental and development negotiations

Motion to go into Executive Session pursuant to CRS 24-6-402(4)(a) and (4)(e)(I) and Greeley Municipal Code 2-151(a)(1) and 2-151(a)(5), and if necessary, to receive legal advice pursuant to CRS 24-6-402(4)(b) and Greeley Municipal Code 2-151(a)(2)

Councilmember Olson moved to approve the motion. Councilmember Rudy seconded the motion. The motion passed 7-0 at 8:30 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 7-0 at 8:31 p.m.

25. Scheduling Meetings, Other Events

None.

26. Adjournment

With no further business to come before Council, Mayor Hall announced that council would go into executive session at 8:31 p.m. and upon conclusion of the executive session, the meeting would be adjourned.

23. Motion to go into Executive Session to discuss the purchase and transfer of real estate, receive instructions regarding negotiations, and if necessary, receive legal advice related to the Civic Campus project and associated intergovernmental and development negotiations

Mayor Dale Hall started the Executive Session at 8:43 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, Deputy City Manager Kelli Johnson, Senior Strategic Advisor John Hall, Division Treasurer Robert Miller, Deputy Director of Budget and Policy Kalen Myers, Finance Director Kirk Jones and Assistant City Attorney Ned Chapin.

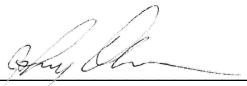
The executive session was for the purpose of discussing the purchase and transfer of real estate as provided for under C.R.S. Section 24-6-402(4)(a) and Greeley Municipal Code Section 2-151(a)(1), for determining positions, developing strategy, and instructing negotiators as provided for under C.R.S. Section 24-6-402(4)(e)(l) and Greeley Municipal Code Section 2-151(a)(5) and to receive legal advice related to these matters as provided under C.R.S. Section 24-6-402 (4)(b) and Greeley Municipal Code Section 2-151(a)(2).

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 10:06 p.m.

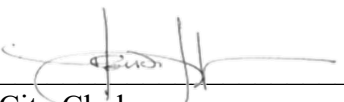
The recording of the executive session will be retained as provided in the City's records retention policy and in conformity with the Colorado Open Meetings Law for a period of 90 days.

Approved:



Temporary Chair

Attested:



City Clerk