

City of Greeley, Colorado
City Council Meeting Proceedings
Tuesday, June 2, 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 Craig Huddleston
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

City Manager McBroom asked that Items 17 and 18 be removed from the agenda and will return at a later date.

5. Recognitions and Proclamation

Pride Month Proclamation

Mayor Hall read the proclamation at 6:02 p.m. Representatives from Northern Colorado Equality, PFLAG Greeley, the Transharmonic Choir, and the JEDI Advocacy Council of Greeley received the proclamation.

Honoring the University of Northern Colorado Women's Volleyball Team June 2026 International Tour of Japan

Mayor Hall read the proclamation at 6:06 p.m. declaring June 2, 2026, as University of Northern Colorado Women's Volleyball International Goodwill Tour Day in the City of Greeley. Head Coach Lyndsey Oates and members of the volleyball team received the proclamation.

What's Great About Greeley Report

Mayor Pro Tem McDonald presented the "What's Great About Greeley" report, at 6:10 p.m.

6. Citizen Input

1. Scott Royer spoke about crosswalk safety on 16th Street near Greeley Central High School, asking for flashing red lights be installed instead of yellow lights.
2. Steve Teets spoke about squeaking brakes on city buses and the unsafe presence of e-bikes and e-scooters on sidewalks.
3. Mary Metzger supported incorporating a Community Benefit Agreement (CBA) into the Catalyst project to facilitate community feedback.
4. Tiffany Simmons spoke about spending issues with the former city manager and encouraged Council to have better oversight.
5. Rachel Burdan spoke about the lack of transparency with the Catalyst project and the feasibility studies.
6. Bill Gillard spoke about honoring moral obligations linked to the Catalyst project's finances to protect creditworthiness and reputation.
7. Shawna Bell spoke about local policing, misconduct, and needed investigations against human trafficking.
8. Peggy Sue Squires asked why the Downtown Civic Center meeting was set at the Funplex and not in the downtown area.
9. Jeremy Anderson spoke about youth sports program funding cuts in Parks and Recreation, noting the adverse effects on youth participation.
10. Tanya Garcia spoke about safety concerns with e-bikes, advocating for regulation particularly on sidewalks.
11. Evan Peterson spoke about economic difficulties for the working class with suggestions on community-focused initiatives instead of big developer-led projects.
12. Jeffrey Kennedy spoke about the West Greeley Project Oversight Committee and their work, thanking staff for shared information.

7. Reports from Mayor and Councilmembers

Councilmember Olson spoke about the West Greeley Project Oversight Committee, highlighting the committee members' focus and thoroughness on the financial challenges of the project. He clarified his prior statement regarding the "moral obligation", emphasizing that he had not suggested the city should not pay its debts, but rather that there was no legal mechanism to bind future councils or prevent citizen petitions from stopping payment.

Mayor Pro Tem McDonald reported Representative Gabe Evans visited Greeley with \$850,000 for the MERGE project and \$3.5million for Greeley Weld County airport. She honored Sofia Vasquez, a Greeley West High School student and Youth Commission member, as one of 50 recipients of the Boettcher Scholarship. She announced the Greeley Blues Jam would be held at Island Grove this weekend.

Councilmember Rudy recognized Wayne, a Parks and Recreation employee who went out of his way to engage with parents and children at the baseball practice field.

Councilmember Huddleston visited Centennial Village enjoying local businesses in

Ward I. His office hours would be held at Cauldron Espresso in the Old Armory building on Saturday, 10 a.m. to 12 p.m.

Councilmember DeBoutez echoed support for the Parks and Recreation department, noting that the department relies heavily on adult volunteers for youth sports programs. Her office hours would be at Margie's Java Joint, 16th and 10th Avenue, at 9 a.m.

Mayor Hall noted that the \$850,000 grant from Congressman Evans included funding for the Safer Streets program, and that an additional state grant is forthcoming for that initiative. He announced a proclamation delivered at Linn Grove Cemetery for Memorial Day.

8. Initiatives from Mayor and Councilmembers

None.

Consent Agenda

9. Motion to approve the City Council Meeting Proceedings of May 5, 2026, and City Council Work Session Proceedings of May 12, 2026

10. Motion to cancel the June 23, 2026, Work Session

11. Resolution Authorizing the City to Enter into a contract for professional services between the City of Greeley and Ralph L. Wadsworth Construction Company, LLC for the Downtown Stormwater Capital Improvement Projects

12. Resolution authorizing the City to enter into an intergovernmental agreement with the Colorado Department of Transportation for the maintenance of segments of the state highway system within the City of Greeley

13. Resolution approving the Intergovernmental Agreement between the Greeley Urban Renewal Authority and the City of Greeley regarding the 10th Street TIF District Tenant Relocation Project

14. Resolution of the Greeley City Council officially naming the new dog park, "The Barkyard"

15. Resolution of the Greeley City Council officially naming the Triple Creek Natural Area

16. Resolution of the Greeley City Council officially naming Ferguson Park

17. Introduction and first reading of fifteen ordinances annexing to the City of Greeley, Colorado, certain unincorporated territory located in Weld County, Colorado, known as "Great Western Industrial Park (GWIP) Serial Annexation No. 1 through No. 15," located generally south of Eastman Park Drive, east of State Highway 257,

west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley. The subject sites are comprised of a total of 325.63 acres.

- 18. Introduction and first reading of an ordinance changing the official zoning map of the City of Greeley, Colorado, to establish I-H (Industrial High Intensity) and C-D (Conservation District) zoning for property located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley. The subject site is comprised of 325.63 acres.**

End of Consent Agenda

Mayor Hall requested item 16 be pulled from the consent agenda. Councilmember Huddleston asked to pull item 11.

Councilmember DeBoutez moved to approve Consent Agenda Items 9–10 and 12-15. Councilmember Olson seconded the motion. The motion passed 7–0 at 6:56 p.m.

19. Pulled Consent Agenda Items

Item 11 — Resolution Authorizing the City to Enter into a Contract for Professional Services between the City of Greeley and Ralph L. Wadsworth Construction Company, LLC for the Downtown Stormwater Capital Improvement Projects

Councilmember Huddleston pulled this item and asked for clarification on the scope of the contract confirming that it covered design services but not construction.

Sean Chambers, Director of Water and Sewer Utilities and Interim Director of Storm Water explained that the contract represents Phase 0, Task Order 2, focusing on program management, model validation for capital planning, public outreach, and preparation for critical capital projects. The highest priority work involved Segments 1 and 2 of the 12th Street outfall, which were essential to protecting downtown civic investments and meeting obligations under the land exchange IGA with Weld County. Mr. Chambers noted an earlier contract had been previously approved, and this contract refined that scope for work needed over the next 12 months.

Councilmember Huddleston stressed the importance of establishing clear cost bookends for budget management as the program progressed. Mr. Chambers confirmed that future contract amendments and additional phases would be needed and agreed to provide greater clarity on project scoping in future presentations.

Councilmember Huddleston moved to adopt the resolution. Councilmember DeBoutez seconded the motion. The motion passed 7–0 at 7:04 p.m.

Item 16 — Resolution of the Greeley City Council Officially Naming Ferguson Park
Mayor Hall introduced the item and invited Susan Murray, Planning and Capital Projects Division Manager for Culture, Parks and Recreation, and Wendy Adams of the Ferguson family to address the Council.

Ms. Murray explained that the resolution would name the new 27-acre community park in recognition of the Ferguson family's longstanding stewardship of the property. The late Jim Ferguson cared for the property and his son Mark Ferguson ensured the family legacy would endure through the land's transfer to the City.

Wendy Adams, daughter of Jim Ferguson, shared a brief history of the land. Her father purchased the property 40 years ago, personally planting every tree using seedlings obtained through a state program hauling water by truck to irrigate them. Adams noted that her great-great-grandfather Randolph Koenig, was involved in building the Greeley ditch system, giving the family deep roots in Greeley's history. She said that her father would have been moved to know the property would become a public park similar in spirit to Josephine B. Jones Park, which he loved.

Mayor Hall moved to adopt the resolution. Councilmember DeBoutez seconded the motion. The motion passed 7–0 at 7:10 p.m.

20. Motion for approval of the Private Activity Bond request allocations based on available funding

Housing Investment Manager Cece Cervantes and Grant Specialist Rosine Bouobda introduced the item at 7:10 p.m.

They provided an overview of the Private Activity Bond (PAB) program, explaining that PABs were tax-exempt bonds issued to finance qualifying private projects — commonly affordable housing — and do not appear as a line item in the city's budget nor can they be redirected to other purposes.

The city has accumulated \$24,635,537 in PABs available for allocation, representing a three-year retained balance.

Three projects applied for 2024–2026 PAB allocations:

- Lincoln Avenue Communities
- Brickwell Development
- High Plains Development

Because the combined requests slightly exceeded available PABs, staff calculated proportional allocations and the Housing For All Advisory Board voted to adjust the amounts to ensure each award met the 25% threshold required for 4% tax credit eligibility.

In total, the awards support 292 new or rehabilitated units of affordable housing, with an average PAB allocation of approximately \$85,000 per unit and an average total development cost of approximately \$294,000 per unit.

An additional project seeking 9% tax credits could bring another 90 to 100 units in the near term.

Mayor Pro Tem McDonald moved to approve the Private Activity Bond request allocations based on available funding. Councilmember Rudy seconded the motion. The motion passed 7-0 at 7:22 p.m.

21. Motion to go into Executive Session to receive legal advice and to instruct negotiators regarding the West Greeley Project

Motion to go into Executive Session pursuant to C.R.S. § 24-6-402(4)(b) and § 24-6-402(4)(e) and Greeley Municipal Code §§ 2-151(a)(2) and 2-151(a)(5) to receive legal advice related to, and to determine positions, develop strategy, and instruct negotiators regarding the West Greeley Project

Mayor Pro Tem McDonald moved to approve the motion. Councilmember Roth seconded the motion. The motion passed 7-0 at 7:23 p.m.

22. Motion to go into Executive Session regarding Disputes with the Town of Windsor and Other Matters

Motion to go into Executive Session pursuant to C.R.S. § 24-6-402(4)(b) and § 24-6-402(4)(e) and Greeley Municipal Code §§ 2-151(a)(2) and 2-151(a)(5) to receive legal advice and to determine positions, develop strategy, and instruct negotiators regarding disputes with the Town of Windsor, including pending litigation concerning wastewater services, and objections to annexation of certain properties bordering Windsor.

Mayor Pro Tem McDonald moved to approve the motion. Councilmember Olson seconded the motion. The motion passed 7-0 at 7:24 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 7:25 p.m.

24. Scheduling Meetings, Other Events

None.

25. Adjournment

With no further business to come before Council, Mayor Hall announced that council would go into executive session at 7:25 p.m. and upon conclusion of the executive session, the meeting would be adjourned.

21. Motion to go into Executive Session to receive legal advice and to instruct negotiators regarding the West Greeley Project

Mayor Dale Hall started the Executive Session at 7:37 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 Attorney Moses Garcia, Deputy City Manager Bret Naber, outside legal counsel Brett Payton and Dawn Bookhardt as well as Dillon Peters who attended virtually.

The executive session was for the purpose of determining positions, developing strategy, and instructing negotiators as provided under C.R.S. Section 24-6-402(4)(e)(I) 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 8:50 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.

22. Motion to go into Executive Session regarding Disputes with the Town of Windsor and Other Matters

Mayor Dale Hall started the Executive Session at 8:54 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, Water and Sewer Director Sean Chambers, Deputy City Manager Bret Naber and Deputy City Attorney Moses Garcia.

The executive session was for the purpose of determining positions, developing strategy, and instructing negotiators as provided under C.R.S. Section 24-6-402(4)(e)(I) 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).

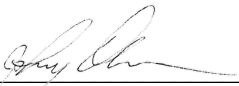
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session. He asked if at any point in the executive session any participant believes that the discussion was going outside the proper scope of the executive session, to please interrupt the discussion and raise an objection.

The Executive Session concluded at 9:45 p.m.

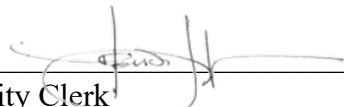
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Approved:



Temporary Chair

Attested:



City Clerk