City of Greeley, Colorado
City Council Meeting Proceedings
Tuesday, June 16, 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 conducted the roll call:
The following were present:
Councilmember Craig Huddleston
Councilmember Deb DeBoutez
Mayor Pro Tem Melissa McDonald
Councilmember Brian Rudy
Councilmember Ryan Roth
Mayor Dale Hall
Councilmember Johnny Olson-excused absence

4. Approval of the Agenda
No changes.

5. Recognitions and Proclamations
What's Great About Greeley Report
Councilmember Huddleston presented the "What's Great About Greeley" report, at 6:01 p.m.

6. Citizen Input
1. Edwin Grant discussed downtown Greeley's development changes, high costs of projects, and a billing error from Medicare and Medicaid Services.
2. Johann Lindberg emphasized the need for transparency, especially regarding the Cascadia project.
3. Andrew Brown and Chris Lambeth announced the July 5th Fire vs. Police Demolition Derby event, with proceeds benefiting union funds.
4. Tiffany Simmons questioned the record of comments during the public hearing item related to the City Manager's contract in the May 19th meeting minutes and requested revisions.
5. Steve Teets spoke on a Supreme Court ruling, Greeley-Evans Transit rebranding, and e-bike/scooter sidewalk issues.
6. Chris Morowski highlighted the collaborative bargaining process and a restored battalion chief pay discrepancy.
7. Bill Gillard discussed city budget concerns, employee salaries, and sought clarity on the Supreme Court ruling.
8. Rachel Burdan spoke against the Cascadia project, highlighting financial concerns and the feasibility study.

9. Rhonda Solis clarified her opposition to the Cascadia project and cited expert findings.
10. Peggy Sue Squires requested a vote on the Cascadia project.
11. Scott Royer recommended restricting city irrigation times to conserve water.

7. Reports from Mayor and Councilmembers

Councilmember Huddleston attended the 8th anniversary celebration for 477 Distillery in downtown Greeley, noting it was an example of small business success.

Mayor Pro Tem McDonald announced the Fire vs. Police Demolition Derby at the Greeley Stampede on July 5th. She read a formal statement on behalf of all Councilmembers acknowledging the Communications and Engagement Department's transition of new leadership and their focus on building transparent, innovative, and community-connected communication practices. Lastly, she offered condolences to the University of Northern Colorado Bulldog family.

Councilmember Rudy recognized Justin Gaethje, a University of Northern Colorado alum, who won the UFC lightweight championship of the world on the previous Sunday.

Councilmember Roth recognized Police Chief Adam Turk, who was recently sworn in as the new Colorado Association of Chiefs of Police president for the coming year.

Mayor Hall announced:

- The appointment of Councilmember Huddleston as an alternate member to the Downtown Development Authority, with Councilmember Roth remaining the voting member.
- The appointment of Councilmember DeBoutez as co-chair of the Mayor's Task Force on the Homeless.
- Attendance at Connecting Communities ribbon cutting for the Poudre River Trail in Timnath, noting the trail is now complete from Bellevue to Island Grove Park — a 45-mile continuous route.
- The opportunity for councilmembers to tour the Regional Real Time Information Center (RTIC) at Station 6 at the Greeley Police Department.

8. Initiatives from Mayor and Councilmembers

Mayor Hall requested consensus from Council to direct staff to create a resolution acknowledging the City's intent to continue with the Civic Campus project and issue Certificates of Participation (COPs). He also directed staff to deliver a draft development agreement to Richmark Vertical by the end of June 2026, and to bring back to Council for review. Council reached consensus to proceed.

Consent Agenda

City Manager McBroom recommended that, in light of Ms. Simmons' comments, Item 9 be amended so that the May 26, 2026, Work Session Proceedings be approved at this meeting. The May 19, 2026, Meeting Proceedings could then be reviewed and brought back on July 7th.

9. **Motion to approve the City Council Work Session Proceedings of May 26, 2026 (May 19, 2026, Meeting Proceedings deferred for staff revision)**

10. **Resolution authorizing the City to enter into a contract for consulting services between the City of Greeley and Martin and Wood Water Consultants for Legal and Engineering services**

11. **Resolution authorizing the City to enter into a Master Contract for professional services between the City of Greeley and RS&H Inc. for design services for the MERGE project**

12. **Resolution authorizing the City to enter into an Intergovernmental Agreement regarding cost sharing for the 1601 review process for the US 34 & WCR 17 Interchange improvements**

13. **Resolution authorizing the City Manager to execute the First Amendment to an Intergovernmental Agreement regarding Cost Sharing for improvements at the Greeley-Weld County Airport**

14. **Resolution declaring the intent of the City of Greeley, Colorado to issue tax-exempt multifamily housing revenue bonds for the Prairie Rose Rehab Project**

15. **Resolution declaring the intent of the City of Greeley, Colorado to issue tax-exempt multifamily housing revenue bonds for the Hope Springs Project**

16. **Resolution declaring the intent of the City of Greeley, Colorado to issue tax-exempt multifamily housing revenue bonds for the Island Grove Village Apartments Project**

17. **Resolution declaring the intent of the City of Greeley, Colorado to issue revenue bonds in connection with financing residential facilities for low- and middle-income families or persons**

18. **Introduction of an ordinance ratifying and adopting the Collective Bargaining Agreement between the Greeley Fire Fighters Union, International Association of Fire Fighters Local 888 and the City of Greeley, for a period commencing January 1, 2027, through December 31, 2028, with public hearing and second reading scheduled for July 7, 2026**

End of Consent Agenda

<u>Councilmember Rudy moved to approve the Consent Agenda with the following amendment: Item 9- Remove the May 19 meeting proceedings to return to council at a later date, (include only the May 26, 2026, Work Session Proceedings) and approve Items 10-18. Mayor Pro Tem McDonald</u>

<u>seconded the motion. The motion passed 6-0 at 6:51 p.m. with Councilmember Olson absent.</u>

19. Pulled Consent Agenda Items
None.

20. City Attorney's Office 2027 Budget Reduction Proposal
City Attorney Stacey Aurzada presented the City Attorney's Office 2027 budget reduction proposal at 6:52 p.m.

The department was given a 17% reduction target, which was met through a combination of personnel reductions and operating cost cuts, as the office has no revenue-generating capacity.

The two personnel position reductions included an administrative assistant position and an attorney position through the voluntary separation program.

Ms. Aurzada noted that the departing attorney had been primarily responsible for high-volume contract work, and that their workload will be distributed among the remaining attorneys, impacting turnaround times for client departments.

In terms of operating reductions, Ms. Aurzada stated that every budget line item was reduced. She highlighted the elimination of an AI-assisted legal research service as one of the more significant operating cuts.

Councilmember Huddleston asked about the AI platform. Ms. Aurzada explained that the exclusive platform had been in use for approximately one year. It was helpful to attorneys and paralegals alike because it operated as a closed system. This reduced the risks associated with open-source AI tools that have caused legal complications in courts nationally.

Councilmember DeBoutez asked about historical staffing levels in the department. Ms. Aurzada stated that the office had come close to full staffing in the past year. An assessment found the staffing level was appropriate given the size and growth of the city. She noted that the reduction will now put the office below that assessed level.

Ms. Aurzada shared characteristics of the office:
- Employs four attorneys dedicated to environmental and water resources, funded through enterprise funds; and
- Conducts in-house tort litigation, making the city fully self-funded for liability

City Manager McBroom thanked Ms. Aurzada and her team, noting that while other departments were directed to meet budget reduction targets, the City Attorney's Office did not have to comply, as they report directly to Council.

Mayor Hall stated that this was a preliminary discussion, and that the City Manager's recommended budget would be formally presented in July or August. He thanked Ms. Aurzada for the information.

21. Appointments to Boards and Commissions

City Clerk Leatherwood announced the following appointments:

- Commission on Disabilities: Martha Kyler and Todd Page were appointed, each for 3-year terms.
- Construction Trades Advisory and Appeals Board: David Powell was appointed for a 3-year term.
- Downtown Development Authority: Matthew Estrin, Matthew Hortt, and Brian Seifried were appointed, each for 4-year terms.
- Human Relations Commission: Lisa Bernal was appointed for a 3-year term.
- Museum Board: Shan Craven was appointed for a 3-year term.
- Water and Sewer Board: Cheri Witt-Brown was appointed for a 5-year term.
- Youth Commission: Levi Aldridge and Phynix Stull were appointed, each for 2-year terms.

22. 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 DeBoutez moved to approve the motion. Councilmember Rudy seconded the motion. The motion passed 6-0 by a voice vote at 7:03 p.m. with Councilmember Olson absent.

23. Scheduling of Meetings, Other Events

City Manager McBroom explained that the June 23 Work Session had been cancelled due to councilmembers attending the Colorado Municipal League Conference. He also added that there is no meeting scheduled for June 30, as that was a 5th Tuesday.

24. Adjournment

With no further business to come before Council, Mayor Hall announced the meeting was adjourned at 7:04 p.m.

Approved:

____

Mayor

Attested:

____

City Clerk