

City of Greeley, Colorado  
**CITY COUNCIL PROCEEDINGS**  
December 06, 2022

**1. Call to Order**

Mayor Gates called the meeting to order at 6:00 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 Gates led the Pledge of Allegiance.

**3. Roll Call**

Heidi Leatherwood, City Clerk, called the roll.

Present:

Mayor John Gates

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Councilmember Dale Hall – present virtually

Mayor Pro Tem Brett Payton

Councilmember Ed Clark

Councilmember Johnny Olson

**4. Approval of the Agenda**

**5. Recognitions and Proclamations**

**6. Citizen Input**

1. Edwin Grant spoke about America's history.

**7. Reports from Mayor and Councilmembers**

Councilmember Olson reported on the North Front Range Metropolitan Planning Organization (NFRMPO) meeting and the transit grant application.

Councilmember Olson also mentioned the Front Range Passenger Rail District and will report back after the retreat on December 9, 2023.

Councilmember Olson thanked City staff, the DDA and the Chamber of Commerce for the Parade of Lights event.

Councilmember Butler spoke about the National League of Cities event in Kansas City, Missouri, and the programs on affordable housing.

**8. Initiatives from Mayor and Councilmembers**

Councilmember Olson spoke about his desire to stay on the North I-25 Coalition for City of Greeley and asked City Council for their support. Council was in consensus for Councilmember Olson to continue his work with the North I-25 Coalition.

---

**Consent Agenda**

---

- 9. Approval of the City Council Proceedings of November 1, 2022, and November 15, 2022**
- 10. Acceptance of the Report of the City Council Special Work Session of November 15, 2022**
- 11. Consideration of a Motion Approving the 2023 Council Meeting and Work Session Calendar**
- 12. Consideration of a Resolution Authorizing the City to enter into an Intergovernmental Agreement for Judicial and Administrative Services with the cities of Fort Collins and Loveland**
- 13. Consideration of a Resolution Approving the 2023 Budget for the Greeley Downtown Development Authority and Appropriating Funds for that Budget**
- 14. Consideration of a Resolution Establishing the 2022 Downtown Development Authority Tax Levy and Directing the Certification of the same to the Board of County Commissioners**
- 15. Consideration of a Resolution for Adoption of the 2022 Water Efficiency Plan**
- 16. Introduction and first reading of an Ordinance re-authorizing various Boards and Commissions for three years**
- 17. Introduction and first reading of an Ordinance for the sixth amendment to the development agreement for Leprino Foods Company**

**Councilmember Butler moved to approve the Consent Agenda Items 9-17. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 6:15 p.m.**

---

**End of Consent Agenda**

---

- 18. Pulled Consent Agenda Items**
- 19. Public hearing to Consider a Substantial Amendment (#4) to the Community Development Block Grant Coronavirus ("CDBG-CV") related to the 2020-2024 Consolidated Plan and 2020 Action Plan**

Economic Health and Housing Director, Ben Snow introduced the item at 6:16 p.m.

The City has proposed substantial amendment for the following three items:

1. Increase in allocation to administration from \$193,635 to \$200,000. It is not anticipated that the full amount will be needed, this will provide support for whatever administrative costs are charged to CDBG-CV.
2. Increase in funding to Priority A, Housing Navigation Center/Cold Weather Shelter/Day use Facility from \$360,000 to \$820,067.
3. Remove Priority B funding for the Bonell Non-Congregate Shelter. This activity did not move forward.

The City has until June 2023 to expend and draw 80% of the total grant and six years to expend it all.

Councilmember Clark asked about the funding increase and for clarification on the amount. In response to Councilmember Clark's question, Mr. Snow said that the amount is to fill the gap and bring the total to the 80%.

The Public Hearing was opened at 6:20 p.m.

With no speakers, the Public Hearing was closed at 6:21 p.m.

Councilmember Butler spoke on the importance of the shelter (Priority A) and meeting the community needs. Councilmember DeBoutez also spoke on the importance of the shelter and meeting the needs of the community.

Councilmember Clark asked Assistant City Manager, Juliana Kitten about the issues reported at the Day/Night Shelter and if they have been addressed. In response to Councilmember Clark's question Ms. Kitten replied she is working with the shelter, and they are working toward solutions.

Councilmember Olson asked for the average number of individuals using the shelter. In response to the question, Ms. Kitten replied the average is 53 people a night, with a total capacity of 60. With overcapacity at times, hotel vouchers were handed out. In 2021, the average was 44 individuals using the shelter per night.

**Councilmember Olson motioned to approve the Substantial Amendment with noted activities and budgets, as presented. Councilmember Butler seconded the motion. The motion passed 7-0 at 6:25 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 2022 and for funds held in reserve for encumbrances through December 31, 2021**

Finance Director, John Karner introduced the item with a presentation at 6:25 p.m.

This is the fourth supplemental appropriation ordinance modifying the 2022 Budget. This appropriation ensures that existing commitments in progress at 2021 year-end can be completed in 2022, designates funds for additional commitments, and appropriates new grants that have been awarded.

Councilmember DeBoutez asked Mr. Karner about the project location. In response to the question, Mr. Karner replied the location is the westside of Greeley, close to the city limit border.

Councilmember Olson requested a presentation about the project funding of \$1 million. He wants to understand how the money will be used and what performance measures will be put in place. And Councilmember Olson asked for an update on the 12<sup>th</sup> Street Outfall project. In response to the question, Director of Public Works, Paul Trombino replied that the bond funds were budgeted for 2025 and the City is ahead of schedule by two years. There will be seven phases to the project. This is the first phase.

Councilmember Clark asked about funding amounts for the homeless shelter (Priority A).

Discussion ensued.

The Public Hearing opened at 6:41 p.m.

1. Edwin Grant spoke about America's taxes from 2019 to present day and spoke about identity theft.

The Public Hearing closed at 6:44 p.m.

Councilmember Olson spoke about being a good steward of the public's money and spoke in opposition, due to lack of information.

**Councilmember Butler moved to adopt the Ordinance and publish with reference to title only. Mayor Pro Tem Payton seconded the motion. The motion passed 6-1 at 6:50 p.m., with Clark voting nay.**

**21. Scheduling of Meetings, Other Events**

Nothing to report.

**22. Consideration of 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 Payton moved to approve the motion. Councilmember Butler seconded the motion. The motion passed 7-0 at 6:50 p.m.**

**23. Consideration of a motion to go into Executive Session to receive legal advice from the City Attorney and to determine positions, develop strategy, and give instructions to negotiators regarding 2023 collective bargaining with Greeley Firefighters**

**Mayor Pro Tem Payton moved to go into Executive Session. Councilmember Olson seconded the motion. The motion passed 7-0 at 6:51 p.m.**

**24. Adjournment**

**Mayor Gates announced that Council will not be returning to the regular meeting and adjourned the meeting at 6:51 p.m.**

The Executive Session was called to order at 6:56 p.m. to receive legal advice from the City Attorney and to determine positions, develop strategy, and give instructions to negotiators regarding 2023 Collective Bargaining with Greeley Firefighters.

Present for the participation in the Executive Session, convened in the Executive Session Room of Council Chambers are all members of City Council plus the following:

Raymond Lee, City Manager  
Paul Fetherston, Deputy City Manager  
Don Tripp, Deputy City Manager  
Doug Marek, City Attorney  
Noel Mink, Human Resources Director  
Brian Kuznik, Fire Chief  
John Karner, Finance Director

This is an executive session for the following purposes:

To receive legal advice from the City Attorney and to determine positions, develop strategies, and provide instructions to negotiators regarding collective bargaining, as provided in C.R.S. 24-6-402(4)(b) and 24-6-402(4)(e)(I) and Greeley Municipal Code 2-151(a)(2) and 2-151(a)(5).

Mr. Marek announced, "I caution each participant in this Executive Session to confine discussion to these stated purposes, and I remind you that no formal action may occur in executive session. If at any point in the executive session any participant believes the discussion is going outside the proper scope of the executive session, please interrupt the discussion and raise an objection."

The meeting concluded at 7:38 p.m.

An unknown error occurred in recording the executive session and no recording of the meeting was captured. Mr. Marek is in possession of the PowerPoint presented by Ms. Mink and can provide a summary of the meeting should a member of the public request meeting information within the 90 days of the meeting per the Colorado Open Meetings Law.

---

John D. Gates, Mayor

---

Heidi Leatherwood, City Clerk