

City of Greeley, Colorado
CITY COUNCIL WORK SESSION REPORT
December 13, 2022

1. Call to Order

Mayor John 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

City Clerk Heidi Leatherwood called the roll.

The following members of Council were present:

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Councilmember Dale Hall

Councilmember Ed Clark

Mayor Pro Tem Brett Payton

Mayor John Gates

Councilmember Johnny Olson – participated via Zoom

4. Reports from Mayor and Council

None.

5. Development Impact Fees Proposed Adjustments Follow-up Discussion

Finance Director John Karner introduced the item with a presentation at 6:01 p.m.

Mr. Karner reviewed the Development Impact Fee Discussion presented at the November 15, 2022 Work Session.

Todd Cristiano, Project Manager with Raftelis Consulting, shared a presentation on the details of the Development Impact Fee Study. Mr. Cristiano provided some basics from the 2020 study and explained the fee methodology. One of the core principles of the development fee process was to ensure that the costs were allocated appropriately to different land uses. He presented examples of the study relating to parks and walked through how the core process applied to fees. He explained the residential tier structure vs. a flat fee structure. The tiers were developed based on information received from staff on the housing counts along with Census data on homes in Greeley. Raftelis believed the tier structure offered an equitable fee structure for residents and is commonly used throughout the U.S.

Mr. Karner provided three options for Council to consider:

- Option 1- Implement the 2020 Impact Fee Study with residential tiered structure
- Option 2- Implement the 2020 Impact Fee Study with residential flat structure
- Option 3- Do not implement the 2020 Impact Fee Study and instead pursue a new study.

After some discussion Council reached a consensus for Option 1: Implementation of the 2020 Impact Fee Study with a residential tiered structure.

This approach will:

- Adjust fees to better fund the true impact of development
- Follows the study's recommended progressive fee structure
- Eliminates service reduction and subsidies

Councilmember Butler would like a work session to discuss reducing development impact fees, including offsetting fees for reduced housing.

Councilmember Olson would like discussion on incentivizing development, particularly strategizing affordable housing incentives to draw people to the community.

City Manager, Raymond Lee, reminded Council of the toolsets and the 2023 Roadmap, that will include commercial, retail, affordable housing, and metro district strategic plan for growing the community. This will be evaluated and shared with Council.

Mayor Pro Tem Payton thanked staff for bringing a comprehensive presentation back to allow for a thorough discussion of this topic.

6. American Rescue Plan Act of 2021 (ARPA) Program Overview

Finance Director John Karner introduced the item with a presentation at 6:40 p.m.

Mr. Karner reviewed the strategy to move forward with the ARPA Program.

The presentation highlighted the status of the \$21 Million dollars the City of Greeley was awarded as part of ARPA administered through the United States Department of the Treasury.

The \$18 Million remaining for allocation must be expended by December 31, 2026. To help ensure Greeley's ARPA dollars have the greatest positive impact on the community staff has developed a formal program to guide the appropriation of the remaining dollars.

The program is based upon four priority areas that draw from Council's priorities:

- Building Community Resilience
- Creating Community, Quality of Life and Destinations
- Enhancing Mobility
- Activating Economic Corridors

Staff will be tracking grant applications and have solid criteria for awarding. The process will be incorporated into the Fiscal Year 2024 budget process.

Council was in consensus.

7. City of Greeley 2023 Legislative Agenda

Intergovernmental Relations Officer, Staycie Coons introduced the item with a presentation at 6:51p.m.

The 2023 Legislative Agenda provides a high-level overview of the City's legislative outlook. It is intended to be used as a nimble instrument for guidance on legislative matters of interest to the City at the County, State, and Federal levels.

Councilmember DeBoutez requested confirmation that sessions will commence on January 11, 2023.

Councilmembers Olson and Hall commended Ms. Coons on her work and the City's participation in the legislative process.

8. Fiscal Year 2021 Financial Audit Update

Finance Director John Karner and Tammy Hitchens, Deputy Finance Director, provided an update with a presentation at 6:56 p.m.

City Manager, Raymond Lee, shared that during a previous work session, staff had already advised Council of the delay in submitting the City's certified audited financial statements to the State.

Deputy City Manager, Paul Fetherston, led the presentation.

In 2021, the City secured Plante Moran, an accounting, tax and consulting firm through a competitive process, to complete the annual audit, which is mandated per CRS §29-1-601 and Greeley Code of Ordinances §2-241 to be submitted to the City Council.

In late 2020, the City transitioned all its financial functions to a new Enterprise Resource Planning (ERP) system. Due to several challenges with the original configuration and implementation of that system, the first year of

City financials in the new ERP system (2021) has required significant adjustments and corrections. While the Finance Department's accounting team worked diligently and made significant progress, the system challenges have resulted in the delayed submission of the City's audit for the fiscal year 2021.

The City was unable to submit financials to the external auditor until early December. The City proactively addressed this challenge with key stakeholders (Government Finance Officers Association (GFOA), City's Financial Advisor, and State Auditor), and posted a notice of the late submission on the Electronic Municipal Market Access (EMMA) website for the city's bondholders.

City staff will provide a verbal update to City Council along with the next steps to complete the 2021 audit and ensure that the audit process moving forward ensures accuracy and timeliness.

Mr. Fetherston highlighted the strides that the ERP has made in the payroll areas which will be reported to Council after it is completed at the end of this month. The second phase will conclude in May, and an update will be provided to Council. The City will prepare for an educated decision when the contract with Oracle expires in 2025.

A conversation ensued about the ramifications, and possible impact on the City.

Council thanked staff for their work.

9. Scheduling of Meetings, Other Events
None.

Mayor Gates reminded Council of the Holiday Luncheon for City of Greeley employees on December 15, 2022, from 11 a.m. to 2 p.m.

10. Adjournment
Mayor Gates adjourned the meeting at 7:12 p.m.

John D. Gates, Mayor

Heidi Leatherwood, City Clerk