

City of Greeley, Colorado  
**CITY COUNCIL PROCEEDINGS**  
March 15, 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 11<sup>th</sup> Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

**2. Pledge of Allegiance**

Mayor Gates led the Pledge of Allegiance to the American Flag.

**3. Roll Call**

Charity Campfield, Deputy City Clerk, called the roll.

PRESENT

Mayor John Gates

Council Member Tommy Butler

Council Member Deb DeBoutez

Council Member Dale Hall

Council Member Johnny Olson

Council Member Ed Clark

Council Member Brett Payton

Mayor Gates introduced Staycie Coons, the City's new Governmental Affairs Officer.

**4. Approval of the Agenda**

The agenda was approved as submitted.

**5. Recognitions and Proclamations**

Mayor Gates presented proclamations for Kiwanis Club of Greeley Day, AmeriCorp Week and National Intellectual and Developmental Disabilities Awareness Month.

Council Member Clark presented the *What's Great About Greeley* report.

**6. Citizen Input**

Steve Teets, Greeley, reported that the VA clinic in Loveland has a grand opening on May 27<sup>th</sup>. On April 13<sup>th</sup> and 14<sup>th</sup> he reported there will be a homelessness discussion at the recreation center. He addressed his growing concerns about the homelessness and gang activity in Greeley. He asked about the bus shelters status.

## **7. Reports from Mayor and Councilmembers**

Councilmember DeBoutez reported that she attended a training on Muslims in the community and reported there is another training on March 24<sup>th</sup> at 6pm on the Sikh community.

Councilmember Butler reported that he will be holding city council office hours on March 21<sup>st</sup> from 3-5 at Margie's Java joint.

## **8. Initiatives from Mayor and Councilmembers**

Councilmember Clark reported that he has noticed the graffiti and is requesting a graffiti update.

## **9. University of Northern Colorado update**

Dr. Andrew Feinstein gave an update on the University of Northern Colorado.

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### **Consent Agenda**

Council Member Payton moved, seconded by Council Member Butler, to approve the recommended actions on items 10-14.  
The motion carried 7-0 (by roll call vote).

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## **10. Approval of the City Council Proceedings of March 1, 2022**

The Council action recommended and approved was to approve the City Council proceedings of March 1, 2022, as presented.

## **11. Acceptance of the Report of the City Council Work Session of March 8, 2022**

The Council action recommended and approved was to accept the report of March 8, 2022, as presented.

## **12. Consideration of a Resolution approving an Enhanced Sales Tax Incentive Program Agreement ("ESTIP Agreement")**

The Council action recommended and approved was to adopt the resolution.

## **13. Introduction and first reading of an ordinance changing the official zoning map of the City of Greeley, Colorado, from PUD (Planned Unit Development – Lake Bluff) to PUD (Planned Unit Development – Poudre Heights), changing the underlying land use designations for approximately 277.6 acres of property located north of U.S. Highway 34 Business, east of Missile Park Road and west of 101<sup>st</sup> Avenue**

The Council action recommended and approved was to adopt the ordinance and set a public hearing for April 5, 2022.

## **14. First 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 at December 31, 2021.**

The Council action recommended and approved was to adopt the ordinance and set a public hearing for March 29, 2022.

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**End of Consent Agenda**

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**15. Pulled Consent Agenda Items**

None

**16. Public Hearing and Final Reading of an Ordinance Amending Title 2 of the Greeley Municipal Code relating to Special Districts by adding a new Chapter 16.**

Becky Safarik, Interim Community Development Director, came forward to introduce this item.

Mayor Gates opened the public hearing at 6:32 p.m.

Stacy Suniga, Greeley, reported that her research that there is no housing related to the zoning for the recreation district. She reported that she met with Councilmembers, and there is still trepidation. She reported that the large number of votes in the district goes to Varra sand and gravel, and this will continue to bring up gentrification issues. She encourages council to do some research and investigation on how this would go to a housing district and the effect on Latinos.

Rhonda Solis, Greeley, reported that she has a conversation with Adam Frasier, and does not believe any bad intention. Her concern is that no one talked to the neighbors or had community input on the issue.

Jeri Shepherd, Greeley, reported that the community most effected was not involved in the process of this legislation. She reported her concern of gentrification on the issue.

Steve Teets, Greeley, reported his concern that there is a large amount a land for a park with water shortages, and special districts break up the city.

Adam Frasier, he reported that there was a lot of controversy of the picture that was put in the Tribune. He reported that he will personally meet with the residents who have concerns about the project.

Mayor Gates closed the public hearing at 6:44 pm.

Council Member Payton reported that they don't know what parks they are doing, and this legislation is to provide an opportunity to build there. He reported that this is allowing the city an opportunity to invest in the eastside.

Council Member DeBoutez reported that this a great opportunity to use special districts as a tool for investing in the city.

Council Member Butler reported that he is opposed to this item, and he feels that we can strengthen this item and suggested an amendment as follows:

I move to amend the ordinance to by adding the following language to the first paragraph of Section 2-1139:

In addition, the petitioner shall mail a courtesy notice to all record landowners within 1,000 feet of the proposed district at least 15 days prior to the public hearing from a list of owners supplied by the city. The notice shall state the location of the subject property by reference to streets and addresses; a general description of the proposed district; the date, time and place of the public hearing; and a statement that additional information is available from the city Community Development Department with relevant contact information. Petitioner shall submit a copy of the notice with the application, and evidence and a signed statement verifying notice was sent to all landowners prior to the public hearing.

Council discussed the motioned amendment to the ordinance.

Council Member Butler moved, seconded by Council Member Payton, to amend the ordinance.

The motion carried 7-0 by roll call vote.

Council Member Payton moved, seconded by Council Member Clark, to adopt the amended ordinance and publish the text in full.

The motion carried 7-0 by roll call vote.

#### **17. Public hearing and second reading of an Ordinance authorizing a salary increase for the Municipal Judge**

Anne Larson, Interim Deputy Director of Human Resources, came forward to introduce this item.

Mayor Gates opened the public hearing at 6:53 p.m.

There being no one wishing to be heard in the Chambers or as part of the virtual audience, the public hearing was closed.

Council Member Olson moved, seconded by Council Member Butler, to adopt the ordinance and publish with reference to title only.

The motion carried 7-0 by roll call vote.

#### **18. Public Hearing and second reading of an Ordinance authorizing a salary increase for the City Attorney**

Anne Larson, Interim Deputy Director of Human Resources, came forward to introduce this item.

Mayor Gates opened the public hearing at 6:55 p.m.

There being no one wishing to be heard in the Chambers or as part of the virtual audience, the public hearing was closed.

Council Member Butler moved, seconded by Council Member DeBoutez, to adopt the ordinance and publish with reference to title only.  
The motion carried 7-0 by roll call vote.

**19. Public hearing and final reading of an ordinance authorizing the divestment of water rights from the Larimer and Weld Irrigation Company and Windsor Reservoir and Canal Company in exchange for water rights from the Water Supply and Storage Company.**

Sean Chambers, Water and Sewer Director, came forward to introduce this item. Adam Jokerst came forward to discuss the item and present the slide deck.

Mayor Gates opened the public hearing at 7:02 p.m.

Steve Teets, Greeley, reported that the disadvantage outweighs the advantages and is there a long-term benefit.

Mayor Gates closed the public hearing at 7:04 p.m.

Council Member Payton moved, seconded by Council Member Clark, to adopt the ordinance and publish with reference to title only.  
The motion carried 7-0 by roll call vote.

**20. Appointment of applicants to the Citizen Transportation Advisory Board, Judicial Review Board, Museum Advisory Board, Parks & Recreation Advisory Board, Stormwater Board, and Union Colony Civic Center Advisory Board.**

Deputy City Clerk Charity Campfield reported the following appointments were made by the Council by written ballot:

- Citizen Transportation Advisory Board – James Bailey and Jimmy Jones
- Judicial Review Board – Beth Wagner
- Museum Advisory Board – George Junne
- Parks & Recreation Advisory Board – Luis Casillas and Shane Kigin
- Stormwater Board – Phillip Taylor
- Union Colony Civic Center Advisory Board – Alison Hamling, Juliet Fried and Samantha Corliss

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

Council Member Butler moved, seconded by Council Member Olson, to approve the addition of a March 29, 2022 special meeting.

The motion carried 7-0.

Council Member Olson moved, seconded by Council Member Butler, to approve the cancellation of the June 21, 2022 meeting.

The motion carried 7-0.

**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**

Council Member Payton moved, seconded by Council Member Clark, to approve the above authorizations.

The motion carried 7-0.

**23. Adjournment**

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John D. Gates, Mayor

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Charity Campfield, Deputy City Clerk