

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
April 18, 2023

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

City Clerk Heidi Leatherwood called the roll.

Present:

Mayor John Gates
Councilmember Tommy Butler
Councilmember Deb DeBoutez
Councilmember Dale Hall was present via Zoom
Mayor Pro Tem Brett Payton
Councilmember Ed Clark

Councilmember Johnny Olson was absent (Excused).

4. Approval of the Agenda

City Manager Lee had no changes to the agenda.

5. Recognitions and Proclamations

Mayor Gates read the Youth Service Day Proclamation naming April 18, 2023, Youth Services Day at 6:01 p.m. Youth Commission Chair Maddie Zeller, was present in Council Chambers to accept the Proclamation. The Mayor announced the winner of the Youth Service Day Award: Marilyn Chavez. She was presented with a \$1000 scholarship.

Mayor Gates read the National Library Week Proclamation at 6:09 p.m. Executive Director of High Plains Library District Matt Hortt was present in Council Chambers to accept the Proclamation.

Mayor Gates read the Holocaust Memorial Observances Proclamation at 6:13 p.m. Laura Manuel and Tracey Adams from the Holocaust Memorial Observances of Greeley and Northern Colorado were present in Council Chambers to accept the Proclamation.

Mayor Gates read the National Crime Victims' Rights Week Proclamation at 6:17 p.m. Chief Turk, Brook Coughlin and Heather Wright, from the Greeley Police Department Victim Advocate Group received the Proclamation.

Councilmember Clark presented *What's Great about Greeley?*

6. Citizen Input

1. Steve Teets spoke about the affordable housing crisis in the community.
2. David Meek spoke about the community event Honor Flight at the Ranch on April 30, 2023, and Holocaust remembrance week.
3. Rodney Tashiro spoke as the president of the Greeley Chapter of the National Federation of the Blind. Mr. Tashiro requested updates to major intersections for speaking crosswalks and suggested cooperation with Safe Streets and Roads for All (SS4A) grant program.

7. Reports from Mayor and Councilmembers

None.

8. Initiatives from Mayor and Councilmembers

None.

Consent Agenda

9. **Consideration of a motion to accept the City Council Proceedings of April 4, 2023.**
10. **Consideration of a Resolution of the Greeley City Council ratifying the appointment of a certain nominee to the Board of Trustees of the Clearview Library District**
11. **Introduction and first reading of an Ordinance authorizing a salary increase for the City Manager**
12. **Introduction and first reading of an Ordinance authorizing a salary increase for the City Attorney**
13. **Introduction and first reading of an Ordinance authorizing a salary increase for the Municipal Judge**
14. **Introduction and first reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, from Planned Unit Development (PUD) and Commercial-High Intensity (C-H) zone districts to the Residential Micro-Housing (R-MH) zone district changing the underlying land use designations for approximately 22.25 acres of property located south of F Street, west of N. 35th Avenue, and approximately one-half mile north of 4th Street (Stoneybrook Rezone)**
15. **Introduction and first reading of an Ordinance amending Title 12, Chapter 2, Article IV, Section 12-151 and Title 24 of the Greeley Municipal Code relating to the allowance of private tobacco smoking establishments**

Councilmember Butler moved to approve the Consent Agenda Items 9-15. Councilmember DeBoutez seconded the motion. The motion passed 6-0 at 6:38 p.m. with Councilmember Olson absent.

End of Consent Agenda

16. Pulled Consent Agenda Items

17. Public hearing and second reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, from Commercial High Density (C-H) to Industrial Low Density (I-L) changing the underlying land use designations for approximately 2.54 acres of property located at the northwest corner of 31st Avenue and 29th Street (Cisneros Rezoning)

Caleb Jackson, City Planner III introduced the item with a presentation at 6:40 p.m. Staff received a rezone request for approximately 2.54 acres of undeveloped land located at the northwest corner of 31st Avenue at 29th Street from C-H to I-L zoning district. The rezone will allow the site to be used for light industrial uses such as warehousing, outdoor storage, office and other services. The Planning Commission considered this request at its March 28, 2023, meeting and recommended City Council approval.

Councilmember Butler asked about removing use specifically for crematorium operations. In response, Mr. Jackson replied that the current development code cannot strike uses for what is allowed. Mr. Jackson added that the applicant intends to use the space for offices and personal services.

The public hearing opened at 6:42 p.m.
With no speakers, the public hearing closed at 6:43 p.m.

Mayor Pro Tem Payton moved to approve, based on the application received, the preceding analysis and Planning Commission recommendation, the proposed rezoning from Commercial High Density (C-H) to Industrial Low Density (I-L) as found to be in compliance with Title 24-204(b). Councilmember Clark seconded the motion. The motion passed 6-0 at 6:43 p.m. with Councilmember Olson absent. Mayor Pro Tem Payton moved to adopt the ordinance and publish by title only. Councilmember Clark seconded the motion. The motion passed 6-0 at 6:44 p.m. with Councilmember Olson absent.

18. Public hearing and second reading of an Ordinance extending the period during which the Greeley Downtown Development Authority (DDA) may allocate and collect tax increment financing for the Downtown Development Authority Area within the City of Greeley

Becky Safarik, Interim Community Development Director introduced the item with a presentation at 6:45 p.m. This information was presented at the April 11 Work Session.

The Greeley DDA was established in 1998. An associated Plan of Development was approved by the City Council in November 2002, establishing 2003 as the property tax increment base assessment year. State law allows downtown development authorities to collect tax increment revenue from new construction activity that is excess of the base year for thirty years until 2034. The DDA tax increment district has used the funds for major redevelopment projects and smaller building rehabilitation projects.

The City of Greeley recently approved an update to the previous Downtown Investment Strategy for the next 10 years to have a sustainable income stream to stimulate private reinvestment in the downtown. The DDA TIF dollars are the first funds used for downtown redevelopment projects and supporting those projects that don't qualify for additional City funding.

The public hearing opened at 6:47 p.m.

1. Steve Teets asked if the DDA taxes collected were able to be used for the whole community or just the downtown? In response, Ms. Safarik replied that state law requires tax increment DDA funds to be used for downtown improvement projects only.

The public hearing closed at 6:50 p.m.

Councilmember Butler moved to adopt the ordinance and publish by title only. Mayor Pro Tem Payton seconded the motion. The motion passed 6-0 at 6:51 p.m. with Councilmember Olson absent.

19. Appointment of applicants to the Citizen Budget Advisory Committee, Citizen Transportation Advisory Board, Commission on Disabilities, Golf Course Advisory Board, Greeley Urban Renewal Authority, Judicial Review Board, Museum Advisory Board, Parks & Recreation Advisory Board, Rodarte Community Center Advisory Board, and Union Colony Civic Center Advisory Board

City Clerk Leatherwood announced the appointments:

- Citizen Budget Advisory Committee- Kim Revard and Merrie Foreman appointed for a 3-year term
- Citizen Transportation Advisory Board – James Riesberg appointed for a 3-year term
- Commission on Disabilities Recruit for additional applicants
- Greeley Urban Renewal Authority- Cesar Fernandez appointed for a 5-year term
- Golf Course Advisory Board- Chris Lomas and Kimberly Spencer appointed for a 3-year term
- Judicial Review Board- Rasheed Garza Archuleta appointed for a 3-year term
- Museum Advisory Board- Michael Weiland reappointed for a 3-year term
- Parks & Recreation Advisory Board- Adam Michaels appointed for a 3-year term
- Rodarte Community Center Advisory Board-Emma Pena-McCleave and Samantha DuVall reappointed for a 3-year term
- Union Colony Civic Center Advisory Board – Robert Wasson appointed for a 3-year term

20. Scheduling of Meetings, Other Events

None.

21. 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

Councilmember Clark moved to approve the motion. Mayor Pro Tem Payton seconded the motion. The motion passed 6-0 at 6:53 p.m. with Councilmember Olson absent.

22. 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 approve the motion. Councilmember Butler seconded the motion. The motion passed 6-0 at 6:54 p.m. with Councilmember Olson absent.

23. Adjournment

Mayor Gates adjourned the meeting at 6:55 p.m.

22. The Executive Session was called to order at 7:04 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 participation in the Executive Session were all members of City Council except Councilmember Olson, who was excused, plus the following:

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

Mayor Gates cautioned each participant to confine discussion to the stated purpose and reminded that no formal action may occur in Executive Session. If at any point any participant believed that the discussion was going outside the proper scope of the Executive Session, participants were advised to interrupt the discussion and raise an objection.

The meeting concluded at 7:27 p.m. and the current Executive Session was adjourned.

The recording 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.

Approved:

John D. Gates, Mayor Attest:

Attest:

Heidi Leatherwood, City Clerk