

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
October 04, 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

Sarah Jacobsen, Deputy City Clerk, called the roll.

Present:

Mayor John Gates

Mayor Pro Tem Brett Payton

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Councilmember Dale Hall

Councilmember Ed Clark

Councilmember Johnny Olson

4. Approval of the Agenda

There were no changes to the agenda.

5. Recognitions and Proclamations

Mayor Gates presented the "Domestic Violence Awareness Month" Proclamation. Diana Heldt, Executive Director accepted the proclamation.

Mayor Gates read the Proclamation "Bill Webster Day" and Councilmember Clark and Mayor Gates will present Mr. Webster with the Proclamation on his 90th birthday, October 7, 2022.

6. Citizen Input

The following spoke:

1. Steve Teets spoke about individuals abusing the use of service animals.
2. Pastor David Meek spoke about his views on religion.
3. Kimberly Watson (virtual) spoke about overwatering the dog park, individuals not cleaning up after their dogs, intersection at 22nd Street and 1st Avenue sinking, and "affordable housing" isn't affordable.

7. Reports from Mayor and Councilmembers

Councilmember Olson spoke about the 5th Street project and complimented staff on their hard work.

8. Initiatives from Mayor and Councilmembers

Councilmember Clark would like to make an Initiative to figure out enforcement on homelessness. In response, City Manager Lee replied that staff is reporting to City Council on October 25, 2022, with information.

Councilmember Butler asked for a Resolution supporting 4A at the next City Council meeting on October 18, 2022. Council was in consensus on creating the Resolution.

Councilmember Hall requested an Initiative for an updated Emergency Management report from the City.

Consent Agenda

9. Acceptance of the Report of the City Council Work Session of September 13, 2022
10. Introduction and first reading of an Ordinance Amending Section 6-118 and Section 6 -163 of the Municipal Code to Exempt Certain State Fees
11. Introduction and first reading of an Ordinance Amending Chapter 1 of Title 4 of the Greeley Municipal Code Regarding the City's Classification and Salary Plan
12. Introduction and first reading of an Ordinance adopting the Classification and Salary Plan for 2023

Councilmember Butler moved to approve the Consent Agenda Items 9-12. Mayor Pro Tem Payton seconded the motion. The motion passed 7-0 at 6:32 p.m.

End of Consent Agenda

13. Pulled Consent Agenda Items
None.
14. Public hearing, introduction and first reading of an Ordinance adopting the budget for 2023

Finance Director, John Karner introduced the item with a presentation at 6:32 p.m. Mr. Karner explained the 2023 proposed expenditures are allocated to the seven Council Priorities and a few increases were the following:

- Human Resources Operating expenses for compensation and classification
- Utility billing moving to Water and Sewer to increase response time and provide better customer service
- Emergency services cost increases
- Greeley HOPE program and Culture, Parks, and Recreation programs to pre-COVID operations status
- Wastewater Treatment and Reclamation Facility project over the next three years
- PD explosive device response
- Shurview property phase development

Citizen Budget Advisory Committee (CBAC) Chair, Trent Howell presented the recommendations to the City Council at 6:43 p.m. He noted the following:

1. CBAC was concerned about the turnover/vacancy of City staff. The Committee recommended one-time funding for increased hiring and retention methods and then implementation of a plan.
2. CBAC was concerned about unhoused persons throughout the City. CBAC recommended one-time funds above and beyond what is allocated to supplement this work.

Councilmember Butler asked Mr. Howell if CBAC knew the cost of the study and funding amounts for unhoused persons? Specifically, where would the funding go? In response, Mr. Howell replied that the CBAC did not have the information.

Councilmember Deboutez asked if the CBAC had a recommendation on where to pull the requested money for the study and staff support? Mr. Howell did not know the exact fund.

Councilmember Clark asked Assistant City Manager, Juliana Kitten about unhoused people and assisting the City in solving this problem. In response, Ms. Kitten agreed that one person cannot solve these issues and the City was partnering with United Way, and conducting outreach, applying for grants, and looking for other resources for the City to create solutions.

Councilmember DeBoutez noted that the City was in the middle of a compensation and classification analysis and the merit increase and competitive wages are part of the 2023 proposed budget. In response, Mr. Karner explained the breakout of the merit increases and class/comp funds included in the budget.

Councilmember Clark asked about Judge Gonzales' request for more funding. In response, Mr. Karner replied that city staff was looking for formal direction from Council.

Discussion ensued about the funding.

Mayor Gates requested that staff present answers at the next meeting.

The Public Hearing opened at 7:08 p.m.

The following spoke:

1. Steve Teets spoke about working with organizations to get homeless individuals off the streets.
2. Pastor Dave Meek spoke on recognizing staff and the value of utilizing staff knowledge before they leave the City.
3. Donald Yun spoke on the addiction and mental health struggles of the homeless population, and the need for rehab programs.

With no further speakers, the Public Hearing closed at 7:14 p.m.

Councilmember Hall moved to introduce the Ordinance and schedule the public hearing and second reading for October 18, 2022. Councilmember Deboutez seconded the motion. The motion passed 7-0 at 7:15 p.m.

15. Public hearing and consideration of the Annual Action Plan for Program Year 2023 for Community Development Block Grant and HOME Investment Partnership Program Grant with Recommended Budgets

Economic Health and Housing Director, Ben Snow introduced the item with a summary at 7:15 p.m. Mr. Snow spoke about both the Community Development Block Grant (CDBG) and HOME Investment Partnership Program grant. The City is expecting to receive Federal grants from the U.S. Department of Housing and Urban Development.

Councilmember Butler disclosed that he was a board member of the Greeley Habitat for Humanity and although these grants are not for Habitat, they will likely flow to Habitat in the future.

The Public Hearing opened at 7:17 p.m.

With no speakers, the Public Hearing closed at 7:18 p.m.

Mayor Gates spoke of his disappointment that more funds were not dispersed to organizations that support the homeless.

Mayor Gates reopened the Public Hearing at 7:19 p.m.

The following spoke:

1. Enita Hearn-Hout, Director of the Guadalupe Shelter spoke on the importance of her organization for the community. For 12 years the City has found a way to support the Shelter and she asked the City to find a way to support.

With no further speakers, the Public Hearing closed at 7:21 p.m.

Mayor Pro Tem Payton moved to accept the 2023 Annual Action Plan and associated budgets, as presented. Councilmember Clark seconded the motion. The motion passed 7-0 at 7:23 p.m.

16. Public hearing and second reading of an Ordinance removing the Development Concept Master Plan ("DCMP") from the Boomerang Ranch Phase 2 development comprised of 31.26 acres of property located South of 10th Street, East of 83rd Avenue, North of 12th Street, and West of 80th Avenue (ZON2021-0005).

City Planner III, Darrell Gesick introduced the item with a presentation at 7:24 p.m. Mr. Gesick shared that the subject site was annexed in 1994, and in 2007 the site was rezoned to a Development Concept Master Plan (DCMP). The DCMP is no longer allowed under the City's code. The current owner is proposing a different plan that would remove the DCMP. If the DCMP removal is approved the applicant is proposing the development of five commercial lots along 10th street and three tracts for future development.

The Planning Department currently has two site plan applications for a drive-through coffee shop and convenience store with gas sales. Notices were mailed to the surrounding property owners and only one call was received, and one resident attended the Planning Commission (PC) hearing. The PC voted to recommend approval by a vote of 4-0.

Councilmember Butler asked when the DCMP was removed from the code? In response, Mr. Gesick replied that it was removed last year when the new code was adopted.

Councilmember DeBoutez spoke about her concerns with the PC members' lack of participation, noting that the vote was 4-0, and there are seven members on the commission.

The Public Hearing opened at 7:28 p.m.
With no speakers, the Public Hearing closed at 7:28 p.m.

Mayor Pro Tem Payton moved to adopt the Ordinance and publish with reference to title only. Councilmember Olson seconded the motion. The motion passed 7-0 at 7:29 p.m.

17. Scheduling of Meetings, Other Events
None.
18. 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 Olson moved to approve the motion. Councilmember Hall seconded the motion. The motion passed with a voice vote of 7-0 at 7:30 p.m.

19. Adjournment

Mayor Gates adjourned the meeting at 7:30 p.m.

John D. Gates, Mayor

Heidi Leatherwood, City Clerk