

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

1. Call to Order  
The Mayor called the meeting to order at 6:01 p.m.
2. Pledge of Allegiance
2. Roll Call  
City Clerk, Heidi Leatherwood called the roll.  
The following members of Council were present.  
Councilmember Butler  
Councilmember DeBoutez  
Councilmember Hall  
Mayor Pro Tem Payton  
Councilmember Clark  
Councilmember Olson  
Mayor Gates
3. Reports from Mayor and Council Members  
None.
4. 2023 Proposed Budget Presentation  
Finance Director, John Karner introduced the presentation at 6:12 p.m.

The 2023 Budget is aligned with current Council priorities: Sustainable Infrastructure and Mobility, High Performance Government, Safe and Secure Communities, Quality of Life, Business Growth, Community Vitality and Housing for All.

Budget Manager Robert Miller shared the Public Safety budget focus points:

- Maximizing safety and security of our community
- Prepare for future growth – strategic services, programs, and staffing
- Foster trust in public safety
- Enhance partnerships/relationships with community through outreach and community engagement
- Continued investments in training

Capital highlights included:

- New Explosive Device Response Vehicle
- Full Radio Replacements Fire

- New Fire Hazardous Material Identification Tool

Councilmembers asked about the Humane Society and the cost of the increase vs. building a city program. In response to this question, staff discussed the liabilities and large capital project costs for establishing a City program that would be more costly than contracting with the Human Society at this point in time.

Councilmembers commented that recruitment and retention are key components of operations for Fire and PD.

Budget Manager, Robert Miller introduced the Water and Sewer budget focus points:

- Protect human health
- Meet all regulatory requirements
- Provide great service to our citizens
- Strategic investments to ensure resiliency
- Replace aging assets and meet new environmental regulations
- Staffing investments to meet operational needs for Greeley's extensive infrastructure

Highlights:

- Strategic investments to ensure resiliency
- Replace aging assets to meet new regulations
- Staffing investments to meet operations

In response to councilmember inquiries regarding the percentage of accounts that stayed in tier 1 water budgets, staff indicated approximately 95%.

Councilmember DeBoutez asked about the rates increase and if customers will continue to pay utility bills at City Hall with the transition of utility billing to Water and Sewer. In response, staff assured that the change should be seamless to customers and that customers will continue to be able to pay directly at city hall and the drive thru.

## 5. Development Fee Discussion

Interim Deputy City Manager and Interim Community Development Director Becky Safarik introduced the presentation.

- Development fees are imposed to offset the cost as result of new development
- Per State Statute, development fees must be legislatively adopted at a level no greater than necessary to defray the impacts
- Fees fund new or expanded facilities only, not maintenance
- Fees are adjusted annually using an economic adjustment factor
- Greeley Municipal Code requires review of fees every 5 years

- The last fee study was adopted in 2015

Fees need to be adjusted to prevent loss in revenue. Greeley is in the middle of Single-Family Monthly Water and Sewer residential rates.

Councilmembers asked how to justify raising fee when growth is not high. In response to this question, staff explained that while there are other jurisdictions have higher fees, they are still growing at the same rate as other jurisdictions. So, there are multiple reasons for development to choose areas.

Councilmembers agreed that development should pay its way and not focus on the decisions made in 2020. Staff responded that it is necessary to see the data of fees lost in a wholistic sense of the City to understand what to do now.

Consensus of Council was to continue to move forward.

6. Scheduling of Meetings, Other Events  
None.
7. Executive Session for Mid-Year Check-in with City Attorney  
Mayor Gates noted that Council will not return to the work session and the meeting will conclude with the adjournment of the executive session.

**Mayor Pro Tem Payton moved to go into executive session.**  
**Councilmember Clark seconded the motion. The motion passed 7-0 at 7:10 p.m.**

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

#### Executive Session

Executive Session for Mid-Year Check-In with City Attorney- September 13, 2022

At 7:19 p.m., on September 13, 2022, Mayor John Gates was the presiding officer at beginning of executive session. He confirmed that the remote meeting link for Council Member Olson was working and that the meeting was being recorded.

Present at the executive session were the following persons:  
Councilmember Butler, Councilmember Deboutez, Councilmember Hall

Councilmember Clark, Mayor Pro Tem Payton, and City Attorney Doug Marek. Councilmember Olson participated via Zoom.

The executive session was for the following purposes: discussing personnel who report to Council as provided for under C.R.S. 24-6-402(4) (f) and Greeley Municipal Code Section 2-151 (6) (a). This was the Mid-Year Check-In with City Attorney Doug Marek.

The Mayor cautioned each participant to confine discussion to the stated purpose of the executive session and reminded that no formal action would be taken during executive session. If at any point in the executive session any participant believed that the discussion was going outside of the proper scope of the executive session, participants were asked to interrupt the discussion and make an objection.

The Mayor announced that before the executive session was concluded, that the recording reflected the complete discussion held at the executive session, and the recording was made instead of written minutes to satisfy the requirements of Open Meeting Laws.

The recording will be retained by the City Clerk for a period of 90 days.

At 8:04 p.m. the executive session concluded, and the meeting was adjourned.

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John D. Gates, Mayor

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Heidi Leatherwood, City Clerk