

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
April 4, 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

Heidi Leatherwood, City Clerk, called the roll.

Present:

Mayor John Gates
Councilmember Tommy Butler
Councilmember Deb DeBoutez
Councilmember Dale Hall
Mayor Pro Tem Brett Payton
Councilmember Ed Clark
Councilmember Johnny Olson

4. Approval of the Agenda

City Manager Lee had no changes to the agenda.

5. Recognitions and Proclamations

Mayor Gates read the Arbor Day Proclamation, at 6:02 p.m. City of Greeley Forestry Manager Shiloh Hatcher was present in Council Chambers to accept the Proclamation.

Mayor Gates read the Sexual Assault Awareness Month Proclamation at 6:05 p.m. Jacy Levine and Maya Schmist with the Sexual Assault Victim Advocate Center were present in Council Chambers to accept the Proclamation.

Mayor Gates read the National Mayor's Challenge for Water Conservation Proclamation at 6:09 p.m. Deputy Director of Water Resources Ty Bereskie, and Water Conservation Manager Dena Egenhoff, were present in Council Chambers to accept the Proclamation.

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

6. Citizen Input

1. Sharon Eberhard commented that April is Child Abuse Prevention and Awareness Month. Aims Community College is sponsoring and hosting various programs,

Casino Night on April 21, and the Big Balloon Build event from July 16-24, 2023.

2. Rodney Tashiro spoke on behalf of the Greeley Chapter of the National Federation of the Blind about City snowplows pushing the snow onto certain sidewalks, making it inoperable for disabled individuals to access. Mr. Tashiro asked the City to find a solution to clear sidewalks. Deputy Public Works Director Will Jones connected with Mr. Tashiro after public comment.

7. Reports from Mayor and Councilmembers

Councilmember Butler provided a positive report about the National League of Cities trip to Washington D.C.

8. Initiatives from Mayor and Councilmembers

Councilmember Hall spoke about Senate Bill 23-213, associated with the statewide land use bill and would like council to oppose the bill. Councilmember Hall spoke about the recent Zoom meeting with over 400 attendees where no one spoke in favor of the bill. He requested a Resolution be drafted to oppose Senate Bill 23-213 and then to have a special meeting next Tuesday April 11, 2023, to consider and vote.

Councilmember Olson motioned to call a Special Meeting on April 11, 2023, to vote on the Resolution in opposition of Senate Bill 23-213. Mayor Pro Tem Payton seconded the motion. The motion passed 7-0 at 6:37 p.m.

Consent Agenda

9. **Consideration of a motion to approve the City Council Proceedings of March 7, 2023, and March 21, 2023.**
Consideration of a motion to approve the City Council Work Session Proceedings of March 14, 2023.
10. **Consideration of a Resolution of the City Council of the City of Greeley authorizing the city to enter into an intergovernmental agreement with the Colorado Department of Transportation for a citywide comprehensive signal timing project**
11. **Consideration of a Resolution Approving Change Order - ERP Staffing, System and Project**
12. **Introduction and first 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**

13. **Introduction and first reading of an Ordinance extending the period during which the Greeley Downtown Development Authority may allocate and collect tax increment financing for the Downtown Development Authority Area within the City of Greeley**

Councilmember Butler moved to approve the Consent Agenda Items 9-13. Councilmember Olson seconded the motion. The motion passed 7-0 at 6:40 p.m.

End of Consent Agenda

14. **Pulled Consent Agenda Items**

None.

15. **Consideration of a Resolution approving a Redevelopment Agreement between 1024 8th Avenue, LLC, DDA and the City of Greeley**

Economic Health and Housing Director, Ben Snow introduced the item at 6:41 p.m.

The redevelopment incentive program started in 2018 that outlines a combination of incentives available to qualified redevelopment projects. The resolution approving the use of the Redevelopment Incentive fund for this project outlines the Intergovernmental Agreement and Redevelopment Agreement between the developers (1024 8th Avenue, LLC), the Downtown Development Authority, and the City of Greeley. The DDA Board approved its portion of this Agreement on March 23, 2023.

Halie McCarter with Milhaus, presented on the apartment complex at 8th Avenue and 11th Street. The complex will consist of five stories, 194 units, with a five story parking garage. The proposed complex will have luxury amenities for the residents. The proposed construction is from August 2023 to September 2025.

Bianca Fisher, Executive Director of Greeley Downtown Development Authority (DDA) spoke about how important this apartment complex will be to the vitality of downtown. The DDA board is in full support of this project.

Councilmember Butler asked how long the furniture store has been vacant. In response to the question, Ms. Fisher replied that the store has been vacant since 2018.

Councilmember Butler also asked if the area was zoned for residential purposes. In response to the question, Chief Planner/Interim Planning Manager Don Threewitt replied that currently the area was zoned correctly.

Councilmember Olson asked about the \$3.9 million in funds and balance of funds. In response to the question, Mr. Snow replied that \$1.9 million will be left for another project.

The public hearing opened at 6:57 p.m.

1. Edwin Grant spoke about being a native and seeing many redevelopments in the City of Greeley.

With no additional speakers, the public hearing closed at 7:00 p.m.

Councilmember Olson, DeBoutez and Butler spoke in favor of this redevelopment. Councilmember DeBoutez mentioned that this type of development is in SB-213. Mayor Gates spoke in support of this redevelopment and mentioned the citizen comment about the City building too many apartments. Mayor Gates spoke about beautifying downtown and this development is needed in downtown Greeley.

Mayor Pro Tem Payton moved to adopt the resolution. Councilmember Hall seconded the motion. The motion passed 7-0 at 7:03 p.m.

16. Scheduling of Meetings, Other Events

None.

17. **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 Payton moved to approve the motion. Councilmember Butler seconded the motion. The motion passed 7-0 with a voice vote at 7:03 p.m.

18. **Consideration of a motion to go into Executive Session for the purpose of reviewing feedback and the process of completing the annual performance review of the City Attorney.**

Mayor Pro Tem Payton moved to approve the motion. Councilmember Butler seconded the motion. The motion passed 7-0 at 7:04 p.m.

19. Adjournment

There being no further business to come before the Council, Mayor Gates adjourned the meeting at 7:04 p.m.

17. The Executive Session was called to order at 7:12 p.m. for the purpose of reviewing feedback and the process of completing the annual performance review of the City Attorney.

Present for participation in the Executive Session were all members of City Council, plus the following:

Noel Mink, Human Resources Director

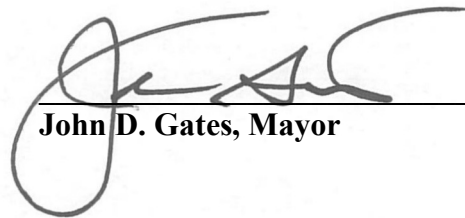
A motion to go into an Executive Session to discuss the following matter as provided under C.R.S. Section 24-6-402(4)(f) and Greeley Municipal Code Section 2.151(6)(a): To discuss personnel reporting to the City Council.

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 7:42 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:



Heidi Leatherwood, City Clerk