

City of Greeley, Colorado
COUNCIL WORKSESSION REPORT
August 11, 2020

1. CALL TO ORDER

The virtual meeting was called to order at 6:05 p.m. by Mayor Gates via the City's Zoom platform.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Cheryl Aragon, Interim City Clerk, called the roll. Those present were Mayor John Gates and Councilmembers Tommy Butler, Ed Clark, Michael Fitzsimmons, Dale Hall, Brett Payton and Kristin Zasada.

4. REPORTS FROM MAYOR AND COUNCILMEMBERS

There were no Reports offered by Councilmembers.

5. COVID-19 PANDEMIC UPDATE

Mr. Otto introduced the City's Emergency Manager Dan Frazen who provided a COVID-19 update by reviewing cases in the State and Weld County, including hospital cases. He referenced the Safer at Home and Vast Great Outdoors Order the State is currently under. The Bonell personal isolation facility and The Ranch locations are available as needed, and he noted that the testing facility at Aims was closed, however work is being done to open another site. Some location are testing by appointment.

With regard to testing, a Weld County data dashboard for testing is being built.

He went on to review case data and calls for service, and the Protect Our Neighbors criteria that would allow Greeley to apply for a variance regarding some events.

Ben Snow, Economic Development Director, reported on the Greeley Area Recovery Fund by stating that the total number of applications to date is 188. Not a lot of change since the last review, but 86 awards have been issued, averaging \$3,000 per award.

He also noted that the first round of marketing grants have also been awarded, totaling \$51,000, and that the Weld Business Relief Fund is about to launch as well, using CARES fund money.

Councilmember Clark inquired about eligibility for those who have received funds from the Greeley Area Recovery Fund, and it was noted that Greeley businesses will not receive any of that funding.

6. DEVELOPMENT IMPACT FEE STUDY DISCUSSION

Robert Miller, Interim Finance Director, reported that this is an opportunity to review work done in this regard thus far, and noted that additional input from stakeholders will be sought and additional time with

Council on this before going to ordinance introduction.

Matt Wittern, Raftelis, provided an overview of the study, reviewed strategic changes based on stakeholder input and a revised fee structure to address affordability, went over maximum supportable fees and fee comparisons, and then offered some funding alternatives.

Dwayne Guthrie, Raftelis, reviewed the current development impact fees for both residential development and non-residential development.

Mr. Wittern went on to state that several Zoom roundtables have been held with builders/developers/realtors, a lot of individual outreach, and some great feedback was received.

Mr. Guthrie noted that based on that feedback, an idea is to look at a Water PIF for detached residential based on lot size; storm water PIF for detached residential per square foot of impervious area; and a non-utility fee for all residential development by size of unit.

Mr. Guthrie also reviewed an across-the-board PIF reduction scenario over five years showing that all fees do not have to be treated the same. He went over the fee reductions scenario for plant investment fees.

Mr. Wittern closed by stating that they are very confident in the outreach done with stakeholders and that many of the things they heard are doable. A lot of progress has been made on this study, and that there is some strong momentum moving forward.

Councilmember Zasada indicated that this is a lot of information, and that she wants to take it all in and make some good decisions. She asked about the reductions and if they are across the board.

Mr. Guthrie indicated that it is a reduction from what the City is currently charging. He noted that the idea is still to base them on size thresholds.

Councilmember Zasada expressed disappointment that average home sales prices was not included in this Study as this means it is not ok to say that Greeley is in the middle of the pack for fees.

She also stated that it is difficult to understand all of the talk about affordability and then an increase in fees and passing off the cost to builders and then homebuyers.

Roy Otto, City Manager, clarified that a balance has to be found for paying for maintenance. He also stressed that there is more time to digest what is provided thus far, and there will be more opportunities for Council to continue talking about this.

Councilmember Clark inquired about the Northern Colorado Homebuilders Association response to this, and Mr. Wittern indicated that they have tried to be sensitive to their concerns. They were appreciative of being part of the process early on. He noted that this updated information has been sent to them as well so that they are in the know as things change.

Mayor Gates expressed a desire to not have a lot of backlash later about what should have or could have been done. He noted that additional methodology adjustments are needed still and additional stakeholder feedback will be helpful.

Mr. Otto noted that Council will see some additional information in this regard after the initial budget review and suggested September 8th as a possible date to do that.

7. COLORADO OPEN RECORDS ACT (CORA) OVERVIEW AND CITY ATTORNEY REPRESENTATION OF COUNCILMEMBERS IN CERTAIN MATTERS

Cheryl Aragon, Interim City Clerk, reported that this item is in direct response to Council Initiatives put forth by Councilmember Clark regarding a quick tutorial on the Colorado Open Records Act and then some information from the City Attorney regarding the City Attorney's Office representation of Councilmembers in certain matters.

She proceeded to review a Q&A about CORA and shared some staff processes for notifying the Council and staff of requests and timeliness of those notifications. She agreed that notifying the City Manager is also critical in order to keep him in the loop as requests come in for emails and records of the Mayor and Council.

Doug Marek, City Attorney, provided a review of the ways that the City Attorney's Office represents the City Council in their work as official elected officials representing the City of Greeley organization.

Councilmember Clark expressed concern that responses to questions posed and the need for information are not as timely as they could be in order for him to properly do his job and make informed decisions.

Additional conversation ensued about the need to notify Council in a timely manner of requests for Councils' records and emails timely and to notify Council what is being released and who the requester of the records is. Additional communication is critical.

Mayor Gates inquired about the expectation of privacy when someone emails the Council and that information being shared out, and Mr. Marek advised that generally, if someone emails the Mayor and Council about a matter of City business, there are no expectations of privacy, with a couple of exceptions that would be looked at on a case-by-case basis.

8. SCHEDULING OF MEETINGS AND OTHER EVENTS

No additional meetings or events were scheduled.

9. ADJOURNMENT

There being no further business to come before the Council, Mayor Gates adjourned the meeting at 8:02 p.m.



Cheryl Aragon, Interim City Clerk