

City of Greeley, Colorado  
**CITY COUNCIL PROCEEDINGS**  
August 4, 2020

**1. Call to Order**

Mayor John Gates called the remote meeting to order at 6:00 p.m. via Zoom Meetings.

**2. Pledge of Allegiance**

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

**3. Roll Call**

Jerry Harvey, Assistant 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. Recognitions and Proclamations**

Councilmember Fitzsimmons presented the What's Great About Greeley Report.

**5. Citizen Input**

Mr. Harvey read 3 emails received by the City Clerk's email account into the record regarding potential racial sensitivity training for the City Council. Carmen Whitehead wrote specifically about the Black Lives Matter movement, the "defend the police" and "defund the police" movements, as well as her support for moving funding from the police to other areas like mental health support. Gabrielle Llanas wrote about the need for diversity training, the importance of the Human Relations Commission diversity and inclusion webinar, and bringing the community together. Ms. Llanas went on to write about specific issues she had related to Councilmembers Zasada and Clark regarding their comments toward diversity training, and she concluded by noting her concern that Council are not acting like leaders. Rhonda Solis wrote urging Council to invest time and money in diversity training because of its importance.

Councilmember Butler asked about a timeline regarding racial sensitivity training. Becky Safarik, Assistant City Manager, explained that she will be compiling three choices and will bring those three choices to Council for their decision by the end of the month.

**6. Approval of Agenda**

The agenda was approved as presented.

**7. Reports from Mayor and Councilmembers**

Councilmember Hall spoke about his attendance at the annual Water & Sewer tour noting that it was very enlightening.

**8. Initiatives from Mayor and Councilmembers**

Councilmember Zasada requested that the issue of short-term rentals be brought back by having staff incorporate comments from Council at the July 14th Worksession and present the recommendations to the Planning Commission for formal comment and public hearing and then submit to City Council for final public hearing.

Consensus was reached by Council on this initiative.

**\*\*\* Consent Agenda \*\*\***

**9. Approval of the City Council Proceedings of July 21, 2020**

The Council action recommended was to approve the Proceedings.

**10. Acceptance of the Report of the July 14, 2020, City Council Worksession**

The Council action recommended was to accept the Report.

**11. Introduction and first reading of an ordinance changing the official zoning map of the City of Greeley, Colorado from PUD (Planned Unit Development) to C-H (Commercial High Intensity) zoning for 38.811 acres of property located south of 10th Street, west of 83rd Avenue, and north of 12th Street, known as the Two Rivers Marketplace Rezone**

This item was pulled from the Consent Agenda.

**12. Consideration of a Resolution to approve a Donation Agreement for a new East Arena Expansion Project and Stage at Island Grove Regional Park**

This item was pulled from the Consent Agenda.

**13. Consideration of a Resolution authorizing an Intergovernmental Agreement with Weld County to participate in Weld County’s November 3, 2020, General Election**

The Council action recommended was to adopt the resolution. **(Resolution No. 40, 2020)**

**\*\*\* End of Consent Agenda \*\*\***

Councilmember Payton moved, seconded by Councilmember Hall to approve items 9, 10, and 13 on the Consent Agenda and their recommended actions. The motion carried: 7-0

**14. Pulled consent agenda items**

**11. Introduction and first reading of an ordinance changing the official zoning map of the City of Greeley, Colorado from PUD (Planned Unit Development) to C-H (Commercial High Intensity) zoning for 38.811 acres of property located south of 10th Street, west of 83rd Avenue, and north of 12th Street, known as the Two Rivers Marketplace Rezone**

Councilmember Zasada noted input she had received from residence in the area of the proposed rezone regarding potential dangers due to future oil and gas drilling/development in that area. She continued by voicing her support for the rezone.

Councilmember Zasada moved, seconded by Councilmember Clark to introduce the ordinance and schedule the public hearing and final reading for August 18, 2020. The motion carried: 7-0

**12. Consideration of a Resolution to approve a Donation Agreement for a new East Arena Expansion Project and Stage at Island Grove Regional Park**

Councilmember Butler voiced his concern about where the donation for this item is coming from and added that he cannot vote to support the resolution because of it.

Councilmember Hall moved, seconded by Councilmember Zasada to adopt the resolution. The motion carried: 6-1 (Councilmember Butler dissenting) **(Resolution No. 39, 2020)**

**15. Public hearing to consider a change of zone from R-H (Residential High Density) to PUD (Planned Unit Development) for 20.662 acres of property located west of north 35th Avenue and south of C Street, known as the Stoneybrook Subdivision Filing No. 1 Block 1, Lot 4 Rezone, and public hearing and final reading of an ordinance changing the official zoning map to reflect the same**

Caleb Jackson, Planner, presented items 15 and 16 together. He discussed the request for the rezone, the surrounding zoning and land uses, and the site history. He continued by describing site photos, discussing the proposed rezone and proposed preliminary PUD, and describing all of the points that the Administrative Review Team looked at in making their recommendation. Mr. Jackson concluded by highlighting the rezone and PUD criteria, describing the notice that took place, and the recommendation from the Planning Commission.

Will Wagenlander, the representative of the applicant, discussed how this rezone and the proposed manufactured home community meets parts of the City of Greeley Strategic Housing Plan; discussed the different land dedications they are going to pay for; described the school district impact fees they will be paying; and concluded by explaining the additional benefits the creation of this new mobile home community would create.

Mayor Gates opened the public hearing at 6:37 p.m., and no comments were received in the City Clerk email account nor were they offered from the virtual webinar audience.

Councilmember Clark moved, seconded by Councilmember Payton to find that, based on the application received and the preceding analysis, the proposed rezone from R-H (Residential High Density) to PUD (Planned Unit Development) for a 20.662-acre tract meets Development Code Section 18.30.050(c)(3) a, b, e, f, h and g; and, therefore, the rezone is approved. The motion carried: 7-0

Councilmember Clark moved, seconded by Councilmember Butler to adopt the ordinance and publish with reference to title only. The motion carried: 7-0 **(Ordinance No. 16, 2020)**

**16. A public hearing to consider establishment of a Preliminary PUD (Planned Unit Development) that would allow a mobile home community on a 20.662-acre parcel located west of north 35th Avenue and south of C Street**

Mayor Gates opened the public hearing at 6:40 p.m., and no comments were received in the City Clerk email account nor were they offered from the virtual webinar audience.

Councilmember Fitzsimmons moved, seconded by Councilmember Butler to approve the Stoneybrook Subdivision Filing No. 1, Block 1, Lot 4 Preliminary PUD to allow for a mobile home community on a 20.662-acre parcel located west of north 35th Avenue and south of C Street. The motion carried: 7-0

## **17. COVID-19 Update**

Dan Frazen, Emergency Manager, highlighted the current state positive numbers, total fatalities, and total hospitalizations; highlighted the confirmed positive cases in Weld County, fatalities in Weld County, quarantined first responders in Greeley, and Greeley hospitalizations; and he noted that the State seems to be plateauing. Mr. Frazen also provided an update on the alternative care facilities noting that both currently are not in service, but the City has the ability to open them when necessary. He also provided a brief update on the Greeley testing sites.

Mr. Frazen continued by explaining that the State has Weld County at a 5.8% positivity rate adding that Greeley is at a 4.2% positivity rate based on the Weld County data. He also explained that he continues to ask Weld County to create a public facing dashboard on their website so their data can be easily accessed. He then went on to describe the overall State positivity rate, the daily COVID-19 positive cases/weekly averages, the hospital and first responder quarantine totals, and the COVID-19 related calls to the Fire Department.

He concluded by describing the “Protect our Neighbors Certification” criteria and where Greeley is with regard to these qualifications.

In response to a question from Councilmember Zasada related to positivity rates from other Counties, Mr. Frazen explained what that we do not currently have access to that data. He noted that he would attempt to find relevant data and relay it back to Council.

Ben Snow, Economic Health & Housing Director, highlighted the Greeley Area Recovery Fund (GARF) dashboard. He explained that 188 applications have been received so far noting that those who applied for the original grants could apply for the new marketing grants adding that many already have. He also highlighted that \$51,000 has already been paid out in marketing grants. He added that at current average of \$3,000 per grant, if all pending applications were approved, about 60% of the fund total would be paid out. He concluded by explaining that he is starting conversations with the Greeley Chamber of Commerce regarding getting more assistance out there.

Mayor Gates asked about what the requirements are for the marketing grants, and Mr. Snow explained that they are much lower than the original grants. He added that they are just asking how they would use the funds.

Councilmember Butler inquired about businesses who got original grants and whether they can apply for marketing grant, and Mr. Snow confirmed that is correct.

## **18. Scheduling of meetings, other events**

There were no additional meetings or events scheduled.

- 19. 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 at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Councilmember Hall moved, seconded by Councilmember Clark to approve the above authorizations, and the motion carried: 7-0

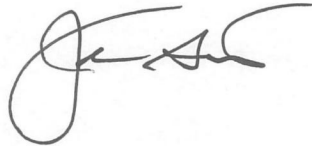
20. **Adjournment**

There being no further business to come before the Council, Mayor Gates adjourned the meeting at 7:00 p.m.



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Jerry Harvey, Assistant City Clerk



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John Gates, Mayor