

City of Greeley, Colorado
CITY COUNCIL WORKSESSION REPORT
January 12, 2021

1. Call to Order

Mayor John Gates called the remote meeting to order at 6:00 p.m. 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, Deputy City Clerk, called the roll.

PRESENT

Mayor John Gates

Council Member Tommy Butler

Council Member Brett Payton

Council Member Dale Hall

Council Member Michael Fitzsimmons

Council Member Ed Clark

Council Member Kristin Zasada

4. Reports from Mayor and Councilmembers

Council Member Hall reported on a recent meeting with the Towns of Windsor, Severance and Eaton at which O Street and connections from it to I-25 and Highway 85 were discussed. He noted that talks have turned to connecting via Highway 392 and that the conversation will continue with the Colorado Department of Transportation (CDOT).

Council Member Butler reported on the upcoming Virtual Martin Luther King Day Program and March scheduled for January 18th and directed everyone wanting more information to the City's website.

5. COVID-19 Update

Dan Frazen, Emergency Manager, reviewed the most recent statistics; spoke of the COVID-19 variant that has reached a few Colorado Counties, but not Weld; highlighted the 65th Avenue testing site; and reminded everyone that Weld County and Greeley are both operating in the State's Orange level at this point.

Emergency Manager Frazen, along with Anissa Hollingshead, City Clerk, went on to provide an update on the City's Five Star Program. City Clerk Hollingshead made note of a recent Committee Meeting and stated that the City still awaits State approval, but that it is very close. She added that the Town of Windsor may join our program after that recommendation came from the Colorado Department of Public Health and Environment. All requested documentation to affect that partnership has been provided to the State.

City Clerk Hollingshead wrapped up her update by noting that things are moving forward, and everyone involved is happy with the engagement and partnerships thus far.

6. Terry Ranch Water Project Update

Sean Chambers, Water & Sewer Director, reported that this project is really about storage and drought resiliency, and about a way to use ground water conjunctively with senior water rights within the City's infrastructure. He noted that this update will focus on the City's due diligence efforts.

Director Chambers shared that the staff came upon this project through the Federal Permitting process noting that it was quickly identified as an alternative and studied it along with all other alternatives. He stated that it became the City's preferred option, and an aggressive due diligence process began.

Along with Adam Jokerst, Deputy Director of Water Resources, Director Chambers provided detail about this due diligence work, related costs, and responded to various questions that have been raised about this project. They concluded their presentation by stating that staff expects to complete the review of engineering work in the coming weeks, and the project will come back to Council in March.

Harold Evans, Water & Sewer Board Chairman, was present and stated that he has kept a big picture attitude when considering this project such as growth, Greeley's agricultural history and background, climate change and things that could impact the City's water supply given that there is significant regional competition for water supplies.

Chairman Evans concluded by stating that he has full confidence in the City staff and expertise, and he emphasized his support of this project.

Mick Todd, Water & Sewer Board Member, reiterated what Chairman Evans shared and added that this project has had more due diligence than any other project he has seen in his time on the Board. He noted that staff is working hard to address concerns and questions from the community, and as such, expressed support for this project.

In response to a question from Council Member Zasada about long-term drought supply, Deputy Director Jokerst advised that the design of this project is for a six-year drought in which all supplies are running low. He emphasized that this project would get the City through that and it wouldn't be used year in and year out.

Council Member Clark inquired about processing this water during spring runoff, and Deputy Director Jokerst shared that some of it could be treated during the spring, but also at other times of the year.

Deputy Director Jokerst also shared, in response to an additional question from Council Member Clark that all uranium will be removed before the water ever enters our pipeline.

Staff concluded its presentation by noting that permitting Milton Seman is extremely difficult, so this project was found because the Water & Sewer Board directed staff to find other alternatives.

Staff and the Board were thanked for their time and efforts on this project and this update.

7. City of Greeley Natural Areas and Trails Strategic Plan

Andy McRoberts, Culture, Parks & Recreation Director, introduced Justin Scharton, Superintendent of Trails and Natural Areas, who provided a summary of this ten-month effort to prioritize efforts and work with both internal and external partners to develop a strategic plan. He made note of the extensive outreach to develop an inclusive road map moving forward.

Jeremy Call, Consultant, was introduced, and he spoke of the five-year strategic plan for natural areas, trails & open lands and made note of the need for strategy since this is a new Division for the City with no dedicated funding sources. He stated that COVID-19 has underscored the importance of parks, trails and natural spaces.

Mr. Call reviewed the current inventory with the City of parks, trails and open spaces and reviewed the various phases and revisions to this plan. He also reported that there has been extensive outreach and engagement in the community and with the City's Boards and Commissions.

Discussion turned to moving forward with alternative funding mechanisms as a tax may be hard to sell to voters.

Staff was thanked for their work on this.

8. Development Impact Fee Discussion Follow Up

Brad Mueller, Community Development Director, reported that this item is a follow-up from the last time it was discussed with Council. He referenced a chart that provides research requested by the Council at that time.

He also noted, relative to the five-year study, that staff would like to bring forward a formal action which would finalize acceptance of the Study and that the fee recommendations within it are not being adopted, but rather that the City will move forward with existing fees in place.

Council reached general consensus to proceed as outlined to take formal action at a future meeting.

9. Development Code Update – Housing Options and Missing Middle

Director Mueller reported that the Development Code Update has been discussed with Council and that periodically staff will be coming back with individual topics for updates and feedback. He introduced Chris Brewster, Consultant with Ayres and Associates, who reviewed the overall project and its' goal of implementing the Comprehensive Plan, raising expectations, improving regulations, and policy coordination.

Mr. Brewster went on to review various tracks, structure, improvements, and additions in the areas of engagement and updates, as well as key issues for each track. He also reviewed housing types that exist now.

Director Mueller advised that he and staff will continue to solicit feedback and continue with additional presentations going forward. He especially thanked Council Members Butler and Zasada for their work on this project along with the staff.

10. Scheduling of Meetings and Other Events

City Manager Otto noted that there were no additional meetings or events scheduled.

11. Adjournment

There being no further business before the Council, the meeting was adjourned at 8:20 p.m.

John Gates, Mayor

Cheryl Aragon, Deputy City Clerk