

City of Greeley, Colorado  
**COUNCIL WORKSESSION REPORT**  
October 10, 2017

The meeting was called to order at 5:05 p.m. by Mayor Tom Norton, in the School District Six Board of Education Meeting Room, 1025 9<sup>th</sup> Avenue.

Those present were Mayor Tom Norton and Councilmembers Robb Casseday, Sandi Elder, Mike Finn, John Gates, Rochelle Galindo, and Brett Payton.

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

## **1. REDEVELOPMENT PROJECT INCENTIVES PROPOSAL**

Becky Safarik, Assistant City Manager, reported that recognizing the importance of maintaining the older, established areas of the community in good economic health, the Greeley City Council has endorsed and supported key redevelopment initiatives through a number of policy and legislative actions over many decades. A defined "Redevelopment District" encompasses the City's targeted urban renewal area and includes 5 distinct tax increment districts; several neighborhood and housing initiatives were implemented; and a specific "Plan of Development" was adopted in 2002 and updated in 2009 to address downtown development.

She reported that the Downtown Development Authority has made great strides in the creation of an engaging downtown experience to attract community members and visitors to the area through events and by providing financial support to improve the built environment in the area. In like fashion, the City has invested in infrastructure and building improvements, entryway enhancements, events and programming, and encouraged public/private investments in economic development, such as with the new hotel.

She reviewed other revenue sources, as well as the conservation water bank. Using it for beneficial use if it was used for a beneficial use to begin with was discussed, and Mayor Norton cautioned staff about this noting that the Courts look very closely at changes of use.

Ms. Safarik went on to note that the blend of efforts has resulted in unprecedented reinvestment in the core area of the 55-block Downtown Development District as well as considerable interest in many of the buildings and sites that have yet to experience reinvestment and redevelopment.

She stated that in order to capitalize on the important momentum created thus far a proposed menu of financial incentives intended to induce additional private investment into the area was presented for Council's consideration. If Council concurs with the general scope and scale of these incentives, staff will move forward to formalize the incentives for use by private investor/developers, including bringing forward those actions needed by Council to authorize certain provisions. The goal is to have a set of incentives available for use by January 1, 2018.

She reviewed next steps, as well as the action plan that has been developed and noted that new legislation in this regard will be brought forward.

Councilmembers generally offered appreciation for the great efforts thus far and made note of their interest in continued evaluation of facts, costs, and new opportunities.

## **2. BOARD AND COMMISSION ATTENDANCE AND RESIDENCY POLICY REVIEW**

Betsy Holder, City Clerk, reported that at Council's September 19, 2017 Meeting, Councilmembers requested an opportunity to discuss attendance and residency requirements for its appointed boards and commissions.

She stated that Charter and Code provisions, Council's Policies and Protocol, and departmental practices were reviewed and summarized various findings. She highlighted that there are no Code provisions currently addressing attendance and several references to residency requirements.

The general provisions of the Code include a preference but not a requirement for City residency for members of Boards and Commissions. She noted that of the 24 Boards and Commissions, one group has a requirement to reside within Greeley - the Civil Service Commission (a Charter provision for the Commission), and several groups have membership requirements related to specific experience or affiliation (a business owner, art educator, knowledge of construction, etc.), and many groups have no specific qualifications other than the interest to serve. With no specific requirement to reside in Greeley, the general "preference" for Greeley residency and ward representation is utilized.

Ms. Holder added that among the current membership, four of the 165 Board/Commission members appointed by Council are non-Greeley residents.

In response to a question from Councilmember Galindo, Ms. Holder advised that the lack of applicants was a key reason equal ward representation was repealed by the Council in 2006.

Councilmember Gates suggested making the Council's preference for appointing Greeley residents and business owners firmer, and the Mayor and the balance of Council generally concurred.

Councilmembers recognized that in some cases, having non-resident appointees has been beneficial.

Ms. Holder indicated that she would draft a resolution for Council consideration that makes the residency preference firmer and noted that support staff will be reminded to work with members who have excessive absences and at least have some conversations about that.

## **3. REVIEW PROPOSALS FOR 2017 AUDIT SERVICES**

Councilmember Payton excused himself from participation in this matter to avoid the appearance of a conflict of interest. He left the meeting at 6:00 p.m.

Victoria Runkle, Assistant City Manager, introduced Renee Wheeler, Deputy Finance Director, who reported that the Charter states that the Council shall contract with or employ an independent practicing individual or firm, permitted to practice public accounting under general law and of known standing, to perform an annual general audit of Municipal Government and such other periodic post audit as the Council may determine.

She stated that proposals were first reviewed for minimum mandatory qualifications, then scored, and the cost to perform the audit was looked at.

Ms. Wheeler reviewed the minimum mandatory qualifications related to independence, licensed personnel, profile on the firm and their clients, the results of the firms external quality control review, disclosing any disciplinary actions, and management experience on governmental audits. All the submitted proposals met these mandatory requirements.

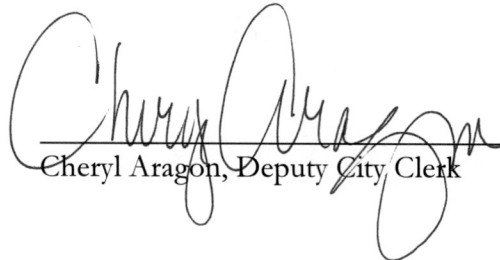
She also reviewed technical qualifications and how the audit is managed.

She highlighted the top four firms, and recommended that Anton Collins Mitchell LLP, a local firm, be selected to conduct the audit as the cost is right in the ballpark of past audits.

Council expressed no concerns with staff's recommendation.

#### **4. SCHEDULING OF MEETINGS, OTHER EVENTS**

There being no further business to come before the Council, Mayor Norton adjourned the meeting at 6:14 p.m.



Cheryl Aragon, Deputy City Clerk