



**MINUTES**  
City Council Regular Meeting  
December 17, 2024  
7:00 p.m.

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**1. CALL TO ORDER**

Mayor Clark called the meeting to order at 7:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Council Members: Mayor Mark Clark  
Council Member Tammy Pletka  
Council Member Jeff Crabtree  
Council Member Christopher Delaney  
Council Member Kyle Fehr

Absent: Council Member Alicia Johnson  
Council Member Fred Neal

**4. AUDIENCE PARTICIPATION**

There was no audience participation.

**5. APPROVAL OF AGENDA**

**Moved by:** Tammy Pletka  
**Seconded by:** Jeff Crabtree

To approve the agenda.

**Motion Carried: 5-0**

**6. CONSENT AGENDA**

- 6.a Approval of December 3, 2024, City Council Meeting Minutes**
- 6.b Consideration of Resolution Number 25-2024, Establishing the 2025 City Council Meeting Dates and Times**
- 6.c Consideration of Resolution Number 26-2024, Designating the Public Place for the Posting of Notices of Public Meetings**

- 6.d **Consideration of Ordinance Number 835-24, Amending the 2024 Budget – 2nd Reading**
- 6.e **Consideration of Resolution Number 24-2024 Terminating Design of North Point Park**
- 6.f **Consideration of an Evans Ditch License and Utility Crossing Agreement with ALLO Communications, LLC at 31st Street and Denver Street**
- 6.g **Consideration of an Evans Ditch License and Utility Crossing Agreement with ALLO Communications, LLC at 31st Street and State Street**
- 6.h **Consideration of an Evans Ditch License and Utility Crossing Agreement with Mears Broadband, LLC**

**Moved by:** Tammy Pletka

**Seconded by:** Jeff Crabtree

To approve Items 6.a – 6.h of the Consent Agenda.

**Motion Carried: 5-0**

**7. NEW BUSINESS**

- 7.a **Consideration of Contract Amendment 1 with D2C Architects, Inc. for the Evans Police Station Design and Engineering Services**

**Moved by:** Tammy Pletka

**Seconded by:** Jeff Crabtree

To approve the contract amendment with D2C Architects, Inc. and authorize the Mayor to sign the amended contract.

**Motion Carried: 5-0**

- 7.b **Public Hearing: Consideration of Ordinance Number 836-25 for a Change of Zone (case no. 24-COZ-03)**

**Moved by:** Tammy Pletka

**Seconded by:** Christopher Delaney

To approve Ordinance No. 836-25 of the rezoning from the I-2 (Medium Industrial) Zone District to the R-3 (High-Density Residential) Zone District for 3705 Carson Avenue.

**Motion Carried: 5-0**

- 7.c **Consideration of Resolution Number 23-2024 Authorizing the 2024 Intergovernmental Agreement for Transit Services with the City of Greeley, Colorado**

**Moved by:** Christopher Delaney  
**Seconded by:** Tammy Pletka

To approve Resolution Number 23-2024 to authorize the 2024 Intergovernmental Agreement for Transit Services with the City of Greeley, Colorado.

**Motion Carried: 5-0**

**7.d Consideration of Atmos Energy Utility Installation at Evans Junction Project Contract**

**Moved by:** Christopher Delaney  
**Seconded by:** Kyle Fehr

To award the contract for the installation of Atmos Energy infrastructure for Evans Junction to NPL Construction in the amount of \$21,648.65 with a staff managed contingency amount of \$2,164.87 for a not-to-exceed amount of \$23,813.52.

**Motion Carried: 5-0**

**8. REPORTS**

Cody Sims, City Manager, reported that he would be out of the office for the holidays and wished everyone a Merry Christmas and Happy New Year.

Scott Krob, City Attorney, reported that the time has come for the City of Evans to transition to a full-time, in-house City Attorney shifting from the current structure of a contract City Attorney and a full-time, in-house Deputy City Attorney. He noted that he has had conversations about this with the Mayor and City Manager and that while there are a few ways to accomplish this, his recommendation would be to elevate the existing Deputy City Attorney into this role. A transition plan could be implemented and then accomplish the shift in late January or early February 2025, based on the Council's direction. Mr. Krob recommended that his office continue to manage the City's water work given that it is specialized work, and his office has the historical background to continue in this regard.

Council Members generally felt that the last few years have been a transition period leading toward this outcome, and the timing is good to be doing this at the start of the new year, and all would be open to whatever transition plan is deemed appropriate. They agreed that retaining Mr. Krob and his firm to advise on water matters is in the best interest of the City.

Drew Lyman, Deputy City Attorney, stated that he has learned so much from Mr. Krob and has enjoyed working with him, and because of that is ready to serve in this

capacity. He made note of open and legal requirements to post this position but would be ready to serve if selected.

**9. COUNCIL DISCUSSION**

Council Member Pletka inquired about the change out of street signs in the Ridge at Prairie View neighborhood, and Mr. Sims advised that changing out street signs is a big priority for the City right now and a lot of activity is going on in this regard. Ty Bereskie, Director of Public Works and Utilities, advised that most signs for that area have been printed and now the staff is at the installation stage. He added that the goal is to have them all switched out by the end of December or certainly by mid-January 2025. These signs will be larger and easier to see and placed at the right height.

Council Member Crabtree reported that he recently spoke with Ryan Roth of Allo who shared that they are looking for five business to partner with for community events. He asked the Mayor and other Council Members to forward any business suggestions to him.

**10. EXECUTIVE SESSION**

**10.a To discuss the possible sale of real property and to instruct negotiators in connection with such sale 24-6-402(4)(a) and (e)**

**Moved by:** Christopher Delaney

**Seconded by:** Jeff Crabtree

To conduct an Executive Session for the purpose of discussing the possible sale of real property and to instruct negotiators in connection with such sale as provided by 24-6-402(a) and (e).

**Motion Carried: 5-0**

**11. ADJOURNMENT**

The Executive Session adjourned at 7:56 p.m.

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City Clerk