

# ***City Council Meeting Minutes***

**September 26, 2026  
City Hall, Council Chambers  
749 Main Street  
6:00 PM**

**Call to Order** – Mayor Maloney called the meeting to order at 6:00 p.m. **Roll Call** was taken and the following members were present:

**City Council:**     *Mayor Dennis Maloney  
Mayor Pro Tem Deborah Fahey  
Councilmember Caleb Dickinson  
Councilmember Barbara Hamlington  
Councilmember Dietrich Hoefner  
Councilmember Chris Leh  
Councilmember Maxine Most (arrived)*

**Staff Present:**    *Jeff Durbin, City Manager  
Samma Fox, Deputy City Manager  
Emily Hogan, Assistant City Manager  
Kurt Kowar, Public Works Director  
Rob Zuccaro, Community Development Director  
Jeff Hirt, Planning Manager  
Ember Brignull, Open Space Superintendent  
Ryder Bailey, Finance Director  
Robin Brookhart, Human Resources Manager  
Paulina Bennett, Information Technology Director  
Rafael Gutierrez, Police Chief  
Meredyth Muth, City Clerk*

## **DISCUSSION/DIRECTION – HOUSING NEEDS ASSESSMENT**

Mayor Maloney introduced the item. Director Zuccaro stated staff and the consultants have done a lot of the technical work on this and this is a check in with Council to see if it is heading in the right direction. He added they have done a fair amount of public engagement already as well. This is a grant funded project and we are on track to adopt this in 2024 to help inform the Comprehensive Plan.

In looking at housing needs we are looking at how to get more housing for young families, more workforce housing, more senior housing, and affordable housing. He

noted that even before the Marshall Fire we have been seeing a decline in enrollment numbers at Louisville schools and it is projected to continue.

He stated that under the current zoning we could probably achieve 400 new units. The new housing plan can impact EDI goals, sustainability, economic vitality goals, and preservation.

He stated this evening staff is looking to see if there are any strategies missing, to see what additional information is needed, and to understand what the highest priorities are. The Plan is not intended to set a housing number goal, but create strategies to get to where we want to be.

Tyler Bump, EcoNorthwest, stated the goals are to prioritize and diversify housing stock. He noted Louisville's population is aging quickly and there is the need to prioritize housing for seniors. The Plan should address unmet housing needs and future housing needs including housing opportunities for young families; how to create income restricted housing; and how to create a more diverse and inclusive community.

Bump reviewed the history of the project noting it is a precursor for the Comprehensive Plan, it should work with existing housing goals, and it is a part of ongoing housing work in the County and region. This plan will identify strategies for increasing residential development, expanding access to affordable housing, and diversifying the City's housing stock. He noted increasing stock is not for a specific number but how to get the kind of housing Louisville needs.

Bump reviewed the strategies they are looking at including identifying opportunities for residential development and identifying policy changes are needed to reach those goals and evaluating procedures to streamline processes.

He reviewed the increasing income and wealth gap among households in Louisville including the very rapid increase in high income households and reduction in low to moderate households in Louisville. On average the renter median income is 50% of homeowner median income. The average home price in Louisville is over \$800,000; only 26% of households could afford the homes they currently live in.

Bump reviewed strategies that might facilitate deed restricted housing through State Proposition 123 and strategies that might support the preservation of naturally affordable housing.

He reviewed the need for diversifying the housing stock due to shifting demographics and the need for homes for younger households. He reviewed the current housing stock mix by type and strategies for adopting code allowances for more diverse housing development and supporting more flexible infill development.

Bump reviewed the draft strategy matrix with ideas of strategies and actions to advance the housing goals.

Mayor Maloney noted the Council wants to get this work done and is looking for ways to do this. He stated he wants to be able to clearly show what we are doing and that this meets the goals of the State Legislature to be sure the State or DOLA doesn't get to determine our land uses for us.

Director Zuccaro noted criteria and goals should be identified and agreed to so that can be used to evaluate the best places to focus for redevelopment.

Councilmember Dickinson stated he supports changes to the code that would incentivize density.

Councilmember Hamlington would like a way to identify areas that have current homes that could be reimaged as affordable housing in some way. She would like to see options for ADUs that can help people age in place and earn income or other creative solutions.

Councilmember Hoefner noted the demand pressure is a sign that people have created a desirable community but now we need to determine how to create policies that will generate the types of housing we need. He agreed we need to allow denser development along transit corridors such as US 36. He would like to know what the best practices are for creating deed restricted housing.

Director Zuccaro stated there is no one solution to all of this. It will require a complex set of policy changes. There are some opportunities for deed restricted housing but more research needs to be done.

Councilmember Most would like to see the City purchase homes and turn them into deed restricted units. She noted there are now a significant number of homes being torn down in the older neighborhoods. She would like to see the City identify neighborhoods with larger lots and acquire lots for building additional smaller homes.

Mayor Pro Tem Fahey asked if changes to the numbers of unrelated people living together in would affect ADUs. She asked how the City would be able to regulate any deed restricted properties.

Director Zuccaro stated many cities are moving away from the restrictions on the number of people living together and there are different ways to do that. He stated the City probably would have to create regulatory processes and depending on what it is, there would be staff impacts and possible costs.

Members discussed the proposed strategies and gave staff feedback on the direction the plan is moving. These include identifying opportunities for redevelopment areas;

adopting code allowances for more diverse housing development; facilitating development and preservation of income-restricted housing through Prop 123; evaluating land use procedures and streamlining processes; supporting more flexible infill development; and support the preservation of naturally occurring affordable housing.

#### Public Comments

Sherry Sommer, Louisville, asked how the proposed number of units was determined. She would like more information on how additional housing impacts other City services.

Josh Cooperman, Louisville, asked if it is better to pay a fee in lieu or build units outright. He wants underused parcels to be considered for housing.

Kurt Firnhaber, City of Boulder, stated Boulder does have a deed restricted program that can be a model and the City of Boulder is willing to work with Louisville on housing programs.

Members agreed these strategies are what they would like to see moved forward for the final plan.

#### **DISCUSSION/DIRECTION – RECOMMENDED BUDGET FOR 2024, INCLUDING UPDATED CAPITAL IMPROVEMENTS PLAN FOR 2023-2028 & UPDATED LONG- TERM FINANCIAL PLAN FOR 2023-2028**

Mayor Maloney introduced the item noting this is a continued discussion from the last meeting where Council asked for additional information.

Director Bailey stated this meeting is to give additional information that Council requested at the last meeting. He reviewed the 2024 budget schedule. The 2024 budget priorities are: Marshall Fire Recovery and Mitigation; Open Space and Parks Ballot Measure; Commitment towards Sustainability and De-carbonization of City Facilities; Economic Vitality; Affordable Housing; Personnel Expenditures; and the Superior Library IGA.

Director Bailey reviewed additions the City Manager had made in the recommended budget including funding for IT needs, public safety, the Comprehensive Plan, and for the Parks, Recreation, Open Space and Trails Master Plan. In addition, seven full-time positions were added.

Director Bailey stated staff has made reductions to address the General Fund imbalance including removing funds for office space and building plan review as well as removing anticipated revenue from building permits. Staff also identified “one-time” uses equaling over \$600,000.

Mayor Maloney noted that some of the “one-time” expenses really are likely to be recurring.

Director Bailey reviewed a planned roadmap to address the imbalance.

Councilmember Hoefner agreed with the concern that about one-time costs being recurring. He would like to see the imbalance closed rather than just have a plan for it.

City Manager Durbin reviewed the plan for address the imbalance in more detail including fiscal awareness and improved reporting tools.

Director Bailey reviewed various options for the mill levy and how those impact forecasts. He reviewed how your property tax is calculated. He noted final certification will be delayed this year as results of the election will need to be taken into account.

*Mayor Pro Tem Fahey left the meeting at 8:40 pm.*

Deputy City Manager Samma Fox reviewed some of the implications if Proposition HH passes noting that the bill is very complex.

Director Bailey reviewed CIP updates for 2024.

Councilmember Hoefner stated that running the fund reserves down to zero is problematic. City Manager Durbin noted many of the projects will roll over to the next year. Councilmember Hoefner would like a more accurate accounting of these projects.

Director Bailey reviewed the financial forecasts for all funds. He asked for feedback on tonight’s information.

Councilmember Hoefner wants a balanced budget and to close the imbalance gap before this is adopted. He would like recommendations from staff on what to cut. He would like to spread out costs over years in the CIP so there is no zero balance in 2026.

Councilmember Hamlington agreed with Councilmember Hoefner on the imbalance unless this \$400K delta can be shown to be similar to previous years.

Councilmember Dickinson agreed the one-time costs should actually be one-time and not recurring costs. He doesn’t feel the need to find the exact \$400K so much as he wants to know if the numbers are moving in the correct direction.

Mayor Maloney stated the financial policies and principals need to be met. He would like to see it balanced for the October 17 meeting. The City Manager should bring a list of items to consider for cuts and the Council can decide how to reach balance.

City Manager Durbin stated the budget presented is balanced by using the fund balance to get there.

Mayor Maloney noted the property tax issues are complicated and will be impacted by what happens with HH. Regardless, we need to find a principled balanced budget.

Councilmember Most stated she agrees with Councilmember Dickinson in that there are so many moving pieces and it could change so trying to find \$400K exactly is not necessary. She wants a budget that prioritizes what Council has asked for.

#### Public Comments

Sherry Sommer, Louisville, stated the measures included to address the imbalance should be normal daily routine.

### **2024 CITY COUNCIL WORK PLAN**

Mayor Maloney stated this is a continuing discussion of earlier work. Deputy City Manager Fox stated staff added details to three items: EDI projects, Transportation projects, Economic Vitality projects. This will inform Council agendas for 2024 and the 2024 budget. Staff recommends approval.

Councilmember Hamlington asked to add a bullet to 3H Open Space Management about wildfire mitigation to align with the language in the ballot issue. It was added.

Councilmember Hoefner asked for an addition for 5H Economic Vitality regarding attracting new businesses. It was added.

Mayor Maloney asked if impact fee development could be included with the Housing Study. That was added.

**MOTION:** Mayor Maloney moved to approve; Councilmember Most seconded.

**VOTE:** Motion approved by unanimous voice vote.

### **ADJOURN**

Members adjourned at 9:22 pm.

---

Dennis Maloney, Mayor

---

Meredyth Muth, City Clerk