

# ***City Council***

## ***Special Meeting Minutes***

**July 23, 2025**  
**City Hall, Council Chambers**  
**749 Main Street**  
**12:00 PM**

Mayor Leh called the meeting to order at 12:00 p.m. Roll Call was taken, and the following members were present:

***City Council:***     ***Mayor Chris Leh***  
                         ***Mayor Pro Tem Caleb Dickinson***  
                         ***Councilmember Josh Cooperman***  
                         ***Councilmember Deborah Fahey***  
                         ***Councilmember Barbara Hamlington***  
                         ***Councilmember Dietrich Hoefner***  
                         ***Councilmember Judi Kern (Arrived at 12:09 pm)***

***Staff Present:***     ***Diana Langley, City Manager***  
                         ***Samma Fox, Deputy City Manager***  
                         ***Kurt Kowar, Public Works Director***  
                         ***Rob Zuccaro, Community Development Director***  
                         ***Ryder Bailey, Finance Director***  
                         ***Adam Blackmore, Parks, Recreation & Open Space Director***  
                         ***Rafael Gutierrez, Police Chief***  
                         ***Paulina Bennett, Information Technology Director***  
                         ***Brandi Cummings, Cultural Services Director***  
                         ***Hannah Miller, Sustainability Program Manager***  
                         ***Robin Brookhart, Interim Human Resources Director***  
                         ***Mahyar Mansurabadi, Finance Analyst***  
                         ***Travis Anderson, Revenue & Sales Tax Manager***  
                         ***Genny Kline, Interim City Clerk***

### **REGULAR BUSINESS**

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#### **BUDGET RETREAT (00:02:50)**

Mayor Leh introduced the item.

Councilmember Hoefner provided comments regarding the Finance Committee.

Finance Director Bailey, and Finance Analyst Mansurabadi conducted the presentation.

Director Bailey provided an overview of the Budget Calendar, Budget Guidelines, Council Priorities, Fiscal and Policy Issues with Significant Impacts, and Key Considerations for this process. Initial focus areas of Budget Development, General Fund; Park Fund, Conservation Trust Lottery Fund; Fund Financial Forecasts; Revenue Trends, 2025 Property Tax / Mills; Property Tax Revenue overview; Sales Tax Revenue overview, General Fund Growth Scenario; Personnel and Benefit Assumptions; Expenditure Targets, Wages and FTEs; Benefit History; Expenditure Target; City Manager Recommended Adjustments

Council posed several questions, which were acknowledged and addressed as part of the discussion.

Revenue & Sales Tax Manager Anderson provided information regarding Use Tax.

Finance Analyst Mansurabadi continued the presentation with Parks Fund and Conservation Trust Lottery Fund transfers.

Council posed several questions regarding the Parks and Conservation Trust Lottery Fund, which were acknowledged and addressed.

Council reached a consensus to transfer and allocate \$100,000 from the Conservation Trust Lottery Fund for park-related improvements.

Finance Director Bailey continued with the presentation on 2025 Property Tax / Mills.

Finance Analyst Mansurabadi continued the presentation with Sales Tax Revenue.

Finance Director Bailey continued with the presentation on Significant Expenditure Target on wages and full-time employees.

Finance Analyst Mansurabadi continued the presentation with benefit costs.

Council posed questions regarding full-time positions, which were acknowledged and addressed as part of the discussion.

Council recessed briefly.

City Manager Langley continued the presentation with the Summary of City Manager Recommended Adjustments and received Council support for the following: police, Boulder County Emergency Management Services, IT software maintenance, annual internal audit, travel training and meeting budget for Library.

Council posted a question regarding the emergency operations procedure, which was acknowledged and addressed.

City Manager Langley continued with recommended adjustments and received council support for the following: efficiency / systems improvement contingency, development impact fee, Marshall Fire five-year anniversary; utility billing, tax collection, and admin software upgrade; police vehicles, Community Development shared vehicle, public copier replacement, and Owl Park fence replacement; and put a hold on potential citizen initiative special election.

Council discussed 2026 personnel requests and support the following staff reductions: wastewater plant operator trainee, mitigation coordinator, risk management specialist, and sustainability planner IECC; service level reductions: reduce climate action plan by \$100,000, Junior Finance Associate Intern Program, and Professional Services reduction; Council discussed 2026 Capital and Operations expansions and support the following: Marshall Fire building permit potential rebate, Holiday lighting expansion, July 4<sup>th</sup> and 250 / 150 commemoration, and council sponsored events; Council deferred strategic planning, core services, service level alignment; and potential polling engagement.

Finance Director Bailey continued the presentation with the Open Space Fund. Council discussed and agreed with a five-million-dollar balance; Historical Preservation Fund Tax will be added to the 2026 Work Plan.

Council and staff reviewed the remaining slides detailing requests from various Boards and Commissions. Council members provided feedback on the proposals.

City Manager Langley noted the advisory boards' staff will continue the 2026 Work Plan discussion.

**Public Comment:**

- Sherry Sommer – Redtail Ridge water project
- Helen Moshak – Affordable housing / parks and open space

**ADJOURN (4:45:21)**

Councilmember Kern moved to adjourn the meeting; seconded by Councilmember Fahey.

Aye: Leh, Dickinson, Fahey, Cooperman, Hamlington, Hoefner, Kern

Nay: None

Absent: None

Members adjourned at 4:50 pm.

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Christopher M. Leh, Mayor

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Genny Kline, City Clerk

DRAFT

# ***City Council***

## ***Special Meeting Minutes***

**August 12, 2025  
City Hall, Council Chambers  
749 Main Street  
5:00 PM**

Mayor Leh called the meeting to order at 5:00 p.m. Roll Call was taken, and the following members were present:

**City Council:**     ***Mayor Chris Leh  
Mayor Pro Tem Caleb Dickinson  
Councilmember Josh Cooperman  
Councilmember Deborah Fahey - Remote  
Councilmember Barbara Hamlington  
Councilmember Dietrich Hoefner  
Councilmember Judi Kern – arrived at 5:07pm***

**Staff Present:**    ***Diana Langley, City Manager  
Samma Fox, Deputy City Manager  
Kurt Kowar, Public Works Director  
Rob Zuccaro, Community Development Director  
Adam Blackmore, Parks, Recreation, & Open Space Director  
Paulina Bennett, Information Technology Director  
Brandi Cummings, Cultural Services Director  
Rafael Gutierrez, Police Chief  
Genny Kline, Interim City Clerk***

### **EXECUTIVE SESSION – PENDING LITIGATION (00:01:33)**

Deputy City Attorney Culley introduced the agenda item and presented the request for an executive session.

Interim City Clerk Kline read the statement required by the City Code.

Deputy City Attorney Culley provided a statement outlining the authority for convening the executive session.

Mayor Leh moved to go into executive session; seconded by Councilmember Hoefner.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner

Nay: None

Absent: Kern

Council adjourned to Executive Session at 5:04pm.

### **EXECUTIVE SESSION REPORT – DISCUSSION / DIRECTION / ACTION (01:01:52)**

Council reconvened at 6:01 pm.

Deputy City Attorney Culley provided the report, and no further action is requested.

### **FLOCK CAMERA UPDATE (01:02:49)**

Mayor Leh introduced the item.

Louisville Police Chief Gutierrez; Scott Moore, Crime Prevention Specialist / Public Information Officer; and City Manager Langley presented the staff reports.

(Trevor Chandler, Flock Safety Director of Public Affairs)

Council recessed briefly due to technical difficulties.

City Manager Langley continued with the staff report.

Council posed no questions at this time.

#### **Public Comment**

- Cathern Smith
- Tawnya Somauroo
- Ashley Cook
- Everett Williams
- Mark Cathcart
- Helen Moshak

#### **Council Discussion**

Mayor Leh directed staff, noting the consensus of Council, not to proceed with the contract at this time.

Mayor Leh expressed appreciation to the police department, council members, and the community for their engagement.

**ADJOURN (02:41:58)**

Councilmember Kern moved to adjourn the meeting; seconded by Councilmember Hamlington.

Aye: Leh, Dickinson, Cooperman, Fahey, Hoefner, Hamlington, Kern

Nay: None

Absent: None

Members adjourned at 7:42 pm.

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Christopher M. Leh, Mayor

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Genny Kline, City Clerk

# ***City Council***

## ***Special Meeting Minutes***

**August 26, 2025  
City Hall, Council Chambers  
749 Main Street  
6:00 PM**

Mayor Leh called the meeting to order at 6:00 p.m. Roll Call was taken, and the following members were present:

***City Council:***     ***Mayor Chris Leh***  
***Councilmember Josh Cooperman***  
***Councilmember Deborah Fahey***  
***Councilmember Barbara Hamlington***  
***Councilmember Dietrich Hoefner***  
***Councilmember Judi Kern***

***Absent:***            ***Mayor Pro Tem Caleb Dickinson***

***Staff Present:***    ***Diana Langley, City Manager***  
***Samma Fox, Deputy City Manager (Remote)***  
***Rob Zuccaro, Community Development Director***  
***Chad Root, Chief Building Official***  
***Jennifer Henderson, Fire Marshall***  
***Hannah Miller, Sustainability Program Manager***  
***Genny Kline, Interim City Clerk***  
***Mindy Olkjer, Executive Assistant***

### **DISCUSSION / DIRECTION – 2024 IECC (00:01:20)**

Mayor Leh introduced the item.

Community Development Director Zuccaro presented the staff report.

Council posed several questions, which were acknowledged and addressed as part of the discussion. Director Zuccaro, Fire Marshall Henderson, Chief Building Official Root, and Andre Jaen with Shums Coda and Associates engaged in the discussion.



Public Comment

- Kevin Lombardo
- Martin Ogle
- John Cowley
- Peter Greise (BCBOA member)
- Steve Norwood (BCBOA member)
- Matt Berry (BCBOA member)
- Tiffany Boyd
- Andy Johnson

Council engaged in an extensive discussion regarding the 2024 International Energy Conservation Code and the Cohort version of the Code, with questions posed and clarifications provided throughout the discussion.

Councilmember Hoefner moved to direct staff to proceed with the Building Code Board of Appeals recommendation as presented in the packet; seconded by Councilmember Kern.

Councilmember Cooperman offered a friendly amendment to incentivize going beyond the 2024 base code.

CM Hoefner rejected the friendly amendment.

Aye: Leh, Fahey, Hamlington, Hoefner, Kern

Nay: Cooperman

Absent: Dickinson

**DISCUSSION / DIRECTION – COUNCIL SALARIES (01:55:24)**

Mayor Leh introduced the item.

Deputy City Manager Fox presented the staff report.

Council posed questions, which were acknowledged and addressed as part of the discussion.

Public Comment - None

Council directed staff that council salaries shall not be increased this year. Council may request additional information in one year.

**ADJOURN (02:03:59)**

Councilmember Kern moved to adjourn the meeting; seconded by Councilmember Hamlington.

Aye: Leh, Fahey, Hamlington, Cooperman, Kern, Hoefner

Nay: None

Absent: Dickinson

Members adjourned at 8:04 pm.

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Christopher M. Leh, Mayor

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Genny Kline, City Clerk

# ***City Council***

## ***Special Meeting Minutes***

**September 4, 2025  
City Hall, Council Chambers  
749 Main Street  
5:00 PM**

Mayor Leh called the meeting to order at 5:00 p.m. Roll Call was taken, and the following members were present:

***City Council:***      ***Mayor Chris Leh***  
                             ***Mayor Pro Tem Caleb Dickinson (Arrived at 5:02 pm)***  
                             ***Councilmember Josh Cooperman***  
                             ***Councilmember Deborah Fahey***  
                             ***Councilmember Barbara Hamlington***  
                             ***Councilmember Dietrich Hoefner***  
                             ***Councilmember Judi Kern (Arrived at 5:02 pm)***

***Staff Present:***      ***Diana Langley, City Manager***  
                             ***Samma Fox, Deputy City Manager***  
                             ***Melinda Culley, Deputy City Attorney***  
                             ***Rob Zuccaro, Community Development Director***  
                             ***Genny Kline, Interim City Clerk***

### **EXECUTIVE SESSION – PENDING LITIGATION (00:01:17)**

Deputy City Attorney Culley introduced the agenda item and presented the request for an executive session.

Interim City Clerk Kline read the statement required by the City Code.

Deputy City Attorney Culley provided a statement outlining the authority for convening the executive session.

Mayor Leh moved to go into executive session; seconded by Councilmember Hoefner.

Aye: Leh, Hamlington, Cooperman, Fahey, Kern, Hoefner

Nay: Dickinson

Absent: None

Council entered Executive Session at 5:05 pm.

**EXECUTIVE SESSION REPORT – DISCUSSION / DIRECTION / ACTION (01:01:08)**

Council reconvened at 6:01 pm.

Deputy City Attorney Culley provided the report, and no further action is required.

**REGULAR BUSINESS**

**ORDINANCE NO. 1901, SERIES 2025 – AN INITIATED ORDINANCE AMENDING SECTION 17.16 OF THE LOUISVILLE MUNICIPAL CODE REGARDING A PROHIBITION OF RESIDENTIAL REZONING**

**OR**

**RESOLUTION NO. 63, SERIES 2025 – A RESOLUTION REFERRING AN INITIATED ORDINANCE REGARDING RESIDENTIAL REZONING TO A VOTE OF THE REGISTERED ELECTORS OF THE CITY OF LOUISVILLE AT A REGULAR ELECTION TO BE HELD NOVEMBER 4, 2025 AND DESIGNATING THE CITY CLERK TO SET THE BALLOT TITLE (01:01:51)**

Mayor Leh introduced the item.

Deputy City Attorney Culley presented the options available for consideration by the Council.

Mayor Pro Tem Dickinson moved to approve Resolution 63, Series 2025; seconded by Councilmember Kern.

Council Discussion

Public Comment

- Don Parcher

Mayor Leh read the resolution with proposed amendments.

Mayor Pro Tem Dickinson moved to approve Resolution 63, Series 2025, as amended by Mayor Leh; seconded by Councilmember Kern.

Aye: Leh, Kern, Dickinson, Hamlington, Hoefner, Fahey, Cooperman

Nay: None

Absent: None

**ORDINANCE NO. 1902, SERIES 2025 – AN INITIATED ORDINANCE AMENDING CHAPTER 3.18 OF THE LOUISVILLE MUNICIPAL CODE REGARDING IMPACT FEES– 1<sup>st</sup> READING, SET PUBLIC HEARING**

**OR**

**RESOLUTION NO. 64, SERIES 2025 – A RESOLUTION REFERRING AN INITIATED ORDINANCE REGARDING IMPACT FEES TO A VOTE OF THE REGISTERED ELECTORS OF THE CITY OF LOUISVILLE AT A REGULAR ELECTION TO BE HELD NOVEMBER 4, 2025 AND DESIGNATING THE CITY CLERK TO SET THE BALLOT TITLE (01:17:52)**

Mayor Leh introduced the item.

Deputy City Attorney Culley presented the options available for consideration by the Council.

Council Discussion

Mayor Leh read the resolution with proposed amendments.

Public Comment

- Beth Eldridge
- Tamar Krantz

Council Questions & Comments

Councilmember Hoefner moved to approve Resolution 64, Series 2025 as amended by Mayor Leh; seconded by Councilmember Kern.

Council Discussion

Aye: Leh, Kern, Dickinson, Hamlington, Hoefner, Fahey, Cooperman

Nay: None

Absent: None

**ADJOURN (01:30:08)**

Mayor Pro Tem Dickinson moved to adjourn the meeting; seconded by Councilmember Hoefner.

Aye: Leh, Kern, Dickinson, Hamlington, Hoefner, Fahey, Cooperman

Nay: None

Absent: None

Members adjourned at 6:30 pm.

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Christopher M. Leh, Mayor

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Genny Kline, City Clerk

# ***City Council Meeting Minutes***

**September 16, 2025  
City Hall, Council Chambers  
749 Main Street  
5:30 PM**

Mayor Leh called the meeting to order at 5:33 p.m. Roll Call was taken, and the following members were present:

**City Council:**     ***Mayor Chris Leh  
Mayor Pro Tem Caleb Dickinson  
Councilmember Josh Cooperman  
Councilmember Deborah Fahey  
Councilmember Dietrich Hoefner  
Councilmember Judi Kern (Arrived at 5:36 pm)***

**Absent:**            ***Councilmember Barbara Hamlington***

**Staff Present:**    ***Diana Langley, City Manager  
Samma Fox, Deputy City Manager  
Kathleen Kelly, City Attorney  
Kurt Kowar, Public Works Director  
Rob Zuccaro, Community Development Director  
Matt Post, Senior Planner  
Brandi Cummings, Cultural Services Director  
Genny Kline, Interim City Clerk***

## **EXECUTIVE SESSION – REAL PROPERTY ACQUISITIONS AND DISPOSITIONS (00:02:55)**

City Attorney Kelly introduced agenda item and presented the request for an executive session.

Interim City Clerk Kline read the statement required by City Code.

City Attorney Kelly provided a statement outlining the authority for convening the executive session.

Mayor Leh moved to go into executive session; seconded by Councilmember Hoefner.

Aye: Leh, Dickinson, Cooperman, Fahey, Hoefner, Kern

Nay: None

Absent: Hamlington

Council entered Executive Session at 5:38 pm.

**EXECUTIVE SESSION REPORT – REAL PROPERTY ACQUISITIONS & DISPOSITIONS – DISCUSSION / DIRECTION / ACTION (00:28:49)**

Council reconvened at 6:00 pm.

City Attorney Kelly presented the report and requested Council provide staff with direction to negotiate a purchase and sale contract, which will be brought back to Council for consideration at a future meeting.

**APPROVAL OF AGENDA (00:29:55)**

Councilmember Fahey moved to approve the agenda; seconded by Councilmember Kern.

Aye: Leh, Dickinson, Fahey, Kern, Cooperman, Hoefner

Nay: None

Absent: Hamlington

**PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA AND ITEMS ON THE CONSENT AGENDA (00:30:11)**

- Audrey DeBarros – Commuting Solutions and Redtail Ridge
- Terry Barr – Ward 1 Distribution

**APPROVAL OF THE CONSENT AGENDA (00:37:58)**

**A.** Approval of Minutes: September 2, 2025

**B.** Louisville Police Department Salary Market Adjustment



- C.** Resolution No. 65, Series 2025 – A Resolution Approving a First Amendment / Extension to the Agreement by and between the City of Louisville and Chandler Asset Management, Inc. for Investment Management Services
- D.** Resolution No. 66, Series 2025 – A Resolution Approving a Construction Contract for the 2025 Pavement Marking Project
- E.** Resolution No. 67, Series 2025 – A Resolution Approving a Construction Contract for the 2025 Pavement Crack Seal Project
- F.** Resolution No. 68, Series 2025 – A Resolution Approving a 2025 Affordable Housing Grant Program Funding Agreement and Subrecipient Agreement

Councilmember Hoefner moved to approve the consent agenda; seconded by Councilmember Fahey.

Aye: Ley, Dickinson, Fahey, Kern, Cooperman, Hoefner

Nay: None

Absent: Hamlington

#### **COUNCIL INFORMATIONAL COMMENTS AND COMMITTEE REPORTS (00:38:18)**

Councilmember Fahey noted she attended the Colorado Municipal League District meeting. She also mentioned the Rocky Mountain Metropolitan Airport (RMMA) on understanding the constraints for overflight.

#### **CITY MANAGER'S REPORT (00:40:09)**

City Manager Langley reported on the following: September is preparedness month, and the new outdoor warning sirens will be tested later this week; the Vintage Baseball Game is Saturday; and Council will have a booth at the Farmer's Market.

#### **REGULAR BUSINESS**

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#### **RESOLUTION NO. 69, SERIES 2025 – A RESOLUTION APPROVING AN ICE RINK MANAGEMENT AND LICENSE AGREEMENT WITH THE MAIN STREET LOUISVILLE BUSINESS IMPROVEMENT DISTRICT (00:41:07)**

Mayor Leh introduced the item.

Community Development Director Zuccaro presented the staff report.

Councilmembers posed questions, which were acknowledged and addressed.

Public Comment – None

Mayor Pro Tem Dickinson moved to approve Resolution No. 69, Series 2025; seconded by Councilmember Hoefner.

Mayor Leh offered a friendly amendment requesting a dispute resolution provision.

City Attorney Kelly provided a statement regarding issues of control involving a vendor and another entity not party to the contract.

Mayor Leh withdrew his friendly amendment.

Aye: Leh, Dickinson, Cooperman, Fahey, Hoefner, Kern

Nay: None

Absent: Hamlington

#### **DISCUSSION / DIRECTION – BOULDER OFFICE OF DISASTER MANAGEMENT PROPOSAL (00:58:35)**

City Manager Langley presented the staff report and asked for Council's direction on joining Boulder Office of Disaster Management.

Council Questions

Public Comment

- Tawnya Samauroo
- Larry Donner

Council Comments

Councilmember Hoefner moved to accept and adopt the staff recommendation as provided in the packet; seconded by Mayor Leh.

Aye: Leh, Dickinson, Cooperman, Fahey, Hoefner, Kern

Nay: None

Absent: Hamlington

#### **SOUTH STREET UNDERPASS DESIGN (01:10:53)**

- **RESOLUTION NO. 70, SERIES 2025 – A RESOLUTION APPROVING AN AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES FOR THE SOUTH STREET UNDERPASS PROJECT – OPTION A**

**OR**

- **RESOLUTION NO. 71, SERIES 2025 – A RESOLUTION APPROVING AN AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES FOR THE SOUTH STREET UNDERPASS PROJECT – OPTION B**

Mayor Leh introduced the item.

Public Works Director Kowar provided the staff report, Option A closes South Street and Option B would return to alternatives analysis.

Council posed several questions, which were acknowledged and addressed as part of the discussion.

#### Public Comment

- Dave Robertson
- Jean Morgan
- Tom Rafferty
- Gillian Millar
- Patrick McCartney
- Shannon Scott
- Stephen Tebo
- Justin Livingston
- Kelcey Gallery
- Michael Jacob
- James Dixon

#### Council Comments

Councilmember Kern moved to approve Resolution No. 71, Series 2025; seconded by Councilmember Fahey.

#### Council Discussion

Aye: Leh, Dickinson, Cooperman, Fahey, Hoefner, Kern

Nay: None

Absent: Hamlington

**ORDINANCE NO. 1903, SERIES 2025 – AN ORDINANCE AMENDING TITLE 17 OF THE LOUISVILLE MUNICIPAL CODE CONCERNING DISTANCE RESTRICTIONS FOR NATURAL MEDICINE BUSINESSES IN THE CITY OF LOUISVILLE – 1<sup>ST</sup> READING, SET PUBLIC HEARING (02:22:18)**

Mayor Leh introduced the item.

Senior Planner Post presented the staff report.

Council posed questions, which were acknowledged and addressed.

Councilmember Hoefner moved to approve Ordinance No. 1903, Series 2025, and set the public hearing for Monday, November 3, 2025, at 6:00 pm; seconded by Councilmember Fahey.

Aye: Leh, Dickinson, Cooperman, Fahey, Hoefner, Kern

Nay: None

Absent: Hamlington

**CITY ATTORNEY'S REPORT (02:36:32)**

None

**IDENTIFICATION OF FUTURE AGENDA ITEMS (02:36:40)**

Councilmember Cooperman raised the topic of e-bikes. It was noted that this issue will be scheduled for further consideration during the upcoming Council work plan discussions.

**ADJOURN (02:38:55)**

Councilmember Kern moved to adjourn the meeting; seconded by Councilmember Cooperman.

Aye: Leh, Dickinson, Cooperman, Fahey, Hoefner, Kern

Nay: None

Absent: Hamlington

Members adjourned at 8:10 pm.

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Christopher M. Leh, Mayor

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Genny Kline, City Clerk

DRAFT

# ***City Council Meeting Minutes***

**October 7, 2025  
City Hall, Council Chambers  
749 Main Street  
5:00 PM**

Mayor Leh called the meeting to order at 5:00 p.m. Roll Call was taken, and the following members were present:

**City Council:**     ***Mayor Chris Leh  
Mayor Pro Tem Caleb Dickinson  
Councilmember Josh Cooperman  
Councilmember Deborah Fahey  
Councilmember Hamlington  
Councilmember Dietrich Hoefner  
Councilmember Judi Kern (Arrived at 5:01 pm)***

**Staff Present:**    ***Diana Langley, City Manager  
Kathleen Kelly, City Attorney  
Rob Zuccaro, Community Development Director  
Matt Post, Senior Planner  
Emily Cline-Gibson, Planner II  
Chad Root, Chief Building Official  
Genny Kline, City Clerk***

## **EXECUTIVE SESSION - PENDING LITIGATION; and REAL PROPERTY ACQUISITIONS AND DISPOSITIONS (00:01:08)**

City Attorney Kelly introduced the agenda item and presented the request for an executive session.

City Clerk Kline read the statement required by the City Code.

City Attorney Kelly provided a statement outlining the authority for convening the executive session.

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### ***City of Louisville***

***City Council     749 Main Street     Louisville CO 80027  
303.335.4536 (phone)     www.LouisvilleCO.gov***

Mayor Leh moved to go into executive session; seconded by Councilmember Hoefner.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern

Nay: None

Absent: None

Council entered Executive Session at 5:05 pm.

### **EXECUTIVE SESSION REPORT – PENDING LITIGATION; AND REAL PROPERTY ACQUISITIONS & DISPOSITIONS (01:17:04)**

Council reconvened meeting 6:17 pm.

City Attorney Kelly presented the report and requested Council provide staff with direction to negotiate a potential sale of property with a contract to be placed on a future Council Agenda.

Councilmember Hoefner moved to direct staff to proceed with negotiations for the potential sale of property and prepare a contract for future Council review; seconded by Mayor Leh.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern

Nay: None

Absent: None

### **APPROVAL OF AGENDA (01:18:30)**

Councilmember Kern moved to approve the agenda; seconded by Councilmember Fahey.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern

Nay: None

Absent: None

### **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA AND ITEMS ON THE CONSENT AGENDA (01:18:41)**

- NONE

**APPROVAL OF THE CONSENT AGENDA (01:19:53)**

- A.** Approval of Minutes: January 7, 2025; January 21, 2025; February 4, 2025; March 4, 2025
- B.** Resolution No. 72, Series 2025 – A Resolution Authorizing the City to Apply for Designation as a Bird City Colorado Affiliate
- C.** Resolution No. 73, Series 2025 – A Resolution Approving an Agreement with Design Mechanical Incorporated for HVAC Services
- D.** Resolution No. 74, Series 2025 – A Resolution Authorizing Purchases in Connection with the Traffic Signal Technology Grant Project
- E.** Appointment of Two Councilmembers to Serve on the Committee to Review Board and Commission Applications
- F.** Appointment of Two Councilmembers to Review the Municipal Judge and Prosecuting Attorney
- G.** Appointment of Two Councilmember to Serve on a Coal Creek Golf Course Food and Beverage Concession Services Task Force
- H.** Resolution No. 75, Series 2025 – A Resolution Approving a Purchase Contract to Buy and Sell Real Estate for the Sale of the City-Owned Property at 1016 Main Street
- I.** Resolution No. 76, Series 2025 – A Resolution Approving a Proposed 2025 Amended and 2026 Operating Plan and Budget of the Main Street Louisville Business Improvement District and Appointing Members to the Board of Directors
- J.** Resolution No. 77, Series 2025 – A Resolution Approving a Revised Ice Rink Management and License Agreement with the Main Street Louisville Business Improvement District
- K.** Resolution No. 78, Series 2025 – A Resolution Approving a Purchase Contract to Buy and Sell Real Estate at 101 W. Cherry Street and Authorizing the Use of General Fund Reserves for the Purchase

Councilmember Fahey moved to approve the consent agenda; seconded by Councilmember Cooperman.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern

Nay: None

Absent: None

**COUNCIL INFORMATIONAL COMMENTS AND COMMITTEE REPORTS (01:20:12)**

None

**CITY MANAGER'S REPORT (01:20:31)**

City Manager Langley reported there will be a Fire Chief candidate Meet & Greet on Monday, October 13, 5:00 – 7:00 pm, at Fire Station No. 1.



**REGULAR BUSINESS**

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**COUNCIL POSITION ON BALLOT QUESTIONS 300 AND 301 ON THE NOVEMBER 4, 2025 BALLOT (01:20:59)**

- I. RESOLUTION NO. 79, SERIES 2025 – A RESOLUTION OPPOSING CITY OF LOUISVILLE BALLOT QUESTION 300 CONCERNING A CITIZEN INITIATED ORDINANCE REGARDING RESIDENTIAL REZONING**
- II. RESOLUTION NO. 80, SERIES 2025 – A RESOLUTION OPPOSING CITY OF LOUISVILLE BALLOT QUESTION 301 CONCERNING A CITIZEN INITIATED ORDINANCE REGARDING IMPACT FEES**

Mayor Leh introduced the item and noted there was no initial staff report.

**Public Comment**

- Andy Johnson, pooled time with Michelle Johnson
- Lisa Ritchie

Council provided comments on the proposed ballot questions.

Councilmember Kern moved to approve Resolution 79, Series 2025, and Resolution 80, Series 2025; seconded by Councilmember Hoefner.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern

Nay: None

Absent: None

**AVISTA ADVENTIST HOSPITAL (01:44:59)**

- I. ORDINANCE NO. 1904, SERIES 2025 – AN ORDINANCE APPROVING THE CONOCOPHILLIPS CAMPUS GDP AMENDMENT NO. 1 – 1<sup>ST</sup> READING, SET PUBLIC HEARING**
- II. ORDINANCE NO. 1905, SERIES 2025 – AN ORDINANCE APPROVING THE AVISTA ADVENTIST HOSPITAL GDP AMENDMENT NO. 2, - 1<sup>ST</sup> READING, SET PUBLIC HEARING**

Mayor Leh introduced the item.

Community Development Director Zuccaro presented the staff report.

Council posed several questions, which were acknowledged and addressed as part of the discussion.

Mayor Pro Tem Dickinson moved to approve Ordinance 1904, Series 2025, and set for public hearing on Tuesday, October 21, 2025, at 6:00 pm; seconded by Councilmember Kern.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern  
Nay: None  
Absent: None

Councilmember Fahey moved to approve Ordinance No. 1905, Series 2025, and set the public hearing on Tuesday, October 21, 2025, at 6:00 pm; seconded by Councilmember Kern.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern  
Nay: None  
Absent: None

**ORDINANCE NO. 1906, SERIES 2025 – AN ORDINANCE APPROVING THE 1<sup>ST</sup> AMENDMENT TO THE NORTH LOUISVILLE GENERAL DEVELOPMENT PLAN AT 2101 N COURTESY ROAD – 1<sup>ST</sup> READING, SET PUBLIC HEARING (02:09:42)**

Mayor Leh introduced the item.

Senior Planner Post presented the staff report.

Council posed questions, which were acknowledged and addressed.

Councilmember Fahey moved to approve Ordinance No. 1906, Series 2025, and set the public hearing for Tuesday, November 18, 2025, at 6:00 pm; seconded by Councilmember Hoefner.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern  
Nay: None  
Absent: None

**ORDINANCE NO. 1907, SERIES 2025 – AN ORDINANCE ADOPTING BY REFERENCE THE 2024 INTERNATIONAL BUILDING CODE, 2024 INTERNATIONAL RESIDENTIAL CODE, 2024 INTERNATIONAL MECHANICAL CODE, 2024 INTERNATIONAL FUEL GAS CODE, 2024 INTERNATIONAL FIRE CODE, 2024 INTERNATIONAL EXISTING BUILDING CODE, 2024 INTERNATIONAL PLUMBING CODE, 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024**

**INTERNATIONAL SWIMMING POOL AND SPA CODE, THE 1997 UNIFORM HOUSING CODE AND THE 2024 INTERNATIONAL ENERGY CONSERVATION CODE – 1<sup>ST</sup> READING, SET PUBLIC HEARING (02:29:57)**

Mayor Leh introduced the item.

Community Development Director Zuccaro presented the staff report.

Council posed several questions, which were acknowledged and addressed as part of the discussion.

Councilmember Hoefner moved to approve Ordinance No. 1907, Series 2025, and set the public hearing for Monday, November 3, 2025, at 6:00 pm; seconded by Councilmember Kern.

**Council Comment**

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern  
Nay: None  
Absent: None

**ORDINANCE NO. 1908, SERIES 2025 – AN ORDINANCE REZONING LOT 1, BLOCK 3, JEFFERSON PLACE SUBDIVISION FROM RESIDENTIAL MEDIUM DENSITY (R-M) TO COMMUNITY COMMERCIAL (C-C) ZONE DISTRICT – 1<sup>ST</sup> READING, SET PUBLIC HEARING (02:41:22)**

Mayor Leh introduced the item.

Planner Cline-Gibson presented the staff report.

Council did not offer any comments or raise any questions regarding this agenda item.

Councilmember Hoefner moved to approve Ordinance No. 1908, Series 2025, and set the public hearing for Tuesday, October 21, 2025, at 6:00 pm; seconded by Mayor Pro Tem Dickinson.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern  
Nay: None  
Absent: None

**CONCEPT PLAN – 1148 WEST DILLON ROAD (THE VILLAGE SHOPS AT COLONY SQUARE) (02:47:48)**

Mayor Leh introduced the item.

Planner Cline-Gibson presented the staff report.

**Council Questions**

Andy Johnson, DAJ Design; and David O'Neil, Brynn Grey, presented the applicant report.

Council posed questions, which were acknowledged and addressed.

**Public Comment**

- Kurt Leinbach, pooling time with owners of Colony Square Therapeutic Massage
- Fallon Vorhees Matthews
- David Protter

David O'Neal was provided with the opportunity to respond and offered remarks addressing the public comment.

Council provided comments and feedback on the presentation. Mayor Leh read Sec. 17.40.100 of the City Charter, regarding Special Review Uses – criteria and conditions of approval.

**CITY ATTORNEY'S REPORT (03:53:54)**

None

**IDENTIFICATION OF FUTURE AGENDA ITEMS (03:53:58)**

There were no new items identified.

Mayor Leh noted that next week there will be a presentation of the process for identifying future agenda items and discussing new approaches.

Councilmember Kern reminded members of the upcoming Meet & Greet event to meet the Fire Chief candidates, Monday, 5:00 - 7:00 pm.

**ADJOURN (03:55:26)**

Mayor Leh moved to adjourn the meeting; seconded by Councilmember Kern.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern

Nay: None

Absent: None

Members adjourned at 8:56 pm.

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Christopher M. Leh, Mayor

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Genny Kline, City Clerk

# **City Council**

## ***Special Meeting Agenda***

**October 14, 2025  
Council Chambers  
749 Main Street  
6:00 PM**

Mayor Leh called the meeting to order at 6:00 p.m. Roll Call was taken, and the following members were present:

**City Council:**     ***Mayor Chris Leh  
Mayor Pro Tem Caleb Dickinson  
Councilmember Josh Cooperman (Arrived at 6:16 pm)  
Councilmember Deborah Fahey  
Councilmember Barbara Hamlington  
Councilmember Dietrich Hoefner  
Councilmember Judi Kern***

**Staff Present:**    ***Diana Langley, City Manager  
Genny Kline, City Clerk  
Mindy Olkjer, Executive Assistant***

### **COURT UPDATE WITH JUDGE AND PROSECUTOR (00:1:10)**

Present:            Honorable David Thrower, Presiding Judge  
                         Tricia McCarthy, City Prosecutor

City Clerk Cline conducted the staff presentation.

Council posed questions, including questions related to E-bikes, plea bargaining for speeding violations, and community trends that the judge and prosecutor are seeing in the court system, which were acknowledged and addressed.

Judge Thrower provided an overview of the types of cases heard and addressed key topics including appointing legal counsel, the judge–prosecutor relationship, restorative justice principles, sentencing practices, recent legislation, the electronic docketing system, and the importance of having a clerk in the courtroom.

Tricia McCarthy introduced herself and presented requests for a full revision of the Animal Code (Title 6) and Nuisance Code (Title 8), include animal impound hearings, adoption of the 2024 Model Traffic Code to replace the 2010 version, adding code enforcement authority to issue summons and complaints, allow the court to issue abatement orders, and revising the Harassment ordinance (9.32.040.A.2), which was found unconstitutional.

Council posed several questions, which were acknowledged and addressed as part of the discussion.

Public Comment – None

Councilmember Hoefner recommended that the City move forward with the proposed updates to the City Code in an expeditious manner. He further suggested the formation of a task force, consisting of one to two council members, to work with the City Attorney, City Prosecutor, and Chief Gutierrez in reviewing and advancing the updates.

City Manager Langley noted she will meet with the City Attorney and Chief Gutierrez to obtain updates.

#### **DISCUSSION / DIRECTION – UPCOMING AGENDA ITEMS AND IDENTIFICATION OF NEW ONES (01:40:56)**

Councilmember Hoefner introduced the item.

City Manager Langley conducted the presentation and displayed the Upcoming Agenda Items and Identification of New Ones.

Council suggested adding to the spreadsheet: quasi-judicial hearing indication, budget impact, and if an item has gone before another board or commission. City Manager Langley and Council reviewed the upcoming agenda items, and discussions were had. Council posed questions on scheduled items, which were acknowledged and addressed.

Council Comments

Public Comment

- Susan McEachern – banning rodenticides, prairie dog control
- Thomas Dory – Front Street

Council recessed briefly.

Mayor Pro Tem Dickinson exited the meeting at 8:41 pm.

**DISCUSSION / DIRECTION - 2026 LEGISLATIVE AGENDA (02:40:00)**

Audio difficulties throughout the remainder of the meeting.

City Manager Langley conducted the presentation.

Public Comment

- Susan McEachern, Open Space Advisory Board Member – suggested added verbiage: protect wildlife and plant life while maintaining habitat; and preserve open spaces.

City Manager Langley verified that Council did not want to incorporate the requested changes as the legislative agenda is intended to serve as a guiding framework for Councilmembers in their regional assignments: continue with the regional and state focus and not expand to include the federal portion; and consensus to not make the changes suggested by OSAB.

**ADJOURN (03:26:53)**

Councilmember Hoefner moved to adjourn the meeting; seconded by Councilmember Hamlington.

Aye: Leh, Fahey, Hamlington, Cooperman, Hoefner, Kern

Nay: None

Absent: Dickinson

Members adjourned at 9:29 pm.

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Christopher M. Leh, Mayor

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Genny Kline, City Clerk



# **City Council**

## **Meeting Minutes**

**Tuesday, October 21, 2025  
Council Chambers  
749 Main Street  
6:00 PM**

Mayor Leh called the meeting to order at 6:06 p.m. Roll Call was taken, and the following members were present:

**City Council:**     *Mayor Chris Leh  
Mayor Pro Tem Caleb Dickinson  
Councilmember Josh Cooperman  
Councilmember Deborah Fahey  
Councilmember Hamlington  
Councilmember Dietrich Hoefner  
Councilmember Judi Kern*

**Staff Present:**    *Diana Langley, City Manager  
Kathleen Kelly, City Attorney  
Rob Zuccaro, Community Development Director  
Matt Post, Senior Planner  
Emily Cline-Gibson, Planner  
Chad Root, Chief Building Official  
Genny Kline, City Clerk*

### **APPROVAL OF AGENDA (00:4:43)**

Councilmember Fahey moved to approve the agenda; seconded by Councilmember Kern.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern  
Nay: None  
Absent: None

### **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND ITEMS ON THE CONSENT AGENDA (00:05:00)**

- Louie Delaware – E-bikes and Sidewalk Access

**APPROVAL OF THE CONSENT AGENDA (00:07:22)**

- A.** Approval of Minutes: January 6, 2025; January 14, 2025; February 18, 2025; March 18, 2025
- B.** Resolution No. 81, Series 2025 – A Resolution Approving a Master Services Agreement with Eide Bailly LLP for Audit Services
- C.** Resolution No. 82, Series 2025 – A Resolution Approving an Intergovernmental Agreement with the Colorado Department of Transportation Concerning a Grant in Connection with the City's CO42 Bike/Pedestrian Underpass at South Street Project
- D.** CO42 Design and Right-of-Way Project
  - i.** Resolution No. 83, Series 2025 – A Resolution Approving a Second Amendment to the Intergovernmental Agreement with CDOT Concerning a Grant in Connection with the City's State Highway 42 Multimodal Improvements Project
  - ii.** Resolution No. 85, Series 2025 – A Resolution Approving a Second Addendum to the Agreement with Kimley-Horn & Associates for the CO42 Project
  - iii.** Resolution No. 86, Series 2025 – A Resolution Approving an Intergovernmental Agreement with the City of Lafayette for Sharing of Costs of 30% Design Plans for Improvements to State Highway CO-42 from Paschal Drive to Baseline Road

Councilmember Hoefner moved to approve the consent agenda; seconded by Councilmember Kern.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern

Nay: None

Absent: None

**COUNCIL INFORMATIONAL COMMENTS AND COMMITTEE REPORTS (00:07:34)**

Councilmember Fahey provided an update on Colorado Municipal League Policy Committee regarding the support of ballot measures; and explained in detail some of the ballot measures.

Councilmember Kern reported that Denver Regional Council of Governments (DRCOG) presented an overview of RTD FastTracks and the Front Range Passenger Rail, noting plans to begin service in Louisville by January 2029 with three morning trips from Denver to Fort Collins and three evening return trips.

Mayor Leh reminded residents of the upcoming election, encouraging everyone to register and vote on local initiatives and the Ward 1 Council race. He also urged businesses to complete the Business Satisfaction Survey available under the Economic Vitality section of the City's website.

### **CITY MANAGER'S REPORT (00:13:46)**

City Manager Langley reported on the Open Houses for PROS Long Range Plan and Trails Master Plan, October 29; Board and Commissions Open House, October 23; and joint Council / PC Meeting, October 28, regarding development processes.

## **REGULAR BUSINESS**

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### **PRESENTATION – ROCKY MOUNTAIN METROPOLITAN AIRPORT (RMMA) (00:15:15)**

Mayor Leh introduced the item and indicated Councilmembers Hoefner and Kern were appointed to work with the City Attorney Kelly and outside counsel to investigate and provide an analysis to deal with issues with RMMA.

Councilmember Hoefner noted that a taskforce with Councilmember Kern and City Attorney Kelly was formed to gather data and assess legal options. Outside counsel was retained, and materials are included in the packet. While the City is preempted from taking legal action, potential political and community action may be pursued.

Councilmember Kern emphasized advocacy for residents. Noted that one of the two airport fuel providers will offer unleaded fuel starting next year.

Michael Burek conducted the presentation.

Council posed several questions, which were acknowledged and addressed as part of the discussion.

#### **Public Comment**

- Louie Delaware
- Randall Bye
- Keaton Howe
- Diana Barney
- Sonali Marlin

Council discussion centered on flight training patterns and designated training grounds with FAA approval. Council emphasized partnerships with flight schools and airport leadership. Strategies proposed include collaborative talks with schools and RMMA, community complaint processes, and participation in the Part 150 noise study. The consensus was to pursue a multi-prong approach: engagement, collaboration, advocacy, and setting a meeting to plan next steps.

Councilmember Hoefner clarified next steps, community participation / complaints, contact with flight schools; plan to be developed and presented to council.

**ORDINANCE NO. 1908, SERIES 2025 – AN ORDINANCE REZONING LOT 1, BLOCK 3, JEFFERSON PLACE SUBDIVISION FROM RESIDENTIAL MEDIUM DENSITY (R-M) TO COMMUNITY COMMERCIAL (C-C) ZONE DISTRICT – 2<sup>ND</sup> READING, PUBLIC HEARING (advertised City of Louisville website 10/08/2025) (01:29:07)**

Mayor Leh introduced the item and opened the public hearing.

Planner Cline-Gibson presented the staff report.

Council posed questions, which were acknowledged and addressed.

JD Green, property owner; and applicant, George Colbert, were present to answer questions.

**Public Comment**

- Taylor Carr – CU Baseball Coach
- Laura Schaffer – in support of a family-owned business in town

**Council Comments**

**Public Comments**

- None

Council posed no further discussion.

Mayor Leh closed the public hearing.

Councilmember Kern moved to approve Ordinance No. 1908, Series 2025; seconded by Councilmember Hoefner.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern

Nay: None

Absent: None

**ORDINANCE NO. 1909, SERIES 2025 – AN ORDINANCE AUTHORIZING THE SALE AND CONVEYANCE OF THE CITY-OWNED PROPERTY AT 1016 MAIN STREET – 1<sup>ST</sup> READING, SET PUBLIC HEARING (01:51:21)**

Mayor Leh introduced the item.

Community Development Director Zuccaro presented the staff report.

**Council Discussion**

Mayor Pro Tem Dickinson moved to approve Ordinance No. 1909, Series 2025, and set the public hearing for Tuesday, November 3, 2025, at 6:00 pm; seconded by Councilmember Kern.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern

Nay: None

Absent: None

Council recessed briefly.

**DISCUSSION / DIRECTION – CITY MANAGER’S PROPOSED 2026 OPERATING AND CAPITAL BUDGET, 2025-2030 CAPITAL IMPROVEMENT PLAN AND 2025-2030 LONG-TERM FINANCIAL PLAN – PUBLIC HEARING (advertised *Boulder Daily Camera* 10/12/25) (02:05:39)**

Mayor Leh introduced the item and opened the public hearing.

Finance Director Bailey conducted the presentation.

Council posed no questions.

**Public Comment**

- None

Mayor Leh closed the public hearing.

Council offered no comment or discussion.

**RESOLUTION NO. 84, SERIES 2025 – A RESOLUTION AMENDING THE 2025 BUDGET BY AMENDING APPROPRIATIONS IN THE GENERAL FUND, PARKING IMPROVEMENT FUND, HISTORIC PRESERVATION FUND, CAPITAL PROJECTS FUND, WATER UTILITY FUND, WASTEWATER UTILITY FUND, STORM WATER**

**UTILITY FUND AND GOLF COURSE FUND AND ADJUSTING BUDGETED REVENUE IN THE GENERAL FUND, PARKING IMPROVEMENT FUND AND GOLF COURSE FUND (advertised *Boulder Daily Camera* 10/12/2025) (02:09:51)**

Mayor Leh introduced the item.

Finance Director Bailey conducted the presentation.

Council posed no questions.

Public Comment

- None

Councilmember Fahey moved to approve Resolution No. 84, Series 2025; seconded by Councilmember Kern.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern

Nay: None

Absent: None

**AVISTA ADVENTIST HOSPITAL (02:15:30)**

- i. **ORDINANCE NO. 1904, SERIES 2025 – AN ORDINANCE APPROVING THE CONOCOPHILLIPS CAMPUS GDP AMENDMENT NO. 1 – 2<sup>ND</sup> READING, PUBLIC HEARING (advertised City of Louisville website 10/08/2025)**
- ii. **ORDINANCE NO. 1905, SERIES 2025 – AN ORDINANCE APPROVING THE AVISTA ADVENTIST HOSPITAL GDP AMENDMENT NO. 2 – 2<sup>ND</sup> READING, PUBLIC HEARING (advertised City of Louisville website 10/08/2025)**

Mayor Leh introduced the item and opened the public hearing.

Community Development Director Zuccaro presented the staff report.

Council posed questions, which were acknowledged and addressed.

Mark Smith CEO of Advent Health / Avista Hospital; Valerie Wilkins, Adams Management Services; and Afsaneh Makooi, SmithGroup, conducted the applicant presentation.

Council posed questions, which were acknowledged and addressed as part of the discussion.

Public Comment

- Christian Dino
- Jenny Singer-Rupp

Council posed questions and comments, which were acknowledged and addressed.

Public Comment

- None

Council posed no further discussion.

Mayor Leh closed the public hearing.

Mayor Leh moved to approve Ordinance No. 1904, Series 2025; seconded by Councilmember Hoefner.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern

Nay: None

Absent: None

Mayor Leh moved to approve Ordinance No. 1905, Series 2025; seconded by Councilmember Kern.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern

Nay: None

Absent: None

**CONCEPT PLAN REVIEW – AN AMENDMENT TO THE CONOCOPHILLIPS GENERAL DEVELOPMENT PLAN (03:08:37)**

Mayor Leh introduced the item.

Councilmember Hoefner stated he had a professional conflict of interest, recused himself from this discussion, and exited the meeting at 9:12 pm.

Senior Planner Post presented the staff report.

Council posed questions, which were acknowledged and addressed as part of the discussion.

Evan Pesonen and Marshall Wheel, Sterling Bay, presented the applicant report.

Council posed several questions, which were acknowledged and addressed as part of the discussion.

Public Comment

- None

Council Comments

**CITY ATTORNEY'S REPORT (04:14:43)**

None

**IDENTIFICATION OF FUTURE AGENDA ITEMS (04:14:52)**

Councilmember Cooperman raised the idea of special contributions to charities in addition to the standard two-year practice.

City Manager Langley emphasized that Council guidance is required regarding which organizations to support, recognizing the reduced budget for next year and the need for a more extensive discussion.

Councilmember Kern confirmed that a list will be compiled based on Council input regarding RMMA, to be brought back for discussion to determine next steps.

**ADJOURN (04:22:20)**

Mayor Pro Tem Dickinson moved to adjourn the meeting; seconded by Councilmember Hamlington.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern

Nay: None

Absent: None

Members adjourned at 10:25 pm.

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Christopher M. Leh, Mayor

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Genny Kline, City Clerk



# **City Council**

## **Meeting Minutes**

**Monday, November 18, 2025**  
**Council Chambers**  
**749 Main Street**  
**5:30 PM**

Mayor Leh called the meeting to order at 5:37 p.m. Roll Call was taken, and the following members were present:

**City Council:**     *Mayor Chris Leh*  
                             *Mayor Pro Tem Caleb Dickinson*  
                             *Councilmember Josh Cooperman*  
                             *Councilmember Deborah Fahey*  
                             *Councilmember Hamlington*  
                             *Councilmember Dietrich Hoefner (Arrived at 6:11 pm)*  
                             *Councilmember Judi Kern*

**Staff Present:**    *Diana Langley, City Manager*  
                             *Rob Zuccaro, Community Development Director*  
                             *Matt Post, Senior Planner*  
                             *Jess Daniels, Senior Planner*  
                             *Kathleen Kelly, City Attorney*  
                             *Genny Kline, City Clerk*

### **OATH OF OFFICE – JOSH COOPERMAN, JUDI KERN (00:08:21)**

The Honorable David Thrower swore in Councilmember Josh Cooperman and Councilmember Judy Kern.

### **EXECUTIVE SESSION – REAL PROPERTY ACQUISITIONS AND DISPOSITIONS (00:12:54)**

Mayor Leh introduced the item.

City Attorney Kelly introduced the agenda item and presented the request for an executive session.

City Clerk Kline read the statement required by the City Code.

City Attorney Kelly provided a statement outlining the authority for convening the executive session.

Mayor Leh moved to enter executive session; seconded by Councilmember Kern.

Aye: Leh, Dickinson, Kern, Fahey, Hamlington, Cooperman  
Nay: None  
Absent: Hoefner

Council entered Executive Session at 5:46 pm.

### **EXECUTIVE SESSION REPORT – DISCUSSION / DIRECTION / ACTION (00:39:57)**

Council reconvened at 6:09 pm.

City Attorney Kelly presented the report and indicated there is no follow-up required at this time.

### **OATH OF OFFICE – DIETRICH HOEFNER (00:41:19)**

City Clerk Kline swore in Councilmember Dietrich Hoefner.

### **APPROVAL OF AGENDA (00:42:49)**

Councilmember Fahey moved to approve the agenda; seconded by Councilmember Kern.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern  
Nay: None  
Absent: None

### **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND ITEMS ON THE CONSENT AGENDA (00:43:00)**

- Don Parcher – Neighbors Connect
- Mark Cathcart – Video and image capture policy

### **APPROVAL OF THE CONSENT AGENDA (00:56:55)**

- A. Approval of Minutes: May 20, 2025; May 27, 2025; June 3, 2025; June 17, 2025; November 3, 2025

- B.** Resolution No. 93, Series 2025 – A Resolution Approving the 2025 Annual Contingency / Emergency Reserve Fund for the Historic Preservation Fund
- C.** Resolution No. 94, Series 2025 – A Resolution Approving an Intergovernmental Agreement Between the City of Louisville and the City and County of Broomfield for Leases of Fully Consumable Water to Each Other
- D.** Resolution No. 95, Series 2025 – A Resolution Approving an Agreement with Inliner Solutions, LLC
- E.** Resolution No. 96, Series 2025 – A Resolution Approving an Assignment of Purchase Contract to Buy and Sell Real Estate for 1016 Main Street
- F.** **Council Committee Recommendation of Applicants to Appoint or Interview for Board and Commission Vacancies**  
*Item F. was removed from the Consent Agenda and placed on Regular Business.*

Councilmember Cooperman moved to remove Item F from the Consent Agenda and place it at the end of the regular agenda and to approve the Consent Agenda as modified; seconded by Councilmember Hoefner.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern  
Nay: None  
Absent: None

### **COUNCIL INFORMATIONAL COMMENTS AND COMMITTEE REPORTS (01:02:32)**

Councilmember Fahey reported on the Economic Vitality Retreat, highlighting opportunities and challenges facing various types of businesses within the City. She also attended the Rocky Mountain Metropolitan Airport Open House, where options regarding flight patterns and potential restrictions on times of day for flights were discussed.

Mayor Leh reported on the recent open space fire, noting that multiple agencies responded to the incident. Mayor Leh also attended the Chamber of Commerce meeting and delivered the State of the City Address. In addition, Mayor Leh made a statement expressing support for individuals affected by mental illness.

Mayor Pro Tem Dickinson exited the meeting at 6:35 pm.

### **CITY MANAGER'S REPORT (01:05:15)**

No report from the City Manager.

## **REGULAR BUSINESS**

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### **RESOLUTION NO. 97, SERIES 2025 – A RESOLUTION DESIGNATING THE RESIDENCE LOCATED AT 1016 MAIN STREET A HISTORIC LANDMARK (01:05:21)**

Mayor Leh introduced the item.

Senior Planner Jess Daniels presented the staff report.

Council posed no questions.

Public Comment

- None

Council Comment

Councilmember Fahey moved to approve Resolution No. 97, Series 2025; seconded by Councilmember Kern.

Aye: Leh, Cooperman, Fahey, Hamlington, Hoefner, Kern

Nay: None

Absent: Dickinson

Council recessed briefly.

### **ORDINANCE NO. 1910, SERIES 2025 – AN ORDINANCE APPROVING A REZONING OF A PORTION OF THE CALEDONIA PLACE SUBDIVISION PLAT FROM COMMERCIAL COMMUNITY (C-C) AND RESIDENTIAL MEDIUM DENSITY (R-M) TO MIXED-USE RESIDENTIAL (MU-R) AND APPROVING AN AMENDMENT TO EXHIBIT A, LAND USE PLAN EXHIBIT, REFERENCED IN LOUISVILLE MUNICIPAL CODE CHAPTER 17.14 – MIXED USE ZONE DISTRICTS – 1<sup>ST</sup> READING, SET PUBLIC HEARING (01:13:57)**

Mayor Leh introduced the item.

Senior Planner Post presented the staff report.

Council posed several questions, which were acknowledged and addressed as part of the discussion.

Councilmember Fahey moved to approve Ordinance No. 1910, Series 2025, and schedule the public hearing on Tuesday, January 26, 2026, at 6:00 pm; seconded by Councilmember Hoefner.

Aye: Leh, Cooperman, Fahey, Hamlington, Hoefner, Kern  
Nay: None  
Absent: Dickinson

**ORDINANCE NO. 1906, SERIES 2025 – AN ORDINANCE APPROVING THE 1<sup>ST</sup> AMENDMENT TO THE NORTH LOUISVILLE GENERAL DEVELOPMENT PLAN AT 2101 COURTESY ROAD – 2<sup>ND</sup> READING, PUBLIC HEARING (advertised City of Louisville website 10/08/2025) (01:46:00)**

Mayor Leh introduced the item and opened the public hearing.

Senior Planner Post presented the staff report.

Mayor Pro Tem Dickinson returned to the Council Meeting at 7:17 pm.

Council posed questions, which were acknowledged and addressed.

Erik Hartronft, Hartronft Associates; Michael Reese and Paul D'Angelo-online, with Thistle Housing, conducted the applicant presentation.

Council posed several questions which were acknowledged and answered as part of the discussion.

Public Comment

- Marty Kelliher

Council had no further discussion.

Public Comment

- Michael Reese

Council Comments

Mayor Pro Tem Dickinson moved to approve Ordinance No. 1906, Series 2025; seconded by Mayor Leh.

Council Comments

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern  
Nay: None  
Absent: None

**COUNCIL COMMITTEE RECOMMENDATION OF APPLICANTS TO APPOINT OR INTERVIEW FOR BOARD AND COMMISSION VACANCIES (*Item F. from the Consent Agenda*) (02:50:59)**

Councilmember Cooperman moved to place this item on the Consent Agenda on December 2, 2025; seconded by Councilmember Hoefner.

Council discussed interview dates.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern

Nay: None

Absent: None

**CITY ATTORNEY'S REPORT (02:54:25)**

The City Attorney indicated there was no report.

**IDENTIFICATION OF FUTURE AGENDA ITEMS (02:54:29)**

Mayor Leh proposed the video policy, with discussion deferred to the next work plan session.

**ADJOURN (02:57:55)**

Councilmember Kern moved to adjourn the meeting; seconded by Councilmember Fahey.

Aye: Leh, Dickinson, Cooperman, Fahey, Hamlington, Hoefner, Kern

Nay: None

Absent: None

Members adjourned at 8:28pm.

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Christopher M. Leh, Mayor

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Genny Kline, City Clerk