



City Council

Meeting Minutes

Tuesday, February 3, 2026

Council Chambers

749 Main Street

5:00 PM

Mayor Leh called the meeting to order at 5:04 p.m. Roll Call was taken, and the following members were present:

City Council: *Mayor Chris Leh*
 Mayor Pro Tem Barbara Hamlington
 Councilmember Josh Cooperman
 Councilmember Caleb Dickinson – Arrived at 6:24 pm
 Councilmember Deborah Fahey
 Councilmember Dietrich Hoefner
 Councilmember Judi Kern

Staff Present: *Diana Langley, City Manager*
 Samma Fox, Deputy City Manager
 Rob Zuccaro, Community Development Director
 Matt Post, Senior Planner
 Cameron Folkes, City Engineer
 Emily Cline-Gibson, Senior Planner
 Kathleen Kelly, City Attorney
 Genny Kline, City Clerk

EXECUTIVE SESSION - REAL PROPERTY ACQUISITIONS AND DISPOSITIONS (00:03:43)

Mayor Leh announced 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 Mayor Pro Tem Hamlington.

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

Nay: None

Absent: None

Council entered Executive Session at 5:08 pm.

Council reconvened the regular meeting at 6:19 pm.

EXECUTIVE SESSION REPORT (01:18:20)

City Attorney Kelly presented the report and stated the discussion was held, and no formal action was needed for Real Property Acquisitions and Dispositions topic.

APPROVAL OF AGENDA (01:19:29)

Council member Hoefner moved to approve the agenda; seconded by Council member Kern.

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

Nay: None

Absent: Dickinson

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND ITEMS ON THE CONSENT AGENDA (01:19:34)

- Tanya Somauroo – Participation ease

APPROVAL OF CONSENT AGENDA (01:22:55)

- A. Approval of Minutes: January 20, 2026
- B. Resolution No. 14, Series 2026 - A Resolution Approving an Amendment to the Intergovernmental Agreement with Boulder County for Co-Responder Services
- C. Resolution No. 15, Series 2026 - A Resolution Approving an Amendment to the Intergovernmental Agreement with Boulder County for Law Enforcement Dispatch Services

Council member Fahey moved to approve the Consent Agenda; seconded by Council member Kern.

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

COUNCIL INFORMATIONAL COMMENTS AND COMMITTEE REPORTS (01:23:08)

Council member Kern noted DRCOG Winter Bike to Work, and Regional Multi-modal Transportation Plan.

Council member Dickinson arrived at 6:24 pm.

Council member Hoefner advised on the Front Range Passenger Rail District Meeting, phase I starter service to begin in 2029.

Mayor Leh attended the Metro Mayor's Caucus retreat and discussed legislative session and gubernatorial race.

CITY MANAGER'S REPORT (01:26:52)

City Manager Langley thanked staff and nearly 200 people that attended Comp Plan Open House. Staff will organize the comments.

REGULAR BUSINESS

COAL CREEK VILLAGE PRELIMINARY PUD / PLAT AND REZONING (01:27:34)

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 - 2ND READING, PUBLIC HEARING (CONTINUED FROM JANUARY 6, 2026) (ADVERTISED CITY OF LOUISVILLE WEBSITE 11/19/2025)

RESOLUTION NO. 8, SERIES 2026 - A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD), PRELIMINARY PLAT, AND SPECIAL REVIEW USE TO ALLOW 188 DWELLING UNITS AND 13,534 SQUARE FEET OF COMMERCIAL SPACE AT 1032, 1034, AND 1040 EAST SOUTH BOULDER ROAD

Mayor Leh introduced the item and opened the public hearing. Council member Cooperman made a brief disclosure.

Senior Planner Post provided the staff report.

Council posed several questions which were acknowledged and addressed.

Sam Coutts of Ripley Design presented the application.

Council members posed additional questions, which were acknowledged and addressed.

Council recessed briefly.

Public Comment

- Linda Adams
- Linda Cateora
- Mark Zeman
- Susan Massey
- Terri Johnson
- Anita Menendez
- Kevin Lombardo
- Dustin Sagrillo
- Andre Armijo
- Micah Abram (pooled time with Andy Maass)
- Laurel Danuff Sagrillo (pooled time with Joyce Goglio)
- Mr. Shervanick
- Lindsay Denault
- Rita Zamora
- Michael McClure
- Jet Sandoval (pooled time with Daniel Alejandro)
- Lauren Foster (pooled time with Cathy Stevens)
- Robert Kolakowski (pooled time with Eric Gellar)
- Tamar Krantz

Mayor Leh directed the public land dedication language question to City Attorney Kelly.

City Attorney Kelly acknowledged and addressed the question brought forth by Mayor Leh.

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

Applicant Jason Markel, Markel Homes, addressed the public comment concern.

Public Comment

- Tamar Krantz

Mayor Leh directed a question to City Attorney Kelly regarding public land dedication, and City Attorney Kelly provided clarification for the record.

Council provided comments and feedback.

Council member Hoefner moved to approve Resolution No. 8, Series 2026, subject to staff conditions, with the exception of the traffic calming exhibit, and correcting the resolution from 188 to 187 units; seconded by Council member Kern.

Council members provided their comments.

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

Nay: None

Absent: None

Council member Hoefner moved to approve Ordinance No. 1910, Series 2025; seconded by Mayor Leh.

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

Nay: None

Absent: None

Council discussed the remaining items on the agenda.

City Manager Langley indicated that staff are prepared to move forward with the remaining items on the agenda.

Council recessed briefly.

Council agreed to continue with the meeting until 10:30 pm to determine whether to proceed with the remaining agenda items.

ORDINANCE NO. 1912, SERIES 2026 – AN ORDINANCE APPROVING THE CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN, AMENDMENT NO. 2 – 2ND READING - PUBLIC HEARING (04:49:17)

Mayor Leh introduced the item.

Council member Hoefner recused himself from the discussion and exited the meeting at 9:52 pm.

Senior Planner Post presented the staff report.

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

Evan Pressman with Sterling Bay provided input to Council's questions during the discussion.

Public Comment

- None

Council posed no further questions.

Public Comment

- None

Council provided their comments and feedback.

Council member Dickinson moved to approve Ordinance No. 1912, Series 2026; seconded by Council member Fahey.

Council member Kern offered a friendly amendment to ensure that the differences to the standards be added as presented.

Council member Dickinson rejected the friendly amendment.

Council member Kern offered a substitute motion to approve Resolution No. 1912, Series 2026, with the amendments prepared by staff; seconded by Mayor Pro Tem Hamlington.

Council offered comments regarding the substitute motion.

Community Development Director Zuccaro suggested continuing the matter for drafting of the intent to be seen on the GDP, also to add the waiver allowance.

City Attorney Kelly offered her recommendation on continuing the matter.

Council member Kern withdrew the substitute motion for further discussion.

The motion under consideration was to approve Ordinance No. 1912, Series 2026, including the waiver language read into the record; seconded by Council member Fahey.

Aye: Leh, Cooperman, Dickinson, Fahey

Nay: Hamlington, Kern

Absent: Hoefner

Council member Hoefner returned to the meeting at 10:30 pm.

Council member Fahey moved to extend the meeting until 11:00 pm; seconded by Council member Kern.

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

Nay: None

Absent: None

ORDINANCE NO. 1915, SERIES 2026 – AN ORINANCE AMENDING THE CITY’S DEVELOPMENT DESIGN STANDARDS AND TITLE 17 OF THE LOUISVILLE MUNICIPAL CODE TO PROHIBIT NONFUNCTIONAL TURF, ARTIFICIAL TURF, AND INVASIVE PLANT SPECIES FOR CERTAIN NEW DEVELOPMENT AND REDEVELOPMENT – 1ST READING, SET PUBLIC HEARING (05:30:40)

Mayor Leh introduced the item.

Planner Cline-Gibson presented the staff report.

Council member Kern moved to approve Ordinance No. 1915, Series 2026, on the first reading and set the matter for public hearing on Feb 17, 2026, at 6:00 pm; seconded by Council member Hoefner.

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

Nay: None

Absent: None

ORDINANCE NO. 1916, SERIES 2026 – AN EMERGENCY ORDINANCE AMENDING THE FIRE HARDENING CODE FOR STRUCTURES IN CHAPTER 15.70 OF THE LOUISVILLE MUNICIPAL CODE REGARDING DEFENSIBLE SPACE AROUND PRIMARY STRUCTURES IN THE MARSHALL FIRE REBUILD AREAS – PUBLIC HEARING (05:32:19)

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 as part of the discussion.

Public Comment

- Tanya Somauroo

Mayor Pro Tem Hamlington presented a question regarding the Colorado Constitution Roman Numerals, which was acknowledged and addressed.

Public Comment

- None

Council member Cooperman suggested proceeding with option two of the staff report and adopt as a regular ordinance.

Council member Kern moved to approve Ordinance No. 1916, Series 2026; seconded by Council member Hoefner.

Council provided their comments and feedback.

Aye: Leh, Hamlington, Fahey, Hoefner, Kern

Nay: Cooperman, Dickinson

Absent: None

ORDINANCE NO. 1914, SERIES 2026 – CONTRACT FOR LEASE AND PURCHASE OF REAL ESTATE – 1155 PINE STREET – 2ND READING, PUBLIC HEARING (05:44:52)

Mayor Leh introduced the item.

City Manager Diana Langley presented the staff report.

Property owner Travis Ramos provided the presentation.

Council posed questions which were acknowledged and addressed.

Public Comments

- Tanya Somauroo
- Susan Loo
- Barb Kish
- Mike
- Benjamin Snow

Council provided their comments and feedback.

Council member Hoefner exited the meeting at 11:15 pm.

Public Comments

- Tanya Somauroo
- Larry Donner
- Barb Kish
- Lee Scriggins
- Travis Ramos

Council offered additional comments.

Council member Fahey moved to approve Ordinance No. 1914, Series 2026; seconded by Council member Dickinson.

Council provided their comments.

Aye: Leh, Hamlington, Dickinson, Fahey, Kern

Nay: Cooperman

Absent: Hoefner

CITY ATTORNEY'S REPORT (06:32:14)

City Attorney Kelly indicated there was no report.

**UPCOMING AGENDA ITEMS AND IDENTIFICATION OF FUTURE AGENDA ITEMS
(06:32:16)**

Council offered no upcoming agenda items.

ADJOURN (06:32:23)

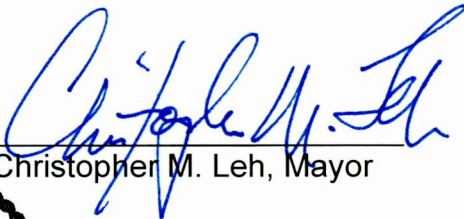
Council member Kern moved to adjourn the meeting; seconded by Mayor Pro Tem Hamlington.

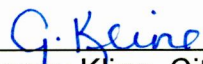
Aye: Leh, Hamlington, Cooperman, Dickinson, Fahey, Kern

Nay: None

Absent: Hoefner

The meeting adjourned at 11:34 pm.


Christopher M. Leh, Mayor


Genny Kline, City Clerk

