

City Council

Agenda

**Tuesday, January 20, 2026
Council Chambers
749 Main Street
6:00 PM**

Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.

- You can call in to +1 719 359 4580 or 877 853 5247 (toll free) Webinar ID #876 9127 0986.
- You can log in via your computer. Please visit the [City's website](#) to link to the meeting:

The Council will accommodate public comments during the meeting. Anyone may also [email comments to the Council](#) prior to the meeting.

- 1. Call to Order & Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Public Comments on Items Not on the Agenda and Items on the Consent Agenda**

Public comments are limited to 3 minutes per speaker. When several people wish to speak on the same position on a given item, Council requests they select a spokesperson to state that position.

5. Consent Agenda

The following items on the City Council Agenda are considered routine by the City Manager and shall be approved, adopted, accepted, etc., by motion of the City Council and voice vote unless the Mayor or a City Council person specifically requests an item be considered under "Regular Business." In such an event the item shall be removed from the "Consent Agenda" and Council action taken separately on said item in the order appearing on the Agenda. Those items so approved under the heading "Consent Agenda" will appear in the Council Minutes in their proper order.

A. Approval of Minutes

B. Resolution No. 12, Series 2026 — A Resolution in Support of Colorado State House Bill 25-1182

- C. Resolution No. 13, Series 2026 — A Resolution Approving a Change Order for the 2025 Water Main Replacement Project and Sanitary Sewer Backwater Preventer Valve Project

6. Council Informational Comments and Committee Reports

7. City Manager's Report

8. Regular Business

- A. Development Code Update Request for Proposals (RFP) Approval
- B. Ordinance No. 1912, Series 2026 - An Ordinance Approving the ConocoPhillips Campus General Development Plan, Amendment No. 2 - 1st Reading, Set Public Hearing
- C. Ordinance No. 1913, Series 2026 — An Emergency Ordinance Amending the Fire Hardening Code for Structures in Chapter 15.70 of the Louisville Municipal Code - PUBLIC HEARING
- D. Ordinance No. 1914, Series 2026 — Contract for the Lease and Purchase of Real Estate - 1155 Pine Street - 1st Reading, Set Public Hearing
- E. 2026 Council Work Plan Review
- F. Discussion / Direction: Upcoming Agenda Items & Identification of New Ones

9. City Attorney's Report

10. Upcoming Agenda Items and Identification of Future Agenda Items

11. Adjourn

Upcoming Agenda Items February 3, 2026 Meeting

This list is not inclusive; items are subject to change; additional items may be added.

- Redtail Ridge GDP Amendment - 2nd Reading
- Coal Creek Village - 2nd Reading
- Lease Purchase of 1155 Pine Street - 2nd Reading
- Boulder Office of Disaster Management IGA
- Nonfunctional Turf - 1st Reading
- Discussion / Direction: Citywide Defensible Space & WUI Map
- Fire Restrictions - Concurrent with Boulder County
- Amendment to IGA with Boulder County for Dispatch Services
- Amendment to IGA with Boulder County for Mental Health Co-Responder Services
- Tentative: Marshall Fire Fee Credit Program - IDF Contract

Resident Information

If you wish to speak at the City Council meeting in person, please fill out a sign-up card and present it to the City Clerk at the meeting. If you are attending remotely, please use the "raise hand" icon to show you wish to speak in the appropriate public comments section.

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or other accommodation should [email the City Clerk's Office](#) or call 303.335.4574

A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión del Consejo, por favor llame a la Ciudad al 303.335.4574 o [email](#)

City Council

Special Meeting Minutes

Monday, November 10, 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
 Councilmember Deborah Fahey
 Councilmember Dietrich Hoefner (Remote)
 Councilmember Judi Kern

Absent: *Councilmember Barbara Hamlington*

Staff Present: *Diana Langley, City Manager*
 Samma Fox, Deputy City Manager
 Adam Blackmore, Parks, Recreation and Open Space Director
 Ember Brignell, Open Space Supervisor
 Genny Kline, City Clerk

JOINT MEETING WITH OPEN SPACE ADVISORY BOARD: DISCUSSION / DIRECTION OPEN SPACE ACQUISITION PRIORITY LIST AND POLICY (00:01:11)

Open Space Advisory Board Chair Susan McEachern conducted the presentation.

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

Discussion included executive sessions, evaluating properties, acquisition flowchart, process, and policy; first right of refusal, conservation easements, and cost being a factor.

Public Comments:

- Tawnya Somaroo
- Larry Donner

Mayor Leh offered the Open Space Advisory Board (OSAB) to respond to comments.

Chair McEachern responded to public comments.

Mayor Leh read the suggested direction in the staff memo: discussing the biennial acquisition evaluation process; direction on future council engagement regarding land acquisition properties; coordination on acquisition between City Council, City Manager's Office, Community Development, Parks, Rec and Open Space; and direction on OSAB's recommended open space acquisition policy.

Council members provided extensive comments on the suggested direction.

Comments provided by OSAB Members: Michiko Christiansen and Andy Dorsey

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

City Manager Langley addressed the recording of meetings as a Council policy directive applicable to all boards and commissions, and provided a recap noting no objection to OSAB's evaluation process; that lower priority properties and those previously removed should remain on the list for Council information; staff will supply maintenance, restoration, and acquisition cost data for each parcel; Council will receive information on costs and staff requirements for advisory boards and commissions; and the City should proceed with either formalizing a policy or adopting a more informal process.

DISCUSSION / DIRECTION / ACTION – ADVANCE OF 2026 CERTAIN NON-PROFIT GRANT AWARDS IN RESPONSE TO SNAP BENEFITS UNCERTAINTY (01:33:56)

Deputy City Manager Fox conducted the staff presentation.

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

Luke Gorka, Community Food Share, reported they support 46 agencies for food access; increases in demand have been reported from 20-200%; new enrollments have doubled; wait times of 100 minutes throughout the day; and the program includes off-site distribution and mobile pantry program. Luke also noted the difficulty of following court rulings and SNAP benefit updates.

Council inquired about the recent increase in individuals utilizing the food bank, which was acknowledged and answered.

Kristen Bohanan, Chief Development Officer, Sister Carmen Community Center, reported they are a non-religious family resource center that provides assistance through the food

bank. Demand has been rising steadily for the last few years, with a sharper spike in recent weeks; 60% of individuals report being impacted by snap delays or the federal government shut down. Sister Carmen sees about 400 households in Louisville each year. The short-term funding is appreciated, an increase in sustained funding long-term would help keep pace with the level of need in the community.

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

Public Comments:

- None

Councilmember Hoefner moved to advance the 2026 amounts for the organizations listed in the staff memo including the utility; seconded by Mayor Leh.

Councilmember Kern offered a substitute motion that goes to immediate need instead of advancement, including the \$10,000. The budget discussion is for future consideration to increase the amounts to Louisville residents. Mayor Pro Tem Dickinson seconded the motion.

Councilmember Hoefner accepted the substitute motion.

Council discussed the motions.

Councilmember Hoefner asked for a vote on the original motion, and provided instruction regarding a substitute motion.

Mayor Leh asked for a vote *to discuss* the substitute motion.

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

Nay: None

Absent: Hamlington

Mayor Leh asked for a vote on the substitute motion offered by Councilmember Kern.

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

Nay: None

Absent: Hamlington

Council recessed briefly.

DISCUSSION / DIRECTION – 2026 CITY COUNCIL WORK PLAN (02:25:01)

Mayor Leh noted that this discussion will be completed following the Executive Leadership Team (ELT) Retreat in February and requested Council's direction on continuing the item.

City Manager Langley added that the Council / ELT Retreat scheduled for February 10 will provide additional time for review, and stated that these items could be deferred to January to obtain ELT input and finalize the work plan after the retreat.

The Council reached consensus to postpone this item.

DISCUSSION / DIRECTION – UPCOMING AGENDA ITEMS & IDENTIFICATION OF NEW ONES (02:27:43)

Deputy City Manager Fox presented the staff report.

City Manager Langley noted the issues that arose by staff adding budgetary amounts and tying them to specific dollar amounts.

Mayor Leh suggested a footnote or disclaimer.

Discussions held regarding the boards and commissions applications, interviews, and date of interviews; 2026 Council Work Plan adoption; and Art Center signage.

ADJOURN (02:37:03)

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

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

Nay: None

Absent: Hamlington

Members adjourned at 8:38pm.

Christopher M. Leh, Mayor

Genny Kline, City Clerk

City Council

Meeting Minutes

**December 16, 2025
Council Chambers
749 Main Street
5:00 PM**

Mayor Leh called the meeting to order at 5:01 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
Councilmember Deborah Fahey
Councilmember Dietrich Hoefner
Councilmember Judi Kern (arrived at 5:08pm)*

Staff Present: *Diana Langley, City Manager
Samma Fox, Deputy City Manager
Rob Zuccaro, Community Development Director
Emily Cline-Gibson, Planner II
Vanessa Zarate, Economic Vitality Manager
Kathleen Kelly, City Attorney
Genny Kline, City Clerk
Christina Fernandez, Deputy City Clerk*

EXECUTIVE SESSION - PERFORMANCE REVIEW OF OFFICIALS APPOINTED BY THE CITY COUNCIL & REAL PROPERTY ACQUISITIONS AND DISPOSITIONS (00:01:48)

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 Councilmember Hoefner.

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

Council adjourned to Executive Session at 5:07pm.

REPORT – DISCUSSION / DIRECTION / ACTION (02:04:31)

Council reconvened at 7:04 pm.

City Attorney Kelly presented the report and indicated that Council shall appoint two council members to discuss the reviews with the municipal judge and prosecuting attorney. City Attorney Kelly also noted no action is required regarding the Real Property Acquisitions and Dispositions.

Mayor Leh moved to appoint Councilmember Cooperman and Councilmember Hoefner to provide evaluation feedback to the municipal judge and prosecuting attorney; seconded by Councilmember Hoefner.

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

***THE FOLLOWING MEETING ITEMS WILL START
NO EARLIER THAN 6 PM***

APPROVAL OF AGENDA (02:06:20)

Mayor Pro Tem Dickinson moved to approve the agenda; seconded by Councilmember Hoefner.

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 (02:06:37)**

- None

APPROVAL OF CONSENT AGENDA (02:07:34)

- A.** Approval of Minutes: July 23, 2025; August 12, 2025; August 26, 2025; September 4, 2025; September 16, 2025; October 7, 2025; October 14, 2025; October 21, 2025; November 18, 2025
- B.** City Council Committee Assignments
- C.** 2026 Board and Commission Appointments
- D.** Resolution No. 100, Series 2025 – A Resolution Approving a Construction Contract with Jacobs Investments, LLC d/b/a Colorado Boring Company
- E.** Resolution No. 101, Series 2025 – A Resolution Approving a First Amendment to Independent Contractor Agreement with ETG Systems, Inc.
- F.** Resolution No. 102, Series 2025 – A Resolution Modifying and Increasing Incentives Utilizing the Historic Preservation Fund
- G.** Louisville Revitalization Commission Façade Improvement Program Contract Amendment
- H.** Resolution No. 103, Series 2025 – A Resolution Approving a Settlement Agreement and General Release Regarding the Marshall Fire Litigation

Councilmember Fahey moved to approve the Consent Agenda; seconded by Mayor Pro Tem Dickinson.

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

COUNCIL INFORMATIONAL COMMENTS AND COMMITTEE REPORTS (02:07:44)

Mayor Leh spoke regarding the violent attacks over the weekend, particularly the one in Australia. He encouraged those to attend the Chanukah on Ice Celebration this coming weekend.

CITY MANAGER'S REPORT (02:09:55)

City Manager Langley shared that Louisville has been designated a Bird City – the 7th city in the state to receive this recognition.

As of right now, Louisville is outside the Xcel shut off area for electricity due to the anticipated high winds and fire danger anticipated tomorrow. However, there may be unanticipated outages due to the high winds.

The Sustainability Advisory Board meeting does remain cancelled, but lunch service at the Senior Center is proceeding as scheduled.

REGULAR BUSINESS

ELECTION OF MAYOR PRO TEM (02:10:26)

Councilmember Fahey nominated Mayor Pro Tem Dickinson continue in the role. Mayor Pro Tem Dickinson thanked Councilmember Fahey, but offered a substitute nomination for Councilmember Hamlington; seconded by Mayor Leh.

Council members provided comments on the item.

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

Nay: None

Absent: None

Mayor Pro Tem Hamlington provided comments on her election.

MUNICIPAL JUDGE COMPENSATION (02:16:12)

ORDINANCE NO. 1911, SERIES 2025 – AN ORDINANCE AMENDING CHAPTER 2.12 OF THE LOUISVILLE MUNICIPAL CODE CONCERNING THE SALARY OF THE PRESIDING MUNICIPAL JUDGE – 2ND READING, PUBLIC HEARING (advertised City of Louisville website 12/03/2025)

RESOLUTION NO. 104, SERIES 2025 – A RESOLUTION APPROVING AN AGREEMENT FOR MUNICIPAL JUDGE SERVICES AND ESTABLISHING THE COMPENSATION THEREFOR

Mayor Leh introduced the item and opened the public hearing.

City Clerk Kline presented the staff report.

Councilmember Cooperman posed a question regarding the fund source of the judge's compensation, which was acknowledged and addressed.

Public Comment

- None

No comments were offered by Council.

Public Comment

- None

Council had no further discussion.

Councilmember Hoefner moved to approve Ordinance No. 1911, Series 2025; seconded by Councilmember Kern.

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

Nay: None

Absent: None

Councilmember Hoefner moved to approve Resolution No. 104, Series 2025; seconded by Councilmember Kern.

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

Nay: None

Absent: None

RESOLUTION NO. 105, SERIES 2025 – A RESOLUTION APPROVING A LEASE AGREEMENT WITH AVID4 ADVENTURE, INC., FOR LEASE OF CITY PROPERTY LOCATED AT 1501 EMPIRE ROAD (02:21:15)

Mayor Leh introduced the item.

Vanessa Zarate presented the staff report.

City Attorney Kelly explained the revised resolution provided by the City Clerk. She noted that while the resolution included in the packet contained multiple conditions, the revised resolution before the Council, should it be adopted to approve the agreement, includes only

one condition related to a revision of the lease agreement, which staff is prepared to satisfy to move forward.

Public Comment

- Paul Dreyer – CEO of Avid4 Adventure, Inc.

City Clerk Kline provided a copy of the revised resolution to Mr. Dreyer.

Mr. Dreyer noted the difficulties of the revised resolution and would like to know excess rent issue has been closed.

City Attorney Kelly explained that the City does not have sufficient documentation for finance staff to verify excess rent payments for years prior to 2025. This documentation should have been provided by the lessee. The renewal process attempted to reconcile the 2025 excess rent, but the City cannot confirm whether excess rent amounts paid in earlier years were accurate. It is believed that the excess rent due for 2025 has been paid, which was necessary for staff to recommend approval. The remaining condition clarifies that the brown storage building is not included within the leased premises.

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

Councilmember Hoefner moved to approve the revised Resolution No. 105, Series 2025; seconded by Mayor Leh.

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

Nay: None

Absent: None

RESOLUTION NO. 106, SERIES 2025 – A RESOLUTION APPROVING THE REDTAIL RIDGE LIFT STATION PLANNED UNIT DEVELOPMENT (02:36:41)

Mayor Leh introduced the item.

Planner Cline-Gibson presented the staff report.

Council posed several questions which were acknowledged and addressed.

Public Comment

- None

No questions or comments were offered by Council.

Councilmember Fahey moved to approve Resolution No. 106, Series 2025; seconded by Councilmember Kern.

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

Nay: None

Absent: None

DISCUSSION / DIRECTION: COLORADO WILDFIRE RESILIENCY CODE AND CITY FIRE HARDENING CODE FOR STRUCTURES (02:46:27)

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.

Public Comment

- Larry Donner
- Tawnya Somaroo
- Susan Loo
- Lisa Hughes

Council members shared their feedback and comments regarding the council questions communicated in the staff presentation.

City Manager Langley added comments reflecting points raised during public comment, including consideration of long-term defensible space standards within the structure hardening code and potential interim measures related to the planting of junipers for new development.

Council members continued with their comments and discussion.

Community Director Zuccaro summarized the discussion and indicated he received direction to prepare mapping options and multiple alternatives. He added that staff will return, separate from the emergency ordinance, to evaluate citywide defensible space in greater depth. The final code will also be forwarded to the Building Code Board of Appeals for its recommendation.

2026 CITY OF LOUISVILLE LEGISLATIVE AGENDA (04:17:03)

Council postponed this discussion to the January 20, 2026, meeting.

DISCUSSION / DIRECTION: UPCOMING AGENDA ITEMS & IDENTIFICATION OF NEW ONES (04:17:03)

Council postponed this discussion to the January 20, 2026, meeting.

CITY ATTORNEY'S REPORT (04:18:43)

City Attorney Kelly indicated there was no report.

UPCOMING AGENDA ITEMS AND IDENTIFICATION OF FUTURE AGENDA ITEMS (04:18:50)

There were no items brought forward for discussion.

ADJOURN (04:19:02)

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

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

Nay: None

Absent: None

The meeting adjourned at 9:18 pm.

Christopher M. Leh, Mayor

Genny Kline, City Clerk

City Council

Meeting Minutes

**January 6, 2026
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 Barbara Hamlington
Councilmember Josh Cooperman (arrived 5:02pm)
Councilmember Caleb Dickinson
Councilmember Deborah Fahey
Councilmember Dietrich Hoefner
Councilmember Judi Kern (arrived 5:02pm)*

Staff Present: *Diana Langley, City Manager
Samma Fox, Deputy City Manager
Rob Zuccaro, Community Development Director
Jess Daniels, Senior Planner
Adam Blackmore, Parks, Recreation & Open Space Director
Bryon Weber, PROS Project Manager
Kurt Kower, Public Works Director
Kathleen Kelly, City Attorney
Genny Kline, City Clerk*

EXECUTIVE SESSION - REAL PROPERTY ACQUISITIONS AND DISPOSITIONS (00:01:34)

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 Councilmember Hoefner.

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

Council entered Executive Session at 5:05 pm.

REPORT – DISCUSSION / DIRECTION / ACTION (01:13:15)

Council reconvened at 6:12 pm.

City Attorney Kelly presented the report and indicated the Council had discussion, but no formal action is required from the Council at this time.

APPROVAL OF AGENDA (01:13:59)

Councilmember Hoefner moved to approve the agenda; seconded by Councilmember Cooperman.

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

INTRODUCTION OF CHIEF MILAN – LOUISVILLE FIRE PROTECTION DISTRICT (01:14:15)

Chief Milan introduced himself, provided a brief overview of his background and the fire that occurred on January 5.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND ITEMS ON THE CONSENT AGENDA (01:22:34)

- Gerri Foley – Golf Course Rates
- Paul Roper – Marshall Fire / Building Department
- Walter Davis – Golf Course ADA Refusal / Termination

APPROVAL OF CONSENT AGENDA (01:37:38)

- A.** Approval of Minutes: December 2, 2025
- B.** Resolution No. 1, Series 2026 – A Resolution Approving an Agreement for the Conversion of the Inline Skating Rink to Dedicated Pickleball Courts
- C.** Resolution No. 2, Series 2026 – A Resolution Approving and Adopting the City of Louisville Emergency Operations Plan
- D.** Resolution No. 3, Series 2026 – A Resolution Authorizing the Purchase of Fuel for 2026
- E.** Resolution No. 4, Series 2026 – A Resolution Authorizing the Purchase of Ice Slicer for 2026
- F.** Resolution No. 5, Series 2026 – A Resolution Approving an Independent Contractor Agreement with Invision GIS, LLC
- G.** Resolution No. 6, Series 2026 – A Resolution Encouraging the Regional Transportation District to Complete the Northwest Rail Corridor Project
- H.** Resolution No. 7, Series 2026 – A Resolution Supporting a Downtown Louisville Station as Part of the Joint Service / Front Range Passenger Rail Project

Councilmember Hoefner moved to approve the Consent Agenda; seconded by Councilmember Fahey

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

COUNCIL INFORMATIONAL COMMENTS AND COMMITTEE REPORTS (01:38:23)

None

CITY MANAGER'S REPORT (01:38:36)

City Manager Langley noted the Ward 3 meeting on January 7; the Draft Comprehensive Plan for next week's Council meeting; and the Ward 1 and 2 meetings next week.

REGULAR BUSINESS

COAL CREEK VILLAGE PRELIMINARY PUD/PLAT AND REZONING (01:39:13)

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 (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 opened the public hearing and Community Development Director Zuccaro requested that the public hearing be continued to February 3, 2026, to allow the applicant additional time.

Councilmember Hoefner moved to continue the public hearing for Ordinance No. 1910, Series 2026 and Resolution No. 8, Series 2026, to February 3, 2026, at 6:00pm; seconded by Councilmember Kern.

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

Nay: None

Absent: None

RESOLUTION NO. 9, SERIES 2026 – A RESOLUTION DESIGNATING THE RESIDENCE LOCATED AT 728 GRANT AVENUE A HISTORICAL LANDMARK TO BE NAMED THE KOEPLER HOUSE AND APPROVING A PRESERVATION AND RESTORATION GRANT (01:41:34)

Mayor Leh introduced the item. Councilmember Dickinson recused himself and exited the meeting.

Senior Planner Jess Daniels presented the staff report.

Councilmember Cooperman asked about the grant amount.

Public Comment

- None

Council Discussion / Comments

Councilmember Fahey moved to approve Resolution No. 9, Series 2026; seconded by Councilmember Hoefner.

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

Nay: None

Absent: Dickinson

Councilmember Dickinson returned to the meeting.

**PRESENTATION: PROS LONG-RANGE PLAN AND TRAIL SYSTEM PLAN
CONSULTANT UPDATE (01:47:18)**

Mayor Leh introduced the item.

Parks, Recreation, and Open Space Director Blackmore presented the staff report. Keith Walzak of DTJ Design presented the consultant update on the PROS Long-Range Plan and Trail System Plan.

Council's questions included inquiries about survey respondents, trail accessibility, outreach efforts to Area 5, the age demographics of respondents, and the extent of staff involvement, which were acknowledged and addressed.

Public Comment

- None

Council commented on outreach opportunities and challenges, the aging population in Louisville, and planning for future residents.

WATER METER REPLACEMENT AND AMI PROJECT (03:05:57)

**RESOLUTION NO. 10, SERIES 2026 – A RESOLUTION APPROVING A
CONSTRUCTION CONTRACT FOR THE METER REPLACEMENT AND AMI PROJECT**

RESOLUTION NO. 11, SERIES 2026 – A RESOLUTION APPROVING A SOFTWARE AS A SERVICE AND SPECTRUM LEASE AGREEMENT FOR THE METER REPLACEMENT AND AMI PROJECT

Mayor Leh introduced the item.

Public Works Director Kowar presented the staff report.

Council posed comments and questions regarding meter failures on new builds, the addition of shut-off valves, replacement needs of radio towers used for meter data collection as the system expands, and concerns about potential rate increases. These items were acknowledged and addressed during the discussion.

Public Comment

- None

Council Discussion / Comments

Councilmember Fahey moved to approve Resolution No. 10, Series 2026; seconded by Councilmember Hoefner.

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

Nay: None

Absent: None

Councilmember Fahey moved to approve Resolution No. 11, Series 2026; seconded by Councilmember Hoefner.

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

Nay: None

Absent: None

2026 LEGISLATIVE AGENDA (03:27:22)

Mayor Leh introduced the item.

Deputy City Manager Fox presented the staff report.

Councilmember Cooperman offered a comment regarding language.

Public Comment

- None

Councilmember Hoefner moved to approve the Legislative Agenda as drafted; seconded by Councilmember Kern.

Mayor Leh offered a friendly amendment to add the word “operations” to the third bullet of the Land Use, Development and Revitalization, Housing section.

Councilmembers Hoefner and Kern accepted the friendly amendment.

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

CITY ATTORNEY’S REPORT (03:32:05)

City Attorney Kelly indicated there was no report.

UPCOMING AGENDA ITEMS AND IDENTIFICATION OF FUTURE AGENDA ITEMS (03:33:07)

Councilmember Kern made a recommendation for a resolution in support of Colorado State House Bill 25-1182 regarding fire mitigation and reducing insurance costs for residents.

There was a brief discussion on the status of an emergency ordinance to stay the planting of junipers citywide and any plantings within a 5-foot perimeter of a home (defensible space). City Manager Langley updated the status of these items.

ADJOURN (03:39:06)

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

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

The meeting adjourned at 8:38 pm.

Christopher M. Leh, Mayor

Genny Kline, City Clerk

Subject: Resolution No. 12, Series 2026 — A Resolution in Support of Colorado State House Bill 25-1182

Date: January 20, 2026

Prepared By: Samma Fox, Deputy City Manager

Presented By: Samma Fox, Deputy City Manager

Summary:

In 2025, the Colorado General Assembly passed House Bill 25-1182 titled Risk Model Use in Property Insurance Policies concerning tools to access risk for the purpose of underwriting property insurance policies. The Colorado General Assembly summarizes the bill as follows:

The act requires a property insurer that uses a wildfire risk model, a catastrophe model, or a scoring method to assign risk to:

- For the purposes of underwriting homeowners and other property insurance policies, adhere to specific requirements to share information with the commissioner of insurance (commissioner) and the public, include specific activities in the models, and provide notices to policyholders;*
- Submit available data concerning the models and scoring method as required by rule of the commissioner to the division of insurance as part of the insurer's rate filings; and*
- Ensure that specific factors are either incorporated in the wildfire risk model, catastrophe model, or combination of models or are otherwise demonstrably included in the insurer's underwriting and pricing.*

If an insurer does not incorporate property-specific and community-level mitigation actions into its models, the act requires the insurer to provide discounts to policyholders who demonstrate actions taken on the property to reduce the risk of loss.

The act requires an insurer to post on its website information regarding premium savings that are available to policyholders who undertake property-specific mitigation actions or provide evidence of community-level mitigation actions and the process for appealing a wildfire risk score.

The act requires an insurer that provides a mitigation discount or that uses a wildfire risk model or risk score to underwrite, nonrenew, price, create a rate differential, or surcharge the premium based upon the policyholder's or applicant's wildfire risk to provide

an annual written notice to each policyholder or applicant for property insurance of the applicable mitigation discounts, the wildfire risk score, and any other wildfire risk classification used by the insurer to underwrite the policyholder's or applicant's wildfire risk. The insurer is required to provide the wildfire risk score or classification to the policyholder or applicant. The act authorizes the policyholder and applicant to appeal the score or classification directly to the insurer.

Background / Prior Discussions:

City Council supported preparation of a draft resolution in support of [HB25-1182 Risk Model Use in Property Insurance Policies | Colorado General Assembly](#) during Upcoming Agenda Items and Identification of Future Agenda Items during the January 6, 2026 Council Meeting.

Development Proposal:

N/A

Analysis:

City Council recently adopted its [2026 Legislative Agenda](#), which serves as a resource and guiding document for the City's engagement in legislative affairs. The Legislative Agenda includes a section on Community Recovery & Resilience. This section includes support for insurance reform that helps residents be better prepared and able to recover from climate disasters, which aligns with HB25-1182.

Council Work Plan:

One of Council's priorities is Safety, which includes mitigation and resiliency initiatives, and aligns with HB25-1182. Council's Work Plan also includes the lenses of Equity, Diversity, and Inclusion as well as Environmental Sustainability, both of which align with the intentions of this bill.

Fiscal Impact:

N/A

Alternatives:

Council may choose to support this resolution as written, not support the resolution, or provide feedback to staff for revisions.

Recommendation:

Staff recommends approval of Resolution No. 12, Series 2026, a resolution in support of Colorado State House Bill 25-1182.

Attachments:

1. Resolution No. 12, Series 2026

**RESOLUTION NO. 12
SERIES 2026**

A Resolution in Support of Colorado State House Bill 25-1182

WHEREAS, during the 2025 legislative session, the Colorado General Assembly passed House Bill 25-1182, Risk Model use in Property Insurance policies (the “Act”), concerning tools to access risk for the purpose of underwriting property insurance policies; and

WHEREAS, the Act requires insurers using wildfire risk models, catastrophe models, or a scoring method to assign risk to adhere to information sharing requirements with the commissioner of insurance and the public, submit data and scoring methods to the state Commissioner of Insurance as part of rate filings, and ensure specific factors are incorporated in underwriting and pricing; and

WHEREAS, the Act requires incorporation of property-specific and community-wide mitigation actions into models or that insurers provide discounts to policyholders who demonstrate actions to reduce the risk of loss; and

WHEREAS, the Act requires an insurer to post information regarding savings available to policyholders and the process for appealing a wildfire risk score; and

WHEREAS, the Act requires insurers provide written notice to policyholders or applicants for property insurance of the applicable mitigation discounts, wildfire risk score, and any other wildfire risk classification used by the insurer to underwrite the policyholder’s or applicant’s wildfire risk and to provide the risk score or classification to the policyholder or applicant, and authorizes the policyholder or applicant to appeal the classification directly to the insurer; and

WHEREAS, the City Council’s 2025 and 2026 Legislative Agendas both support Community Resilience and Recovery, specifically supporting insurance reform that helps residents be better prepared and able to recover from climate disasters, while promoting the roles and responsibilities of homeowners, renters, and landlords in securing coverage; and

WHEREAS, The City Council’s Legislative Agenda provides examples of reform, including legislation that reduces system-wide underinsurance, improves transparency, and addresses insurance availability to ensure community members have access to insurance; and

WHEREAS, House Bil 25-1182 aligns with the City Council’s Legislative Agenda and by this resolution the City Council desires to express its support for implementation of the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The City Council supports implementation of House Bill 25-1182 and urges legislators to ensure it is implemented transparently and equitably.

PASSED AND ADOPTED this 20th day of January 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

Subject: Resolution No. 13, Series 2026 — A Resolution Approving a Change Order for the 2025 Water Main Replacement Project and Sanitary Sewer Backwater Preventer Valve Project

Date: January 20, 2026

Prepared By: Cameron Fowlkes, City Engineer

Presented By: Kurt Kowar, Director

Summary:

To request approval from City Council for additional funding for work completed to replace three non-compatible fire hydrants and the laterals feeding these hydrants from the water main, and to request authorization to use existing 2025 Water Main Replacement Project funds to cover the remaining costs in the amount of \$40,324.77

Background / Prior Discussions:

On July 8, 2025 City council approved a contract for \$1,073,913.00 to replace old and deteriorated waterlines within the City, and install sanitary sewer backflow prevention devices on selected homes experiencing backflow issues. The contract was awarded \$980,504.00 from the Water Fund and \$93,409.00 from the Sewer Fund.

The Louisville Fire Protection District notified the City's Operations Division that three fire hydrants located within City limits could not be connected to using their current equipment. These hydrants dated back to the mid-1950s and utilized outdated connections that are not compatible with modern fire apparatus.

This incompatibility posed an immediate life-safety concern, as the affected hydrants could not provide adequate fire protection to nearby homes. Due to the urgency of the situation, the Operations Division requested that this work be added to the ongoing 2025 Water Main Replacement Project, which had an active contractor onsite and available to expedite replacement.

The contractor initially provided a quote for Change Order #1 for \$75,548.00 to replace each hydrant beginning at the 90-degree bend off the lateral (hydrant and barrel), and the project had sufficient unspent contingency to perform this work at the time the change order was presented. Staff therefore authorized the contractor to proceed.

However, once excavation began, field conditions revealed that the hydrant laterals were also outdated and in poor condition. For long-term reliability and to ensure compatibility with modern fire equipment, full lateral replacements from each hydrant to the water main were required. Because the roadway was already open and delaying

work would have increased cost and risk, staff directed the contractor to proceed under time and materials billing rates.

These necessary field-driven changes increased the total cost of the work beyond the remaining contingency.

In addition, the streets where this waterline work occurred were found to be in extremely poor condition with brittle, deteriorated asphalt. As trenching and utility replacement progressed, the surrounding pavement began to degrade beyond the originally planned patching limits. The asphalt failed outside of the excavation footprint, making localized patching insufficient to restore safe and acceptable roadway conditions.

As a result, additional asphalt restoration was required to address the expanded deterioration area. A portion of project contingency funds were therefore allocated to cover this unanticipated but necessary pavement work. These combined field-driven conditions increased the total cost of the project beyond the capability of allocating contingency for the hydrant replacements.

Development Proposal:

N/A

Analysis:

Staff is requesting Council's approval of change order #2, in the amount of \$61,196.77, as the total additional costs of \$138,374.77 exceed the Council-approved contingency amount of \$98,050.

Council Work Plan:

While this project is not specifically listed in the 2025 Council Work Plan, it does align with the Council priority of providing core services. Maintenance of the water distribution system is critical to the goal of providing water service to the residents of Louisville.

Fiscal Impact:

After completion, the total contractor costs exceed the funds available within the existing purchase order and project contingency.

However, the 2025 Water Main Replacement Project is under budget overall, and sufficient funds remain in the current-year Water Capital account to fully cover the required work without a budget amendment.

Staff is requesting approval to allocate these available funds to pay the remaining balance.

A breakdown of the project funds and allocations is shown below:

Project Overage Expenses (Waterline Replacement) 501498-660181	Amount
	\$98,050.00
Waterline Replacement – Contingency (Awarded on 7/8/2025)	
Change Order #1 (Staff authorized)	(\$75,584.00)
Spent Contingency Additional Project Quantities (Asphalt)	(\$1,594.00)
Change Order #2 – Additional costs for Fire Hydrant Replacement	(\$61,196.77)
Total Additional Expenses:	(\$138,374.77)
Remaining Funds	\$(40,324.77)

Waterline Replacement 501498-660181- Fund Total	Amount
	\$1,698,000.00
Waterline Replacement 2025 Budget	
Waterline Replacement (Awarded on 7/8/2025)	\$(980,504.00)
Waterline Replacement – Contingency (Awarded on 7/8/2025)	(\$98,050.00)
Requested Funding (This request)	(\$40,324.77)
Total Project Expenses:	\$1,118,878.77
Remaining Funds	\$579,121.23

The Sanitary Sewer Backflow portion of the project amount does not require any additional funding or adjustments.

Alternatives:

There are no alternatives for this change order.

Recommendation:

Staff recommends that City Council approve Change Order #2 and additional funding for the 2025 Water Main Replacement budget to cover the remaining cost of the emergency hydrant and lateral replacements with additional funding in the amount of \$40,324.77. This action ensures timely payment, accurate project accounting, and improved fire protection for the affected neighborhoods.

Attachments:

1. Resolution No. 13, Series 2026
2. 2025 Water Main Change Order 2
3. 2025 Water Main Change Order 1

**RESOLUTION NO. 13
SERIES 2026**

**A RESOLUTION APPROVING A CHANGE ORDER FOR THE 2025 WATER MAIN
REPLACEMENT PROJECT AND SANITARY SEWER BACKWATER PREVENTER
VALVE PROJECT**

WHEREAS, the City and Brannan Construction Company entered into an Agreement for the 2025 Water Main Replacement Project and Sanitary Sewer Backwater Preventer Valve Project ("Agreement") dated June 3, 2025; and

WHEREAS, City staff previously approved Change Order No. 1 to the Agreement, dated August 14, 2025; and

WHEREAS, there has been proposed a Change Order No. 2 for additional work, which such Change Order will increase the contract price and contract time; and

WHEREAS, the City Council desires to approve Change Order No. 2.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF LOUISVILLE, COLORADO:**

Section 1. Change Order No. 2 to the Agreement for the 2025 Water Main Replacement Project and Sanitary Sewer Backwater Preventer Valve Project between the City of Louisville and Brannan Construction Company is hereby approved in substantially the same form of such Change Order that accompanies this Resolution.

Section 2. The Public Works Director is hereby authorized to execute Change Order No. 2 and may negotiate and approve such revisions to the Change Order as the Public Works Director determines are necessary or desirable for the protection of the City, so long as the essential terms and conditions of the Change Order are not altered.

PASSED AND ADOPTED this 20th day of January 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

Resolution No. 13, Series 2026
Page 1 of 1

CHANGE ORDER NO. 2

DATED: December 22, 2025

PROJECT: 2025 Water Main Replacement Project and Sanitary
Sewer Backwater Preventer Valve Project

AGREEMENT DATE: June 3, 2025

PROJECT NUMBER: 501498-660181

OWNER: CITY OF LOUISVILLE, COLORADO

The following changes are hereby made to the Contract Documents:

Description: Change Order #2

Purpose: The purpose of this change order is to compensate for the work performed to replace three fire hydrants, including the associated hydrant laterals connecting to the main. This work was necessary because the existing hydrants were outdated and incompatible with the City's modern fire equipment.

Attachments: Change Order #1 Summary Sheet and Daily Quantity Sheets

ADJUSTMENT TO CONTRACT PRICE:

Original contract price:	\$ 1,073,913.00
Net Change Previous Change Orders 0 to 1:	\$ 75,584.00
Contract Price Prior to this Change Order:	\$ 1,149,497.00
Net adjustment resulting from this Change Order (+/-)	\$ 61,196.77
Current contract price including this Change Order	\$ 1,210,693.77

ADJUSTMENT TO CONTRACT TIME:

Original contract days:	102
Net Change Previous Change Orders 0 to 1: (days)	0
Contract Time Prior to this Change Order: (days)	102
Net adjustment resulting from this Change Order (+/-) (days)	13
Current contract time including this Change Order (days)	115

The Contractor's signature below indicates acceptance of full settlement for the work described, both direct and indirect costs. Any claims for additional costs associated with this Change Order will not be considered.

Recommended:

Tyler Trojan Engineer III
ENGINEER

By: 

Date: 12/22/2025

Approved:

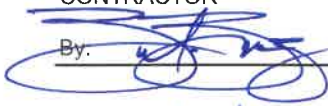
CITY OF LOUISVILLE, COLORADO
OWNER

By: _____

Date: _____

Accepted:

BRANNAN CONSTRUCTION
CITY OF LOUISVILLE, COLORADO
CONTRACTOR

By:  LUKE LOPEZ

Date: 12/23/25

BRANNAN CONSTRUCTION COMPANY

Change Order Backup

PROJECT: Louisville 2025 Hydrant Replacement
 LOCATION: Louisville CO
 SUPERVISOR: Ivan Guerrero

DATE: 12/10/2025
 W.O.#
 Phase #
 Chang Order# 2

Equipment DESCRIPTION	Units	F.A. RATE	TOTAL
Foreman/Super Pickups	97.50	\$ 60.00	\$ 5,850.00
Wheel Loader	43.00	\$ 111.00	\$ 4,773.00
Excavator	61.00	\$ 221.00	\$ 13,481.00
Tool Package	63.50	\$ 48.00	\$ 3,048.00
Runner Pick up	14.00	\$ 48.00	\$ 672.00
Trench Box	11.00	\$ 67.00	\$ 737.00
Cat 262D Skid Steer	45.00	\$ 87.00	\$ 3,915.00
			\$ -
			\$ -
SUBTOTAL			\$ 32,476.00

Labor NAME	CLASS	O.T. HOURS REG HOURS	O.T. RATE REG RATE	TOTAL
	Superintendent	36.00	\$ 157.50 \$ 105.00	\$ - \$ 3,780.00
	Foreman	61.50	\$ 120.00 \$ 85.00	\$ - \$ 5,227.50
	Operator	93.75	\$ 109.50 \$ 73.00	\$ - \$ 6,843.75
	Operator	93.75	\$ 109.50 \$ 73.00	\$ - \$ 6,843.75
	Pipelayer	20.50	\$ 91.50 \$ 61.00	\$ - \$ 1,250.50
	Laborer	83.50	\$ 81.00 \$ 54.00	\$ - \$ 4,509.00
	Project Manager	8.00	\$ 165.00 \$ 110.00	\$ - \$ 880.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
SUBTOTAL				\$ 29,334.50

MATERIALS	QUANTITY	UNIT	PRICE	TOTALS
Ferguson Pipe Parts	1.0	LS	\$ 34,446.54	\$ 34,446.54
				\$ -
				\$ -
				\$ -
SUBTOTAL				\$ 34,446.54

SUBCONTRACTORS	QUANTITY	UNIT	PRICE	TOTAL
AWP - Barricade	1.00	LS	\$ 9,876.50	\$ 9,876.50
Chacon-Asphalt/Concrete	1.00	LS	\$ 9,513.00	\$ 9,513.00
Hydro-Vac	2.00	DAY	\$ 3,500.00	\$ 7,000.00
				\$ -
SUBTOTAL				\$ 26,389.50

BILLING SUMMARY:

	COST	MU%	BILLING
LABOR	\$ 29,334.50	15%	\$ 33,734.68
MATERIAL	\$ 34,446.54	15%	\$ 39,613.52
EQUIPMENT	\$ 32,476.00	10%	\$ 35,723.60
SUBS	\$ 26,389.50	5%	\$ 27,708.98

DESCRIPTION OF WORK PERFORMED:

TOTAL BILLING

\$ 136,780.77

Each of the three Hydrants were much larger scope than initially anticipated at which point the City and Brannan decided to move forward T&M.

One Hydrant required a vertical lowering of the mainline in the street to achieve the proper bury depth of a Hydrant. Which required a full shut down of the road and the Watermain. We originally anticipated 3 10 hour days to complete this added scope but it tunred out to be just over 6 days, with a 1 month hiatus waiting for C-DOT's approval to occupy their Right of Way. None of three were replaceable at the 90 degree bend.

THE BRANNAN CONSTRUCTION COMPANY

EXTRA WORK REQUEST ORDER

Project #: 25009 Name: City of Louisville Date: 09/11/25
 Address: 721 Main St Louisville, CO
 Contact: Mark Wozny 303-489-5750
 P.M./Estimator Notified: Kyle French Report By: Ivan Guerrero
 Description of Extra or Force Account Work: Exploratory Excavation
for work to locate Sanitary Sewer Service

TIME WORK BEGAN <u>7:00 am</u>		TIME WORK ENDED <u>10:30 am</u>			
Labor and Equipment	Regular Hours	Regular Rate	Overtime Hours	Overtime Rate	Line Subtotal
Mini Excavator	3.5				3.5
loader	3.5				3.5
Skid steer	3.5				3.5
(5) operators	3.5				10.5
(1) Labor	3.5				3.5
(1) Foreman	3.5				3.5
Materials		Source	Quantity	Rate	Line Subtotal
Total Extra Work					<u>28 h.</u>

Comments: City of Louisville Line &
Materials only. Mark Wozny

I hereby agree to the extra or force account work outlined above and also agree to the cost and quantities listed.

Authorized Signature _____

Date _____

Printed Name and Title _____

Witness _____

THE BRANNAN CONSTRUCTION COMPANY

EXTRA WORK REQUEST ORDER

Project #: 25009 Name: City of Louisville Date: 09/10/25
 Address: 721 Mead St 303-489-15750
 Contact: Mark Wozny
 P.M./Estimator Notified: Kyle French Report By: Ivan Guerrero
 Description of Extra or Force Account Work: Exploratory Excavation
Extra work to locate sanitary sewer was done.

TIME WORK BEGAN <u>1:00 pm</u>			TIME WORK ENDED <u>4:30 pm</u>		
Labor and Equipment	Regular Hours	Regular Rate	Overtime Hours	Overtime Rate	Line Subtotal
Mini Excavator	3.5				3.5
Loader	3.5				3.5
Skid Steer	3.5				3.5
③ operators	3.5				10.5
① labor	3.5				3.5
① Foreman	3.5				3.5
Materials		Source	Quantity	Rate	Line Subtotal
Total Extra Work					<u>28 hrs</u>

Comments: City of Louisville Time
materials only, Mark Wozny
by

I hereby agree to the extra or force account work outlined above and also agree to the cost and quantities listed.

Authorized Signature _____

Date _____

Printed Name and Title _____

Witness _____

THE BRANNAN CONSTRUCTION COMPANY

EXTRA WORK REQUEST ORDER

Project #: 25009 Name: Lanville Waterline Replacement Date: 09/18/25
 Address: Cannon & Harper St
 Contact: Mark Worng 303-489-5750
 P.M./Estimator Notified: Kyle French Report By: Ivan Guerrero
 Description of Extra or Force Account Work: Evaluate to Install new
Hydrant Setup on roadway.

TIME WORK BEGAN <u>7:00 am</u>		TIME WORK ENDED <u>5:30 pm</u>			
Labor and Equipment	Regular Hours	Regular Rate	Overtime Hours	Overtime Rate	Line Subtotal
Mini Excavator	10				10
Loader	10				10
Skid steer	10				10
③ operators	10				30
③ labors	10				30
① Foreman	10				10
① Superintendent	10				10
① Traffic Control	10				10
Materials		Source	Quantity	Rate	Line Subtotal
3/4 crushed Rock		1 Ton	1 Ton		
Squeggee			3 Ton		
Concrete			1 yard		
Insulation Material			see attached		
Total Extra Work					120

Comments: Labor, Equipment & Materials only
City of Louisville, MN. 9/19/2025

I hereby agree to the extra or force account work outlined above and also agree to the cost and quantities listed.

Authorized Signature _____

Date _____

Printed Name and Title _____

Witness _____

THE BRANNAN CONSTRUCTION COMPANY

EXTRA WORK REQUEST ORDER

Project #: 25009 Name: Louisville water R placement Date: 09/16/25
 Address: Cannon St & Harper St
 Contact: Mark Wozny 303-489-5750
 P.M./Estimator Notified: Kyle Fitch Report By: Ivan Guerrero
 Description of Extra or Force Account Work: Exploratory Excavation
to identify existing utilities for future Hydrant R/R.

TIME WORK BEGAN 7:00 am TIME WORK ENDED 12:00 pm

Labor and Equipment	Regular Hours	Regular Rate	Overtime Hours	Overtime Rate	Line Subtotal
Mini Excavator	5				5
Loader	5				5
Skidsteer	5				5
③ operators	5				15
① labor	5				5
① Foreman	5				5
① Supervisor	5				5
① Traffic Control					5
Materials		Source	Quantity	Rate	Line Subtotal
Total Extra Work					50 hrs

Comments: Labor & equipment only
by J. F. Brannan M.D. 9/11/2025

I hereby agree to the extra or force account work outlined above and also agree to the cost and quantities listed.

Authorized Signature _____

Date _____

Printed Name and Title _____

Witness _____

THE BRANNAN CONSTRUCTION COMPANY

EXTRA WORK REQUEST ORDER

Project #: 25009 Name: Louisville Workreplacement Date: 09/17/25
 Address: Griffith + Cavalry Rd
 Contact: Marc Wozny 303-489-5750
 P.M./Estimator Notified: Kyle French Report By: Ivan Guerrero
 Description of Extra or Force Account Work: Exploratory Excavation to
Identify Existing Utilities and Verify Size for
work on Hydrants.

TIME WORK BEGAN 7:00 am TIME WORK ENDED 12:00 pm

Labor and Equipment	Regular Hours	Regular Rate	Overtime Hours	Overtime Rate	Line Subtotal
Mn. Excavator	5				5
Loader	5				5
Shovel	5				5
③ operators	5				15
① labor	5				5
① Foreman	5				5
① Supervisor	5				5
① Traffic Control	5				5
Materials		Source	Quantity	Rate	Line Subtotal
Total Extra Work					50 hrs

Comments: Labor + Equipment Only
City of Louisville Mt.

I hereby agree to the extra or force account work outlined above and also agree to the cost and quantities listed.

Authorized Signature _____

Date _____

Printed Name and Title _____

Witness _____

DEPARTMENT OF PUBLIC WORKS
CITY OF LOUISVILLE, COLORADO

DATE: SEPT. 19, SEPT. 22, 2025
SHEET NO. _____ OF _____
CITY REPRESENTATIVE: WOZNY

OTHER:

TLM FOR
FIRE HYDRANT # 1
R&R

SE COR GARFIELD AND
SOUTH BOULDER ROAD

THE BRANNAN CONSTRUCTION COMPANY

EXTRA WORK REQUEST ORDER

Project #: 25009 Name: Louisville water Replacement Date: 09/22/25
 Address: Garfield + South E Boulder Road
 Contact: Mark Wozny 303-489-5750 F-HYDRANT R/R
 P.M./Estimator Notified: Kyle French Report By: Ivan Guerrero
 Description of Extra or Force Account Work: _____

TIME WORK BEGAN 7:00 am TIME WORK ENDED 3:30

Labor and Equipment	Regular Hours	Regular Rate	Overtime Hours	Overtime Rate	Line Subtotal
Mini Excavator	8				8
Loader	8				8
② operators	8				16
① Foreman	8				8
① Super intendant	8				8
1 bland Back with bolts					
1 FH					
1 OJ Megalug					
Materials		Source	Quantity	Rate	Line Subtotal
1 Ton Squeegee					
1 Ton Rock					
1/2 yard of concrete					
Total Extra Work					48 hrs

Comments: Limit x Materials Only
City of Louisville Mkt 9/24/2025

I hereby agree to the extra or force account work outlined above and also agree to the cost and quantities listed.

Authorized Signature _____

Date _____

Printed Name and Title _____

Witness _____

THE BRANNAN CONSTRUCTION COMPANY

EXTRA WORK REQUEST ORDER

Project #: 25009 Name: Louisville water and Sewer Replenish Date: 09/19/25
 Address: Garfield Ave + S Boulder Road F. HYDRANT R&R
 Contact: Mark Wozny 303-489-5750
 P.M./Estimator Notified: Kyle French Report By: Won Guerrero
 Description of Extra or Force Account Work: Excavate and vac out
trench for fire Hydrant work

TIME WORK BEGAN <u>7:00 am</u>		TIME WORK ENDED <u>3:30 pm</u>			
Labor and Equipment	Regular Hours	Regular Rate	Overtime Hours	Overtime Rate	Line Subtotal
Mini Excavator	8				8
Loader	8				8
③ operators	16 8				24
② Labors	16 8				16
① Foreman	8				8
① Superintendent	8				8
Vac Trailer	8				8
Traffic Control	8				8
Materials	Source	Quantity	Rate	Line Subtotal	
Total Extra Work					88 hrs

Comments: Time & Materials Only
City of Louisville Mark 9/24/2025

I hereby agree to the extra or force account work outlined above and also agree to the cost and quantities listed.

Authorized Signature _____ Date _____
 Printed Name and Title _____ Witness _____

DEPARTMENT OF PUBLIC WORKS
CITY OF LOUISVILLE, COLORADO

SHEET NO. _____ OF _____

CITY REPRESENTATIVE: WOZNY

SCHEDULE OF UNIT PRICES: _____ OTHER: _____

CHANGE ORDER #1 AT.
FIRE HYDRANT #2
" " NW COR 42 AND GRIFFITH
7x10
" " 5x6
" "
FIRE HYDRANT #3 - CHANGE ORDER
SE COR. HARPER AND CANNON

CHANGE ORDER NO. 1

DATED: August 14, 2025

PROJECT: 2025 Watermain Replacement Project and Sanitary Sewer Backwater Preventer Valve Project AGREEMENT DATE: June 3, 2025

PROJECT NUMBER: 501498-660181

OWNER: CITY OF LOUISVILLE, COLORADO

The following changes are hereby made to the Contract Documents:

Description: Change Order #1

Purpose: The purpose of this change order is to replace 3 fire hydrants throughout the City that are outdated and not compatible with current fire department equipment.

Attachments: Contractor Proposal - Louisville Hydrant R&R

ADJUSTMENT TO CONTRACT PRICE:

Original contract price:	\$ 1,073,913.00
Net Change Previous Change Orders 0 to 0:	\$ -
Contract Price Prior to this Change Order:	\$ 1,073,913.00
Net adjustment resulting from this Change Order (+/-)	\$ 75,584.00
Current contract price including this Change Order	\$ 1,149,497.00

ADJUSTMENT TO CONTRACT TIME:

Original contract days:	102
Net Change Previous Change Orders 0 to 0: (days)	0
Contract Time Prior to this Change Order: (days)	102
Net adjustment resulting from this Change Order (+/-) (days)	7
Current contract time including this Change Order (days)	109

The Contractor's signature below indicates acceptance of full settlement for the work described, both direct and indirect costs. Any claims for additional costs associated with this Change Order will not be considered.

Recommended:

Tyler Trojan
ENGINEER

By: 

Date: 8/14/25

Approved:

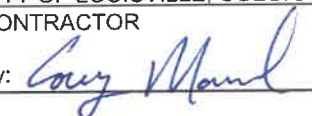
CITY OF LOUISVILLE, COLORADO
OWNER

By: 

Date: 8/25/25

Accepted:

CITY OF LOUISVILLE, COLORADO
CONTRACTOR

By: 

Date: 8/14/25



2500 E. Brannan Way
Denver, CO 80229

P-303-273-9382

F-303-534-1236

Proposal - Louisville Hydrant R&R

Quote to: City of Louisville	From: Kyle French
Attn: Tyler Trojan	Phone (Direct): 720-753-8323
E-Mail: ttrojan@louisvilleco.gov	Email: Kfrench@brannan1.com
Project: Hydrant Replacement	Bid Date: 8/14/2025

Item	Description	Quantities	Units	Unit Price	Total
5	MOBILIZATION	1	LS	\$12,240.00	\$12,240.00
7	TRAFFIC CONTROL	6	DY	\$1,268.00	\$7,608.00
10	R&R HYDRANT #1 W/6" EXTENSION	1	EA	\$15,908.00	\$15,908.00
15	R&R HYDRANT #2 W/6" EXTENSION	1	EA	\$15,908.00	\$15,908.00
20	R&R HYDRANT #3 W/6" EXTENSION	1	EA	\$15,908.00	\$15,908.00
25	LANDSCAPE RESTORATION HYD 1&3	2	EA	\$2,632.00	\$5,264.00
30	REMOVE AND REPLACE CONCRETE HYD 2 (Alt)	1	LS	\$2,712.00	\$2,712.00
Alt	ADA REPLACEMENT HYD 2&3	1	EA	\$14,096.00	\$14,096.00
				Total Bid	\$75,548.00

EXCLUSIONS:

Dewatering / By pass pumping
Permits and associated fees
Field staking/survey and compaction testing
~~Traffic control~~
Import of fill material
Export spoils
Unsuitable sub-grade/over-excavation or blasting
Rock excavation
Tap and development fees
Construction water

Erosion control
Site or landscape restoration of any kind
Hazardous or contaminated material handling
Cathodic protection
Concrete patch or placement of any kind
Sanitation Facilities
Trash contaminated spoil dump fees / haul off
Retaining walls
Earthwork / Clearing & Grubbing / tree removal

Subject: Development Code Update Request for Proposals (RFP) Approval

Date: January 20, 2026

Prepared By: Jeff Hirt, Planning Manager
Rob Zuccaro, Director

Presented By: Jeff Hirt, Planning Manager, Rob Zuccaro, Director

Summary:

Attached for City Council consideration is a draft Request for Proposals (RFP) and scope of work for the City's Development Code Update. The proposed RFP would initiate a comprehensive update to Louisville Municipal Code (LMC) Titles 16 (Subdivisions) and 17 (Zoning), targeted updates to portions of Title 15 (Buildings), and updates to the City's four adopted development-related design standards and guidelines. Approval of the RFP would authorize staff to proceed with the procurement process, with the contract for the selected consultant returning to City Council for approval at a later date.

Background / Prior Discussions:

City Council has identified a comprehensive development code update as a priority for several years. This priority has also been consistently reinforced through community input, including engagement associated with the Comprehensive Plan and Housing Plan, feedback from residents and property owners, and day-to-day interactions with the development community.

The attached RFP builds on this direction and provides background on key challenges with the City's current development regulations. These include the need to modernize an outdated code, improve clarity and predictability, streamline development review processes, and address several targeted regulatory issues. Examples include updates to the Old Town overlay district, revisions to the inclusionary housing ordinance, and modernization of the City's commercial, mixed-use, industrial, and downtown design standards, many of which are decades old.

This development code update is explicitly identified as a priority implementation action in the City's forthcoming Comprehensive Plan, as well as in the Louisville Housing Plan and Sustainability Action Plan. Council has discussed the role of the development code as the primary tool to implement these adopted policy frameworks during deliberations on each of those plans.

At a high level, the anticipated deliverables include:

- A diagnostic report and work program
- Comprehensive updates to LMC Titles 16 and 17
- Targeted updates to Title 15
- Updated design standards and guidelines (commercial, mixed-use, industrial, and downtown), with consideration of new multifamily standards
- Implementation tools, training materials, and adoption support

The RFP anticipates an approximately two-year project timeline, with post-adoption implementation support potentially extending beyond that timeframe depending on scope and funding. Staff are also working on interim development process improvements to advance City Council's direction provided on October 28. Such improvements include a streamlining of the subdivision and PUD process and creation of new Site Development Plan administrative approval process. Staff plans to bring a draft ordinance to Planning Commission for consideration in March.

Development Proposal:

N/A

Analysis:

The draft RFP is structured to clearly define the City's needs, priorities, and expectations, while leaving flexibility for consultant teams to propose methods, sequencing, tools, and regulatory approaches they believe will be most effective. This approach is intended to attract strong, multidisciplinary teams and encourage innovative and practical solutions rather than prescriptive responses.

Sequencing the development code update following adoption of the Comprehensive Plan, Housing Plan, and Sustainability Action Plan is important. These plans establish the City's long-range vision and policy direction; the development code update is the primary mechanism for translating that direction into enforceable regulations, standards, and processes. Advancing the code update now ensures that recent policy decisions are implemented in a timely and coordinated way.

This sequencing is also intended to align with the Parks, Recreation, and Open Space Guidebook, recognizing that recommendations from that effort may inform future zoning, subdivision, or development standards as part of the code update. Public land dedication requirement updates will be advanced through a separate but parallel project to ensure coordination while maintaining clear project scopes.

The RFP identifies high-level project goals related to improving efficiency, predictability, housing affordability, environmental sustainability, usability, and economic vitality. These goals are intentionally framed at a conceptual level and are expected to be refined collaboratively with the selected consultant and project leadership during early project phases.

The RFP also intentionally leaves room within the scope and budget for addressing “legacy” zoning and entitlement conditions. Louisville has many existing Planned Unit Developments (PUDs) with site-specific standards and approvals. Updating the development code may create situations where existing entitlements no longer align cleanly with the new framework. Providing flexibility to address these legacy conditions potentially through cleanup strategies or City-initiated rezonings will be important to avoid unintended barriers to reinvestment and implementation challenges.

The RFP establishes a clear and efficient procurement process, with the goal of selecting a preferred consultant in April, followed by contract approval by City Council shortly thereafter. Proposals will be evaluated based on a combination of consultant qualifications and experience, the strength of the proposed project team, understanding of the project and approach, cost and overall value, and proposal quality. Detailed evaluation criteria and scoring are outlined in Section 5 of the RFP.

Finally, the RFP leaves open the possibility of exploring form-based or performance-based zoning approaches in targeted areas of the City, where appropriate. This flexibility allows the consultant team to recommend tools that best support adopted policy goals, market conditions, and community expectations.

Council Work Plan:

The development code update directly supports the City Council's 2025 Work Plan and advances all four Council priority areas, including Economic Vitality, Housing, Core Services, and Community Safety. Within the Work Plan, the project is in the economic vitality priority, as it is intended to improve regulatory clarity, reduce unnecessary barriers to investment, and support strong commercial and mixed-use areas.

The project will also be guided through an environmental sustainability lens, consistent with the Comprehensive Plan and Sustainability Action Plan, and supported by anticipated grant funding that requires robust sustainability outcomes. Similarly, equity, diversity, and inclusion considerations will be embedded throughout the project, consistent with the Comprehensive Plan's values and policy framework.

Fiscal Impact:

Budgeted?: **Yes**

A total of \$600,000 is allocated in the City's budget for consulting services associated with the development code update. Staff anticipates securing approximately \$400,000 in additional grant funding to support housing affordability and environmental sustainability components of the project. Final budget amounts will be confirmed prior to RFP release and are contingent on finalizing grant agreements.

Alternatives:

- Approve the draft RFP and direct staff to release it in substantially the same form and begin the procurement process, with the consultant contract returning to Council for approval.

- Direct staff to revise the RFP and return it to Council for further consideration.
- Delay release of the RFP until after adoption of the Comprehensive Plan, currently scheduled for March.

Recommendation:

Approve the attached draft RFP and direct staff to proceed with its release and initiation of the procurement process for the Development Code Update.

Attachments:

1. Development Code Request for Proposal - DRAFT

Request for Proposal for Professional Services for Development Code Update

Released: February 6, 2026

Proposals Due: March 20, 5:00 PM, MT

Contact Information:

Rob Zuccaro, Community Development Director

303.335.4590

RZuccaro@LouisvilleCO.gov

REQUEST FOR PROPOSAL FOR PROFESSIONAL SERVICES

The City of Louisville is accepting proposals from qualified contractors to complete an update to the City's development code and design standards and guidelines. Please review the following pages for complete information on the request for proposal process.

Timeline of Activities and Proposal Format

- Questions regarding the proposal must be emailed to RZuccaro@LouisvilleCO.Gov by 5:00 p.m. Mountain Time, on February 21. Responses to questions will be provided to all potential proposers who submit questions to the City by February 28.
- Proposals must be emailed in a pdf format to Rob Zuccaro, Community Development Director: RZuccaro@LouisvilleCO.Gov
- The City of Louisville will accept proposals in response to this RFP until 5:00 p.m., Mountain Time on Friday, March 20. Proposals received after that time will not be reviewed.
- Interviews of applicants, if determined necessary by the City – anticipated the week of April 6.
- Final selection of preferred consultant by approximately April 17.
- Contract signed by City Council approximately May 19, 2026.
- The City reserves the right to adjust this schedule.

Section 1. Invitation to Submit Proposal

Section 2: Project Background

Section 3: Scope of Work

Section 4: Submittal Requirements

Section 5: Evaluation Criteria

Section 6: Standard Terms and Conditions

Section 7: Links

Section 1. Invitation to Submit Proposal

The City of Louisville, Colorado invites qualified teams to submit proposals to comprehensively update its development regulations, including Titles 16 and 17 and applicable portions of Title 15 of the Louisville Municipal Code, as well as the City's four adopted development-related design standards and guidelines. This effort has strong support from City leadership and will implement major, recently adopted policy initiatives, including the City's Comprehensive Plan and the Louisville Housing Plan, which together establish a framework for modernizing the City's regulations to address housing choice and affordability, environmental sustainability and resilience, economic vitality, urban design, and development process efficiency.

Section 2: Project Background

Community and Regulatory Context

Louisville is a community of approximately 19,000 residents in Boulder County within the Denver metropolitan region. Founded as a coal mining town in 1878, Louisville is now recognized for its historic downtown, high quality of life, natural amenities, and proximity to major employment centers, including the Colorado Technology Center, Centennial Valley, and AdventHealth Avista Hospital.

In recent decades, Louisville has functioned as a slow-growth community, guided by policies that limited new residential development. The City's updated Comprehensive Plan supports a shift toward managed and thoughtful residential growth in targeted opportunity areas, while also reinforcing the importance of strong, well-functioning mixed-use and commercial areas that support economic vitality and quality of life. This development code update is a critical implementation tool to ensure future change is predictable, high quality, and aligned with community values.

The City's development regulations have been amended incrementally over time but have not undergone a comprehensive update. City Council has identified this effort as a top priority, reflected in its inclusion among the City Council's 2025 priority projects.

Key Issues to Address

The updated code and design standards are expected to address the following issues, among others:

- *Highly discretionary processes, low thresholds, and lengthy timelines.* Current development review procedures rely heavily on discretionary approvals and public hearings, with relatively low thresholds triggering complex entitlements. Broad reliance on Planned Unit Developments (PUDs) for commercial development and most residential projects has created barriers to investment that aligns with community values, contributes to long and unpredictable timelines, and limits the ability of projects to evolve over time.
- *PUD-centric regulatory framework and legacy entitlements.* Louisville is covered in PUDs with site-specific standards and approved site plans. Most changes to existing PUDs require formal amendments subject to the same discretionary review process

and public hearings as original approvals. As part of this update, the City anticipates the need to address legacy zoning and entitlement conditions, including potential cleanup or transition strategies to align existing development with the updated regulatory framework.

- *Outdated zoning structure.* Existing zoning districts, development standards, and use allowances are not consistently calibrated to existing conditions or to adopted policy direction, including the need to support a broader range of housing types and mixed-use development in appropriate locations.
- *Usability, clarity, and predictability.* The current code and design documents include redundancy, conflicting provisions, and limited graphics, reducing predictability for applicants, decision-makers, and the public and increasing the need for interpretation.
- *Targeted “heavy-lift” topics.* The update must address several complex regulatory areas, including the Old Town overlay district, the inclusionary housing ordinance, and the modernization of adopted design standards and guidelines (commercial, industrial, mixed-use, and downtown), with consideration of new multifamily design standards.

Policy Foundation

This project will implement the City’s adopted and emerging policy framework, including the following key documents and directives:

- *Comprehensive Plan (public review draft; adoption anticipated by April 2026).* The Comprehensive Plan explicitly identifies the development code update and updates to the City’s design standards and guidelines as priority implementation actions. The Plan provides clear vision statements, values, and policy direction that are intended to be translated into regulatory standards, procedures, and incentives through this update.
- *Louisville Housing Plan (adopted 2024).* The Housing Plan identifies regulatory reform as a central strategy to expand housing choice, improve housing affordability, and remove barriers to housing production. The Plan includes specific guidance on regulatory changes and incentives that are intended to be addressed through the development code update.
- *Sustainability Action Plan.* The development code update is expected to advance the City’s adopted environmental sustainability and resilience goals by embedding those priorities into land use regulations, development standards, and incentive frameworks where appropriate.
- *City Council 2025 Work Plan.* City Council has identified the development code update as a top priority project to begin in early 2026. Inclusion on the Work Plan reflects Council’s expectation that this effort will receive focused attention and result in meaningful regulatory improvements.

Collectively, these policies establish a clear mandate and policy foundation for a comprehensive modernization of the City’s development regulations and design standards.

Project Funding and Schedule

The total anticipated project budget is approximately \$1.0 million, consisting of a combination of City funds and external funding sources. This includes City Council's allocated funding for the development code update and anticipated supplemental state grant funding intended to support housing affordability and environmental sustainability objectives.

Portions of the project are expected to be subject to external funding requirements. The consultant scope and contract will be structured to support applicable performance, documentation, and reporting obligations associated with those funding sources. City staff will coordinate with funding partners and the selected consultant to confirm final funding amounts, scope alignment, and reporting structure as part of contract negotiations.

The City anticipates an approximately two-year timeline for completion of the development code and design standards updates. Post-adoption implementation support is anticipated and may extend beyond the base schedule depending on scope, priorities, and final funding levels.

Section 3: Scope of Work

The City is defining the scope by phases and expected outcomes, while encouraging proposers to recommend methods, tools, sequencing, and deliverable formats that best achieve project goals. The City is open to alternative approaches that improve clarity, effectiveness, and implementation success, including recommendations to refine scope, phasing, or deliverables.

Project Goals

The following goals reflect the City's objectives for the development code and design standards update at the time of issuance of this RFP. These goals are intended to guide the project's direction and outcomes and are expected to be further developed and confirmed in collaboration with the selected consultant, City staff, and project leadership as part of the project initiation and diagnostic phases.

The updated code and design standards should:

- Improve the efficiency, predictability, and transparency of development review while preserving meaningful public engagement.
- Modernize entitlements, procedures, and decision criteria to reduce unnecessary discretion and improve flexibility for projects to evolve over time.
- Implement adopted housing affordability and environmental sustainability priorities, including outcomes associated with applicable grant requirements.
- Improve usability through clear organization, graphics-rich standards, and user-oriented guidance materials.
- Establish market-responsive regulations and incentive frameworks that support community benefits, economic vitality, and high-quality design.

Required Services

Phase 1: Initiation, Governance, and Diagnosis

- Confirm project management approach, schedule, coordination, and decision points.
- Support establishment and facilitation of a project steering/advisory committee (meeting prep, facilitation, notes, and follow-up).
- Coordinate with City staff and support briefings with City Council and relevant boards/commissions as needed.
- Design and lead a robust public engagement program, including multiple engagement milestones and targeted stakeholder outreach.
- Create and maintain a project page on the City's Engage Louisville platform.
- Prepare a diagnostic summary and work program confirming key issues, priorities, and approach.
- Identify and document legacy zoning, PUD, and entitlement conditions that may present implementation challenges under a new regulatory framework.

Phase 2: Framework Development and Preliminary Direction

- Translate adopted policy direction into a clear regulatory framework and code organization.
- Define how grant objectives will be integrated and documented (e.g., clear modules or tracking approach for housing and sustainability tasks).
- Identify applicable legal requirements and align procedures accordingly, including Proposition 123 and other relevant state requirements.
- Conduct a baseline level of market-informed analysis sufficient to calibrate standards and inform incentive concepts (with optional expanded analysis described below).

Phase 3: Draft Code and Design Standards

- Draft a comprehensive update to Louisville Titles 16 and 17 and targeted updates to Title 15, including transition provisions, nonconformity standards, and implementation tools necessary to address existing zoning and entitlement conditions.
- Update all adopted design standards and guidelines: Commercial, Mixed Use, Industrial, and Downtown. Consider new multifamily design standards.
- Evaluate and recommend market-supported incentives and performance tools, including potential form-based or performance-based approaches in targeted areas.

Phase 4: Adoption Support

- Support public meetings and hearings through adoption.
- Provide training for staff, boards/commissions, elected officials, and the development community.
- Provide user-oriented implementation materials, such as rules of measurement, checklists, and interpretive guidance.
- Provide recommendations for application types/forms and fee schedule updates.

Phase 5: Post-Adoption Implementation Support

- Provide post-adoption implementation support, including assistance with legacy zoning and entitlement cleanup and potential City-initiated rezonings. This may include analysis of existing zoning and PUD conditions, development of transition or cleanup strategies, mapping support, property owner outreach, and preparation of materials necessary to implement rezonings. Proposers should recommend a scalable approach that can be expanded or refined based on budget, priority, and City direction.

Deliverables

The Consultant shall prepare and deliver materials necessary to support the development, adoption, and implementation of the updated development regulations and design standards. Deliverables are expected to include, at a minimum:

- *Diagnostic Report and Work Program*
A diagnostic report summarizing key issues, opportunities, and constraints; confirming project priorities; and documenting the recommended regulatory framework and work program, including the approach for addressing grant compliance.
- *Updated Development Regulations*
 - Comprehensive updates to Louisville Municipal Code (LMC) Titles 16 (Subdivisions) and 17 (Zoning)
 - Targeted updates to LMC Title 15 (Buildings), including historic preservation and mobile home standards, as applicable
 - Optional: a recommended structure or format for a unified development code, if proposed by the Consultant
- *Updated Design Standards and Guidelines*
 - Commercial Design Standards and Guidelines
 - Industrial Design Standards and Guidelines
 - Mixed Use Design Standards and Guidelines
 - Downtown Design Handbook
 - Consideration of new Multifamily Design Standards and Guidelines, if recommended
- *Implementation and User-Oriented Materials*
 - Clear, graphics-supported guidance addressing topics such as rules of measurement, development standards interpretation, and submittal requirements
 - Application forms, checklists, and procedural materials aligned with the updated code
 - Training materials for City staff, boards and commissions, elected officials, and the development community
 - Documentation and materials supporting legacy zoning and entitlement cleanup and any City-initiated rezonings undertaken as part of implementation.

- **Engagement and Adoption Support Materials**
 - Public engagement meeting materials and summaries
 - Public noticing and communication materials, as applicable
 - Ongoing creation and maintenance of the project webpage on the City's Engage Louisville platform

Deliverables shall be prepared in formats suitable for public review, adoption, and long-term implementation and shall be coordinated with City staff throughout the project.

Optional / Desired Services

Proposers are encouraged to include optional pricing and approaches for:

- Expanded market feasibility analysis to calibrate incentives and performance standards
- Expanded legacy zoning cleanup and City-initiated rezonings (e.g., property owner outreach, mapping support, PUD legacy analysis)
- Interactive/online code platform or other implementation technology tools

Clarifications and Parallel Efforts

- Development impact fees (LMC Chapter 3.18) and public land dedication requirements (LMC 16.16.060) are being updated through a separate, parallel effort; coordination may be required.
- The sign code (updated 2019) is expected to be carried forward with no major substantive changes.
- ADU regulations were updated in 2025 and major updates are not intended to be part of this scope.
- Building and energy codes are not part of this scope.
- Substantive changes to the historic preservation ordinance are not anticipated.
- Updates to the inclusionary housing ordinance are expected to build on the City's existing framework. A new nexus study is not anticipated; the City expects to generally carry forward the current methodology for set-asides and fee-in-lieu calculations, with targeted adjustments to improve effectiveness, including updates to fee levels, income thresholds, and incentives.
- The Consultant should assume responsibility for preparing materials and logistics associated with public meetings and engagement activities. The City will coordinate with the Consultant regarding budgeting for engagement materials, including the potential use of supplemental funding for larger expenses such as citywide mailers.

Performance Standard

Services shall be performed in accordance with the professional skill and care ordinarily provided by consultants practicing in the Denver metropolitan region on projects of similar scope and complexity, including compliance with applicable grant requirements and reporting.

Section 4: Submittal Requirements

Proposals should be clear, concise, and organized to address the elements below. The City may request clarifications or additional information during evaluation. Please limit proposal sizes to 40 pages, excluding the cover letter, resumes, cost proposal, and required forms.

Executive Summary

- Brief overview of your understanding of the project
- Summary of your qualifications and approach
- Key differentiators and value proposition

Firm Information

- Firm name, address, phone, email, and primary contact
- Legal name and business structure
- Years in business and areas of specialization
- Office locations and number of employees
- Professional licenses and certifications

Project Understanding and Approach

- Demonstration of understanding of project requirements and objectives
- Proposed methodology and work plan
- Project timeline with key milestones and deliverables
- Risk assessment and mitigation strategies
- Quality assurance procedures

Project Team Qualifications

- Organizational chart for this project
- Detailed resumes of key personnel including:
 - Project manager
 - Technical lead(s)
 - Other key staff members
- Role and responsibility matrix
- Percentage of time each team member will dedicate to project
- Subcontractor information (if applicable)

Relevant Experience

- Description of 3-5 most relevant similar projects completed in last 5 years
- For each project provide:
 - Client name and contact information
 - Project description and scope
 - Project value and timeline
 - Your firm's role and responsibilities
 - Key challenges and how they were addressed
 - Outcomes and results achieved

References

- Minimum of 3 client references from similar projects
- Include client name, contact person, phone, email
- Brief description of services provided and project dates

Cost Proposal (Clearly Identified as an Exhibit to the Proposal)

- Professional fee structure (lump sum, hourly rates, or combination)
- Breakdown of costs by task or deliverable
- Hourly rates by staff classification
- Reimbursable expense policy and estimated costs
- Payment schedule

Required Forms and Certifications

- Completed disclosure statement (Exhibit A)
- Professional liability insurance certificate
- Business license and professional licenses (copies)
- Completed W-9 form

Section 5: Evaluation Criteria

Qualifications and Experience (30 points):

- Relevant experience with similar projects and clients
- Professional credentials and certifications
- Firm's reputation and track record
- Years of experience in the relevant field
- Quality of references and past performance

Project Team (25 points):

- Qualifications and experience of proposed project manager
- Technical expertise of key team members
- Availability and commitment of key personnel
- Team continuity and stability
- Local presence

Understanding and Approach (25 points):

- Demonstrated understanding of project requirements
- Quality and innovation of proposed methodology
- Realistic project timeline and work plan
- Risk identification and mitigation strategies
- Quality assurance procedures

Cost and Value (15 points):

- Reasonableness and competitiveness of proposed fees
- Value for services offered
- Cost structure clarity and transparency
- Payment schedule reasonableness

Proposal Quality (5 points):

- Completeness and organization of proposal
- Clarity and professionalism of presentation
- Responsiveness to RFP requirements
- Innovation and creativity in approach

Section 6: Standard Terms and Conditions

When preparing a proposal for submission in response to this RFP, CONSULTANT should be aware of the following terms and conditions which have been established by the City of Louisville:

- This request for proposal is not an offer to contract. The provisions in this RFP and any purchasing policies or procedures of the City of Louisville are solely for the fiscal responsibility of the City of Louisville and confer no rights, duties or entitlements to any party submitting proposals. The City of Louisville reserves the right to reject any and all proposals, to consider alternatives, to waive any informalities and irregularities, and to re-solicit proposals.
- The City of Louisville reserves the right to conduct such investigations of and discussions with those who have submitted proposals or other entities as they deem necessary or appropriate to assist in the evaluation of any proposal or to secure maximum clarification and completeness of any proposal.
- The successful proposer shall be required to sign a contract with the City of Louisville in a form provided by and acceptable to the City of Louisville. The consultant shall be an independent contractor of the City of Louisville.
- The City of Louisville assumes no responsibility for payment of any expenses incurred by any proponent as part of the RFP process.

Section 7: Links

- Comprehensive Plan [public review draft to be included at time of release of RFP]
- [Louisville Housing Plan](#)
- [Sustainability Action Plan and Goals](#)
- [Louisville Municipal Code](#)
- [Commercial Design Standards and Guidelines](#)
- [Mixed Use Design Standards and Guidelines](#)
- [Industrial Design Standards and Guidelines](#)
- [Downtown Design Handbook](#)
- [Attachments related to grants to be included at time of release of RFP]

EXHIBIT A - DISCLOSURE STATEMENT (REQUIRED)

The CONSULTANT must disclose any possible conflict of interest with the City of Louisville. Your response must disclose if a known relationship exists between any principal of your firm and any City of Louisville elected official or employee. If, to your knowledge, no relationship exists, this should also be stated in your response. Failure to disclose such a relationship may result in cancellation of a contract as a result of your response. This form must be completed and returned in order for your proposal to be eligible for consideration.

NO KNOWN RELATIONSHIPS EXIST _____

RELATIONSHIP EXISTS (Please explain the relationship)

I CERTIFY THAT:

1. I, as an officer of this organization, or per the attached letter of authorization, am duly authorized to certify the information provided herein are accurate and true as of the date; and
2. My organization shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.
3. My organization maintains all required professional licenses and insurance coverage for the services to be provided.
4. The cost proposal submitted is based on the scope of work as understood and no additional charges will be incurred without prior written authorization.

Printed or Typed Name

Title

Signature

Date

Subject: Ordinance No. 1912, Series 2026 - An Ordinance Approving the ConocoPhillips Campus General Development Plan, Amendment No. 2 - 1st Reading, Set Public Hearing

Date: January 20, 2026

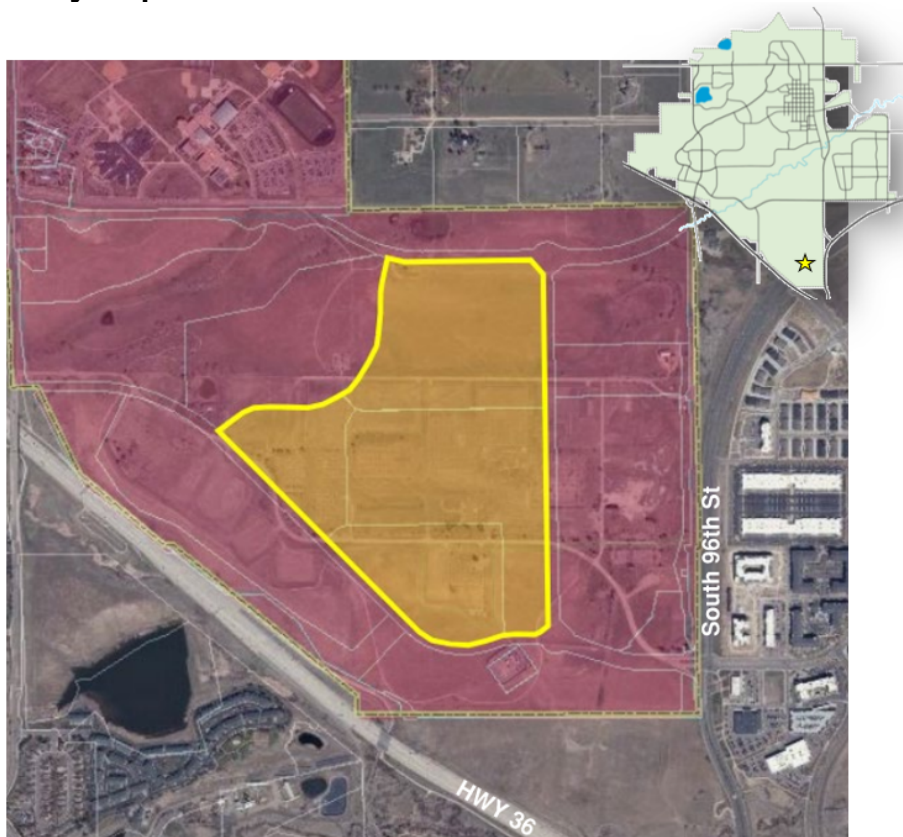
Prepared By: Matt Post, Planner III

Presented By: Matt Post, Planner III

Summary:

The applicant, Sterling Bay, is requesting approval of the ConocoPhillips General Development Plan, 2nd Amendment to allow the application of the Industrial Development Design Standards and Guidelines (IDDSG) and enhanced architectural design standards in place of the currently applicable Commercial Development Design Standards and Guidelines (CDDSG) on Lots 1, 2, 3, and 5, of Block 1 of Redtail Ridge, Filing No. 1.

Vicinity Map



Background / Prior Discussions:

The subject property was part of the original 310-acre StorageTek corporate campus development, annexed into the City in 1978 and built out to approximately 1.6 million square feet. In 2008, ConocoPhillips acquired the property and subsequently demolished the existing campus to facilitate development of a new research facility. That same year, the company petitioned for annexation of an additional 80 acres and requested rezoning of the combined 390-acre site to Planned Community Zone District – Commercial (PCZD-C).

In 2010, the City approved the ConocoPhillips General Development Plan (GDP), Zoning Agreement, Preliminary Subdivision Plat, and Preliminary Planned Unit Development (PUD). The GDP established a 2.5-million-square-foot development cap, permitted land uses, setbacks, and a 12% minimum public land dedication, and mandated that development on the property abide by the Commercial Development Design Standards and Guidelines (CDDSG). The preliminary PUD included 38.9 acres of on-site public land dedication, an additional 20 acres of preserved land in Boulder County, and clustering of buildings to retain 222 acres of private open space. The PUD authorized building heights up to 65 feet, with one subarea allowing a 95-foot structure. The project was envisioned as a ConocoPhillips research campus but was never constructed following a corporate restructuring.

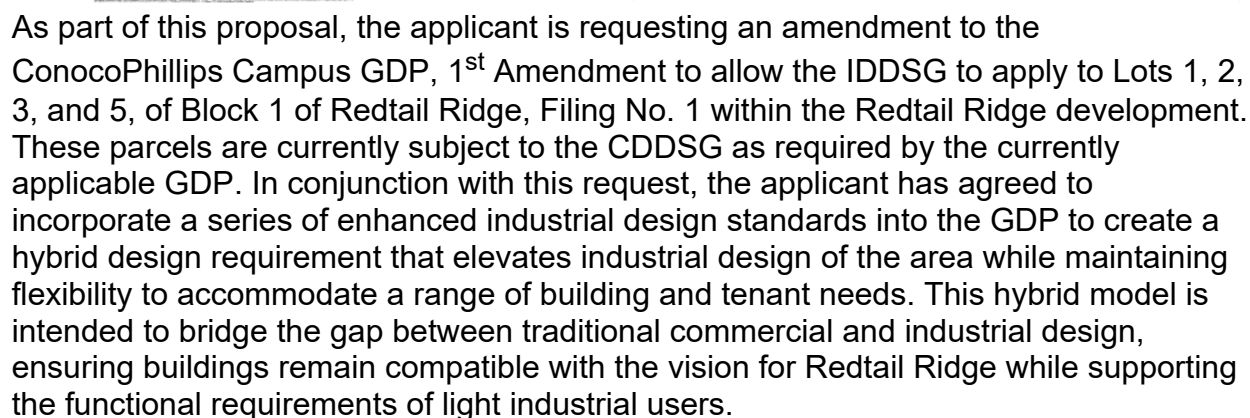
In 2021, City Council approved a revised GDP for the property known as Redtail Ridge, proposing up to 3 million square feet of commercial and industrial development. However, a referendum election held on April 19, 2022, overturned the Council's approval, reinstating the 2010 ConocoPhillips GDP as the effective governing plan for the property.

In 2024, City Council approved a Final Plat of the 389-acre property to enable development consistent with the ConocoPhillips Campus GDP approved in 2010. The plat established lots, tracts, rights-of-way, and easements to support future hospital, medical office, light industrial, commercial, and office uses.

In September of 2025, the City Council approved the 1st amendment to the ConocoPhillips Campus GDP to enable development of a new hospital campus on Lot 1, Block 2 of Redtail Ridge Filing No. 1. The amendment reallocated development area to the hospital site and established new height and massing standards to guide building scale and design.

In October 2025, City Council reviewed a Concept Plan proposing the use of the IDDSG for centrally located parcels within the Redtail Ridge development area, in place of the currently applicable CDDSG. City Council expressed support for a hybrid design approach that would provide additional flexibility while maintaining key design expectations.

Development Proposal:



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The ConocoPhillips GDP currently allows uses that are generally consistent with light industrial activities, including manufacturing, fabrication, processing, and assembly of scientific or technical products, along with warehouse and storage facilities that support research and development uses. The applicant asserts that the application of commercial design standards to these interior parcels is not compatible with current market expectations for these user types and would likely limit the ability of the development to attract prospective tenants whose operational needs align with the GDP's permitted light industrial uses.

Following the City Council concept plan review in October 2025, staff collaborated with the applicant to develop measurable, repeatable, and enforceable enhanced design standards in the subject areas that would supplement the IDDSG. These standards introduce additional architectural requirements intended to promote articulation where appropriate, material variation, and pedestrian-oriented design features beyond what the baseline industrial standards require. The proposed enhanced standards applicable to the affected parcels will be included in this GDP Amendment, and are as follows:

Transparency Requirements

- For elevations that face a public or private street, 50% of the area between 2 – 10 feet above grade shall include transparency in the form of doors or windows. Windows must be evenly distributed.
- For elevations that face a public or private street on buildings taller than 18 feet, 18% of the area between 12 – 30 feet above grade shall include transparency that mimics a second-floor design.

Enhanced Entrance Features

- Primary building entrances shall be positioned in a manner that highlights the enhanced entrances best from a public or private street.
 - Where the long side of a building faces a public or private street, a minimum of one primary entrance shall be required.
 - If an entry feature is proposed on a building corner, the feature shall wrap the building on the building side facing a public or private street a minimum distance of 15 feet.
 - If the short side of a building faces a public or private street and no corner entry is proposed, the following standards apply:
 - Building height increase a minimum of 3' 6" to extend a minimum of 15 feet along each adjoining façade.
 - A minimum of 50% of the area within 15 feet of the corner shall include glazing within the area 2-10 feet above grade.
 - A projecting architectural feature, such as an awning, portico, eyebrow, or similar feature shall extend a minimum of 15 feet along the adjoining façade.

- Building façades greater than 200 feet in length shall provide a minimum of 2 primary entry features. Façades greater than 400 feet in length shall include a minimum of 3 entry features. Wrapped corner features are encouraged where appropriate.
- Entry features shall include a glass vestibule or façade, metal canopy, portico, or other similar architectural feature proportional to the façade height.
- Entrances shall be articulated through recesses or projected elements such as canopies, awnings, belt courses or overhangs, or combination thereof that project at least 4 feet from the building face.
- Entry features shall incorporate a distinct accent material or texture, separate from the primary and secondary façade materials and textures, to clearly differentiate the building entries from the remainder of the façade.
- Entry features shall account for 20% of the total building façade length on which they are located, to be calculated in aggregate across the façade. Entry features shall be a minimum of 10 feet wide.

Material or Texture Variation

- At least two primary materials and one accent material shall be incorporated on façades facing a public or private street. Textured, ribbed, or patterned concrete panels may be considered a separate material if they provide a clear textural and color contrast.
- No single texture or color shall cover more than 75% of any street-facing façade.
- Accent materials such as architectural metal panels, masonry veneer, architectural concrete finishes, or wood shall be used to emphasize entries, corners, horizontal or vertical divisions.



Example Facade that meets Enhanced Design Standards

Analysis:

The subject property will remain within the Planned Community Zone District (PCZD), regardless of any GDP amendment. Review of this GDP Amendment is therefore subject to the provisions of Louisville Municipal Code (LMC) Sec. 17.72, which governs the PCZD. Amendments to a GDP are subject to the same process and requirements as the original approval. The purpose of the PCZD, as outlined in LMC Sec. 17.72.010, includes the following statements that are applicable to this application:

- *The purpose of the PCZD is to encourage, preserve and improve the health, safety and general welfare of the people of the city by encouraging the use of*

contemporary land planning principles and coordinated community design.

- *The PCZD is created in recognition of the economic and cultural advantages that will accrue to the residents of an integrated, planned community development of sufficient size to provide related areas for various housing types, retail, service activities, recreation, schools and public facilities, and other uses of land.*

Section 17.72.030 includes the following applicability statement:

- *The PCZD may be applied only to such land as the city shall determine to be suitable for such a development.*

Design Considerations

The CDDSG are intended to ensure that commercial development reflects high-quality, enduring, and context-sensitive design. These standards protect the community's established character and quality of life through clearly defined goals, policies, and measurable expectations for site, architectural, and landscape design. They also support Louisville's long-term economic vitality by promoting visually attractive, durable, and well-crafted commercial development, while discouraging design approaches or materials that detract from the community's aesthetic standards.

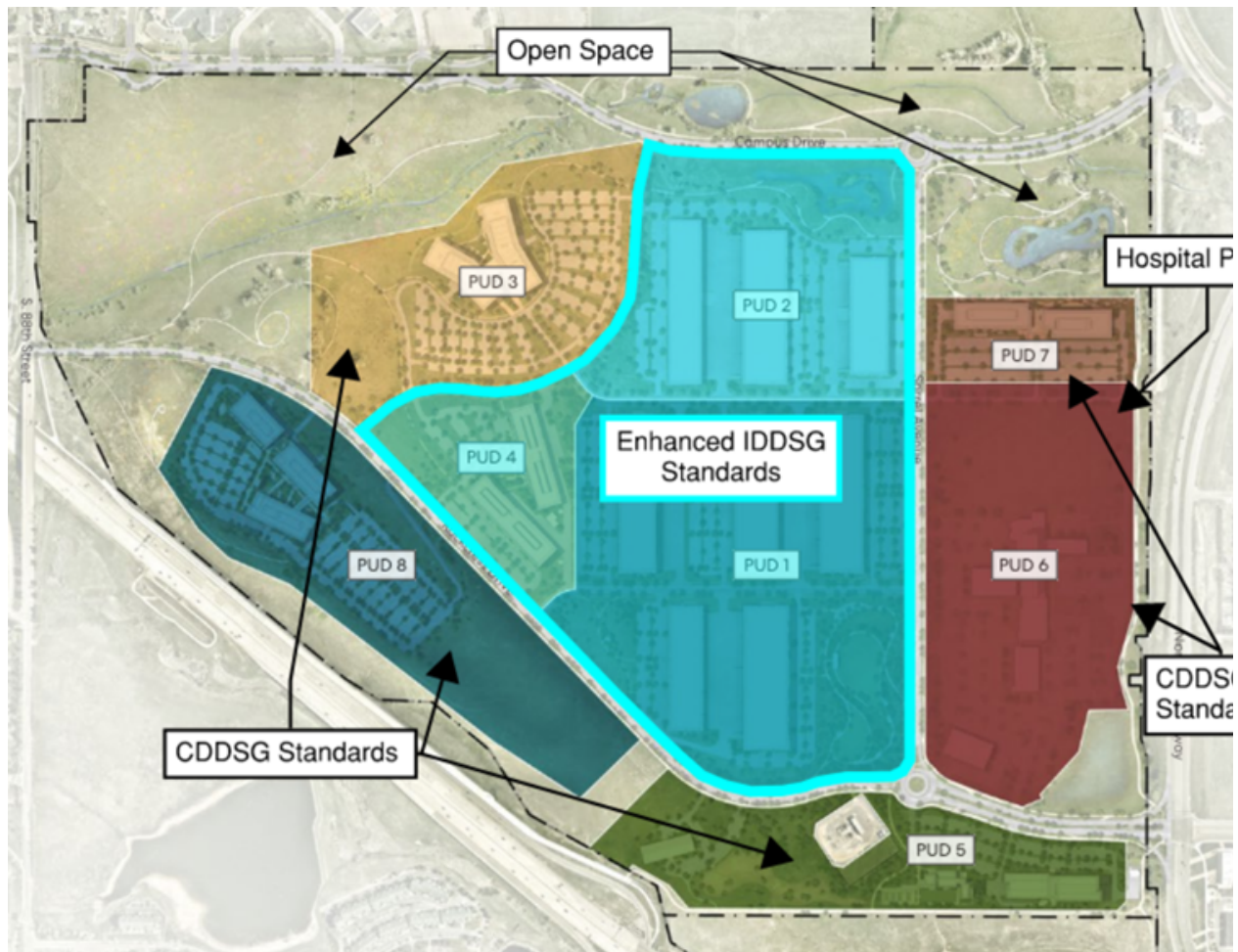
The IDDSG by contrast, apply to industrially zoned districts and include a combination of mandatory design standards and general guidelines. While compliance with the mandatory standards is required, the guidelines offer flexibility to support the functional needs of industrial users. The IDDSG are intentionally more permissive than the CDDSG because they serve different land use purposes. Commercial areas are designed to support the public realm and emphasize visibility, pedestrian activity, and architectural character, which necessitates more stringent standards. Industrial areas, however, are intended to accommodate employment-based uses that rely on functionality, efficiency, and operational flexibility. These developments often incorporate larger footprints, loading areas, outdoor storage, and high-bay structures that are essential to their operations.

Applying the IDDSG in place of the CDDSG would create a discernible shift in the design character of future development on the affected parcels. Development would place greater emphasis on operational efficiency, durability, and functional design rather than architectural detailing or pedestrian-oriented features. Buildings may have larger, more utilitarian forms, increased mechanical or service components, and façades that reflect industrial and research-based activities rather than the more refined commercial character anticipated under the CDDSG.

Given the use allowances of the ConocoPhillips GDP, which support light industrial activities such as research and development, fabrication, warehousing, and storage, the application of the IDDSG, supplemented by enhanced design standards, provides a more appropriate and context-sensitive framework for future development. The IDDSG

accommodate the functional needs of these uses, including larger building footprints, high-bay spaces, service and loading areas, and flexible interior layouts. Incorporating enhanced standards tailored for Redtail Ridge further ensures that building forms and site designs align with industrial and research user types while achieving a higher level of architectural quality.

This approach allows development to reflect the practical realities of light industrial operations without imposing commercial-oriented standards that may be incompatible with these uses. The enhanced standards also improve visual cohesion, strengthen compatibility with surrounding open space and infrastructure, and elevate overall design character beyond what traditional industrial guidelines would require.



Conceptual Build-Out with Enhanced IDDSG Area Highlighted

Further, the parcels where the enhanced IDDSG would apply are centrally located within the Redtail Ridge development. Surrounding perimeter parcels will remain subject to the CDDSG, meaning the public-facing edges of the project along 96th Street, Highway 36, and Campus Drive, will reflect commercial design characteristics when developed, or will be buffered by expansive open space areas. As a result, the

application of the enhanced IDDSG is largely internal, and most buildings visible from major roadways will still be designed consistent with the commercial standards. Collectively, the enhanced industrial development standards are intended to create a high-quality, distinctive industrial district within Redtail Ridge that exceeds the expectations typically applied in comparable areas such as the Colorado Technology Center. They introduce greater material variety and pedestrian-oriented features, contributing to a durable, visually cohesive environment consistent with community expectations for this prominent employment area. By incorporating these standards, the City can support a campus setting that integrates with the extensive open space and trail network, creating an attractive environment for employees, visitors, and the broader community while supporting the core employment, research, and technology entitlements of the ConocoPhillips Campus GDP.

Applying the IDDSG in place of the CDDSG for this internal portion of the campus is consistent with the purpose of the PCZD. The IDDSG better aligns with the light industrial and research uses anticipated by the GDP and supports coordinated community design using contemporary planning principles. Because the area is centrally located and not prominent from public roadways, the IDDSG remains compatible with surrounding development. As such, the amendment satisfies the intent and applicability provisions of LMC Sec. 17.72.010 and 17.72.030.

Council Work Plan:

This item is not on the 2025 City Council Workplan

Fiscal Impact:

Not Applicable

Alternatives:

The following alternatives are available for consideration:

- Approve the ordinance on first reading and schedule a public hearing for second reading.
- Deny the ordinance.

Recommendation:

Planning Commission Recommendation

The Planning Commission held a public hearing on December 11, 2025 to review the proposed GDP amendment and voted unanimously to recommend approval with the following condition:

- The applicant shall address all administrative, technical, and formatting staff comments provided on the ConocoPhillips Campus General Development Plan, 2nd Amendment. All required revisions shall be addressed prior to any City Council hearing on the application.

The comments referred to in the condition more specifically included the following:

- Clarify that the amendment applies only to Lots 1, 2, 3, and 5 of Block 1, Redtail Ridge Filing No. 1.
- Specify that the Industrial Development Design Standards and Guidelines (IDDSG) apply only to Lots 1, 2, 3, and 5 of Block 1, Redtail Ridge Filing No. 1.
- Incorporate the enhanced design standards (Attachment 5) into the GDP document, and specify that they apply only to Lots 1, 2, 3, and 5 of Block 1, Redtail Ridge Filing No. 1.

Video of that meeting is available [here](#).

Staff Recommendation

Staff recommend approval of Ordinance No. 1912, Series 2025, recommending to the City Council approval ConocoPhillips Campus General Development Plan, 2nd Amendment First Reading and set the public hearing for February 3, 2026.

Attachments:

1. Ordinance No. 1912, Series 2026
2. Planning Commission Resolution No. 20, Series 2025
3. Application Materials
4. ConocoPhillips Campus General Development Plan, 2nd Amendment (subject document)
5. Enhanced Design Standards
6. ConocoPhillips Campus General Development Plan, 1st Amendment
7. ConocoPhillips Campus General Development Plan
8. 2026 01 06 ConocoPhillips GDP 08
9. Presentation

**ORDINANCE NO. 1912
SERIES 2026**

**AN ORDINANCE APPROVING THE CONOCOPHILLIPS CAMPUS GENERAL
DEVELOPMENT PLAN, AMENDMENT NO. 2**

WHEREAS, the City of Louisville (the “City”), is a Colorado home rule municipal corporation duly organized and existing under laws of the State of Colorado and the City of Louisville Home Rule Charter (the “City Charter”); and

WHEREAS, the ConocoPhillips Campus General Development Plan is the former location of the StorageTek Corporation, which established its original campus on 310 acres in unincorporated Boulder County, and was annexed to the City in 1978; and

WHEREAS, in 2009, an additional 80 acres of adjacent land was annexed to the City and in 2010 the entire property was rezoned to Planned Community Zone District – Commercial (PCZD-C) and the ConocoPhillips Campus General Development Plan was approved; and

WHEREAS, in 2025, the City Council approved the ConocoPhillips Campus General Development Plan, Amendment No. 1, for Lot 1, Block 2, Redtail Ridge Filing No. 1 subdivision, identified as the “Hospital Parcel,” which increased the total permitted development area, clarified allowed commercial uses, and established building height and massing standards; and

WHEREAS, the City has received an application to amend the ConocoPhillips Campus General Development Plan, Amendment No. 1, as it pertains to Lots 1, 2, 3, and 5 of Block 1, Redtail Ridge Filing No. 1 subdivision, to allow for the application of the Industrial Development Design Standards and Guidelines, with enhanced design standards, in place of the Commercial Development Design Standards and Guidelines (“Amendment No. 2); and

WHEREAS, after a duly noticed public hearing held December 11, 2025, at which evidence and testimony were entered into the record, including the Louisville Planning Commission Staff Report dated December 11, 2025, the Louisville Planning Commission has forwarded a recommendation to the City Council to conditionally approve Amendment No. 2; and

WHEREAS, City Council has provided notice of a public hearing on said ordinance by publication as provided by law and held a public hearing as provided in said notice; and

WHEREAS, The City Council finds Amendment No. 2 is consistent with the requirements of the Planned Community Zone District chapter of the Louisville Municipal Code; the criteria, requirements, and provisions of other applicable sections of the Louisville Municipal Code; and the principles and policies of the City of Louisville 2013 Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The City Council hereby approves the ConocoPhillips Campus General Development Plan, Amendment No. 2 (“Amendment No.2”).

Section 2. Amendment No. 2 shall be recorded in the Offices of the Boulder County Clerk and Recorder.

INTRODUCED, READ, PASSED ON FIRST READING AND ORDERED PUBLISHED this 20th day of January 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

PUBLIC HEARING AND SECOND READING WILL BE THE 3rd DAY OF FEBRUARY 2026, AT 6:00 P.M. AT LOUISVILLE CITY HALL, 749 MAIN STREET, LOUISVILLE, CO 80027.

PASSED AND ADOPTED ON SECOND AND FINAL READING, this ____ day of _____, 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

APPROVED AS TO FORM:
Kelly PC, City Attorney

Kathleen M. Kelly

**RESOLUTION NO. 20
SERIES 2025**

**A RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL WITH
CONDITIONS OF THE CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT
PLAN, 2ND AMENDMENT**

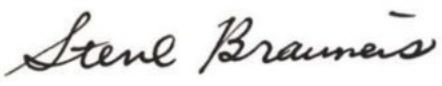
WHEREAS, Sterling Bay has applied for an amendment to the ConocoPhillips General Development Plan, 1st Amendment to allow for the application of the Industrial Development Design Standards and Guidelines with enhanced design standards in place of the Commercial Development Design Standards and Guidelines on Lots 1, 2, 3, and 5 of Block 1 of Redtail Ridge Filing No. 1; and

WHEREAS, the Planning Commission finds that, with conditions, the proposed amendment is consistent with the purpose of the Planned Community Zone District and meets all standards for General Development Plans outlined and Chapter 17.72 of the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on December 11, 2025, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated December 11, 2025.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend to the City Council approval with conditions of the ConocoPhillips Campus General Development Plan, 2nd Amendment.

PASSED AND ADOPTED this 11th day of December, 2025.

By: 
Steve Brauneis, Chair
Planning Commission


Attest: _____
Cullen Choi, Secretary
Planning Commission

Development Review Application Form

Please complete this form and include it with the submittal documents for your development review application. Applications will not be processed until all required information is provided to the satisfaction of the City of Louisville Planning Department.

Property Information

Common Address(es): N/A

Legal Description:

Lot 1, 2, 3, and 5 Block 1 Subdivision Redtail Ridge Filing No. 1

Lot Area: _____ Sq. Ft. or 111 Acres

LAND USE PROCESS (check all that apply)

- ☐ Annexation
- ☐ Concept Plan
- ☐ Easement Vacation
- ☐ Oil and Gas
- ☒ General Development Plan (GDP)
 - ☒ Amendment
 - ☐ New GDP
- ☐ Planned Unit Development (PUD)
 - ☐ Amendment
 - ☐ Preliminary
 - ☐ New PUD
- ☐ Rezoning
- ☐ Special Review Use (SRU)
 - ☐ Amendment
 - ☐ New SRU
- ☐ Subdivision
 - ☐ Final or Replat
 - ☐ Preliminary Plat
- ☐ Temporary Use Permit
- ☐ Variance
- ☐ Vested Property Right
- ☐ Wireless Facility
- ☐ Other: _____

PROJECT DESCRIPTION:

Amend the ConocoPhillips Campus General Development Plan, 1st Amendment, to allow the applicaiton of the IDDSG in place of CDDSG, including enhanced design standards.

Property Owner Information

Name: _____ Entity (if applicable) _____

Address: _____

Phone: _____ Email: _____

Application Representative Information

Name: _____ Entity (if applicable) _____

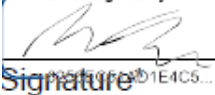
Address: _____

Phone: _____ Email: _____

Certification/Signature

I certify that the information I have submitted is true and correct to the best of my knowledge and in filing the application and submittal documents, I am acting as and/or with the knowledge and consent of those persons who are owners of the subject property or are parties to this application.

DocuSigned by:


Signature

Marshall Wheel

Print Name

11/20/2025

Date

If acting as a representative/agent of the owner, include written authorization from the owner that certifies the agent's right to submit this application

CONOCOPHILLIPS CAMPUS

GENERAL DEVELOPMENT PLAN AMENDMENT 1

A PART OF THE SOUTH HALF OF SECTION 20, THE NORTH HALF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
SHEET 1 OF 2

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

100 S Broadway, Suite #520
Denver, CO 80209
P 720.488.2626

GENERAL NOTES:

- UNLESS OTHERWISE NOTED, DEVELOPMENT SHALL CONFORM AND BE CONSISTENT WITH THE LOUISVILLE MUNICIPAL CODE AND THE COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES UNLESS OTHERWISE WAIVED OR MODIFIED BY THE CITY COUNCIL THROUGH THE PUD DEVELOPMENT PLAN PROCESS.
- THE CAMPUS SECURITY BOUNDARY WILL NOT EXTEND OUTSIDE THE SITE BOUNDARY.
- TRAFFIC CIRCULATION PATTERNS DEPICTED WITHIN AND ACROSS LOT A REPRESENT INTERNAL PRIVATE DRIVES AND ARE CONCEPTUAL ONLY AND SUBJECT TO MODIFICATION.
- EXISTING FREE STANDING CMRS FACILITIES WITHIN LOT A SHALL CONSTITUTE A PERMISSIBLE NON-CONFORMING USE.
- PUBLIC LAND DEDICATION OF AT LEAST 12% WILL COMPLY WITH SECTION 16.15.000.B OF THE LOUISVILLE MUNICIPAL CODE.
- LOTS 1, 2, 3 AND 5 OF BLOCK 1 OF REDTAIL RIDGE FILING NO.1 SHALL CONFORM TO AND BE CONSISTENT WITH THE LOUISVILLE MUNICIPAL CODE, THE INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES, AND THE ENHANCED STANDARDS CONTAINED HEREIN.

SITE INFORMATION

GROSS DEVELOPABLE AREA (PUD BOUNDARY):	391.719 ACRES (MAXIMUM 0.15 F.A.R.) * FOR LEGAL DESCRIPTION SEE EXHIBIT A OF ORDINANCE NO. 1599 SERIES 2010
ZONING:	PLANNED COMMUNITY ZONED DISTRICT (PCZD) - COMMERCIAL WITH PUD-C OVERLAY
PLANNED ACCESS:	NORTHWEST PARKWAY, CAMPUS DRIVE, SOUTH 88TH STREET

* THE F.A.R. APPLIES TO THE GROSS AREA OF THE ENTIRE DEVELOPMENT AND IS NOT PARCEL-SPECIFIC. THIS GDP ACKNOWLEDGES AN ADDITIONAL 364,400 SF ALLOCATED TO THE HOSPITAL PARCEL ON TOP OF THE ALLOCATED DEVELOPMENT SQUARE FOOTAGE. THE 364,400 SF IS IN CONSIDERATION WITH A DENSITY SWAP FROM HEALTH PARK 1.

PERMITTED USES

PERMITTED USE	COMMENTS / REMARKS	PARKING REQUIREMENTS
PROFESSIONAL, BUSINESS, AND ADMINISTRATIVE OFFICES	-	4 / 1,000 S.F.
EDUCATIONAL AND TRAINING FACILITIES	MEETING ROOMS AND SOCIAL SPACE FOR EMPLOYEES AND VISITORS	0.5/ 1,000 S.F.
PRIVATE SHORT TERM LODGING FOR CONOCOPHILLIPS EMPLOYEES AND GUESTS	OVERNIGHT ACCOMMODATIONS FOR EMPLOYEES/VISITORS	0.5 / ROOM
PEDESTRIAN PLAZAS AND PEDESTRIAN WAYS	-	-
PRIVATE, NONCOMMERCIAL, RECREATIONAL AND SOCIAL FACILITIES	-	1 / 1,000 S.F.
PARKING LOTS AND PARKING BUILDINGS	SURFACE AND STRUCTURED PARKING	-
CAMPUS ORIENTED CHILDCARE CENTER	PRIVATE CHILDCARE FOR EMPLOYEES	1.5 SPACES PER TEACHER PLUS ONE SPACE PER ADMINISTRATIVE EMPLOYEE
RESEARCH/OFFICE AND CORPORATE USES AND FACILITIES FOR THE RESEARCH, DEVELOPMENT, MANUFACTURING, FABRICATION, PROCESSING, OR ASSEMBLY OF SCIENTIFIC OR TECHNICAL PRODUCTS, OR OTHER PRODUCTS	-	1.25 / 1,000 S.F.
BUILDING MOUNTED CMRS FACILITIES	-	-
CAMPUS ORIENTED FOOD SERVICE	RESTAURANTS, CAFETERIAS, OR CAFES FOR USE BY EMPLOYEES/VISITORS INTEGRATED THROUGHOUT THE CAMPUS	-
COMMERCIAL USES, INCLUDING BUT NOT LIMITED TO BUILDING CONTRACTORS EQUIPMENT YARDS, TRANSPORTATION CENTERS AND SERVICES, WAREHOUSES AND STORAGE FACILITIES	STORAGE OF MATERIALS IN SUPPORT OF THE CAMPUS RESEARCH AND DEVELOPMENT FACILITY, HELIPAD (SPECIAL REVIEW USE), HOSPITAL, MEDICAL OFFICE BUILDINGS	1 / 1,000 S.F.
PRIVATE UTILITY USES	TO ALLOW THE EXISTING SANITARY LIFT STATION, POTENTIAL SUBSURFACE GEO EXCHANGE FIELD, SOLAR PANELS, BUILDING MOUNTED WIND POWERED ELECTRICAL GENERATION FACILITIES, AND CENTRAL MECHANICAL, ELECTRICAL, AND PLUMBING FACILITY	-
OTHER USES AS ESTABLISHED BY THE CITY COUNCIL AS FOUND TO BE SPECIFICALLY COMPATIBLE FOR COMMERCIAL AND OFFICE PLANNING AREAS	-	-

YARD AND BULK REQUIREMENTS

- OTHER THAN FOR THE HOSPITAL PARCEL, MAXIMUM BUILDING HEIGHTS SHALL BE BASED ON THE CONOCOPHILLIPS CAMPUS GDP (RECEPTION NO. 0308879). STANDARDS FOR THE HOSPITAL PARCEL ARE NOTED BELOW.

MINIMUM BUILDING SETBACKS
(FOR BUILDING FOOTPRINTS LESS THAN OR EQUAL TO 30,000 GROSS SQUARE FEET)

STREET R.O.W. LINE:	
ARTERIAL STREET	30 FT.
COLLECTOR STREET	20 FT.
INTERNAL/PRIVATE DRIVE	10 FT.

(FOR BUILDING FOOTPRINTS GREATER THAN OR EQUAL TO 30,000 GROSS SQUARE FEET)

STREET R.O.W. LINE:	
ARTERIAL STREET	50 FT.
COLLECTOR STREET	40 FT.
INTERNAL/PRIVATE DRIVE	10 FT.

MINIMUM PARKING SETBACKS
(FROM ALL PERIMETER PROPERTY LINE OR RIGHTS-OF-WAYS)

PROPERTY LINES ADJACENT TO U.S. 36	40 FT.
ARTERIAL STREET R.O.W.	25 FT.
COLLECTOR STREET R.O.W.	15 FT.
INTERNAL/COMMON PROPERTY BOUNDARY	10 FT.

HOSPITAL PARCEL
FOR THE HOSPITAL PARCEL (LOT 1, BLOCK 1) BUILDING HEIGHTS ARE EXPECTED TO RANGE FROM THREE TO FIVE OCCUPIABLE STORIES, RANGING IN HEIGHT FROM 50' TO 90'. UNOCCUPIED MECHANICAL SCREENING OF UP TO 20' WOULD BE ABOVE THE 5 STORIES. THE HOSPITAL PARCEL WILL BE ZONED TO SUPPORT LOWER THREE-STORY BUILDING HEIGHTS TOWARDS THE NORTH, EAST, AND WEST PROPERTY BOUNDARIES CONCENTRATING THE 5-STORY STRUCTURES CENTRALLY WITHIN THE SITE. REFER TO THE GRAPHIC FOR PARCEL HEIGHT ZONES.

BUILDING HEIGHT ZONING:

THREE STORY ZONE:
45'-0" MAXIMUM BUILDING HEIGHT
50'-0" PARAPET HEIGHT
65'-0" MECHANICAL PENTHOUSE HEIGHT*

FOUR STORY ZONE:
60'-0" MAXIMUM BUILDING HEIGHT
65'-0" PARAPET HEIGHT
80'-0" MECHANICAL PENTHOUSE HEIGHT*

FIVE STORY ZONE:
85'-0" MAXIMUM BUILDING HEIGHT
90'-0" PARAPET HEIGHT
105'-0" MECHANICAL PENTHOUSE HEIGHT*

*ROOF ACCESS AND ELEVATOR OVERRUN IS EXCLUDED FROM THE BUILDING HEIGHT

BUILDING MASSING DESIGN PARAMETERS:
FOR BUILDING FACADES EXCEEDING 100 FEET IN LENGTH AND MORE THAN 45 FT IN HEIGHT, A RELIEF IN THE BUILDING MASSING IS REQUIRED TO REDUCE VISUAL MONOTONY AND ENHANCE ARCHITECTURAL INTEREST:

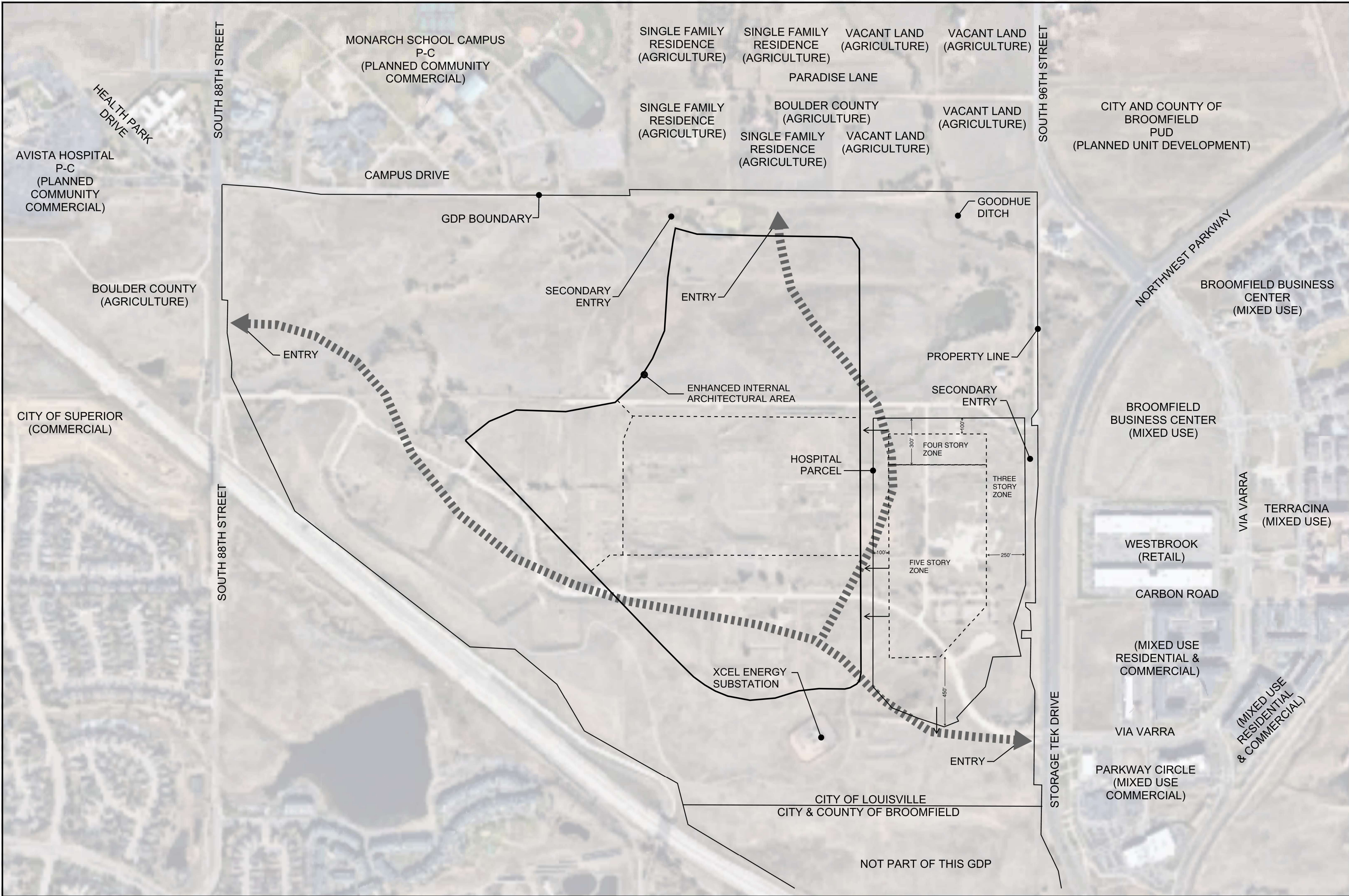
-A MAXIMUM HEIGHT OF 45 FEET IS PERMITTED BEFORE A MINIMUM HORIZONTAL SETBACK OF 15 FEET IS REQUIRED FROM THE PRIMARY BUILDING FACE.
-A PROJECTED RELIEF ELEMENT MAY EXTEND OUTWARD FROM THE MAIN BUILDING MASS BY A MINIMUM OF 2 FEET, PROVIDED IT CONTRIBUTES TO THE OVERALL ARTICULATION AND DESIGN OF THE FACADE.

-THE FOOTPRINT OF EACH FLOOR ABOVE 45 FEET SHALL NOT EXCEED 50% OF THE FOOTPRINT OF THE BUILDING AT OR BELOW 45 FEET.
-ANY ROOFTOP ENCLOSURE (E.G. MECHANICAL PENTHOUSES) MUST BE SET BACK A MINIMUM OF 10 FEET FROM THE EDGE OF THE BUILDING MASS, UNLESS IT IS ARCHITECTURALLY INTEGRATED INTO THE OVERALL DESIGN OF THE BUILDING.

-EXCEPTION: A DEFINING ARCHITECTURAL ELEMENT OR DISTINCT BUILDING FORM WITH A TOTAL WIDTH OF LESS THAN 100 FEET IS EXEMPT FROM THE ABOVE SETBACK AND RELIEF REQUIREMENTS. A MINIMUM 2-FOOT DEPTH VARIATION FROM THE ADJACENT PRIMARY FACADE PLANE MUST STILL BE PROVIDED TO ENSURE VISUAL ARTICULATION.

DEFINING ARCHITECTURAL ELEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO:

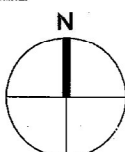
- VERTICAL CIRCULATION TOWERS (E.G., STAIR OR ELEVATOR CORES)
- ENTRY PAVILIONS OR LOBBIES
- ARCHITECTURAL EYEBROWS OR ROOF OVERHANGS
- BRANDED OR SCULPTURAL FACADE FEATURES
- CORNER ELEMENTS OR TURRETS
- ATRIUM VOLUMES OR LIGHT WELLS
- DISTINCTIVE ROOF FORMS



GENERAL DEVELOPMENT PLAN

400 200 0 400 800

SCALE: 1" = 400'



RECEPTION NUMBER

CERTIFICATIONS/SIGNATURE BLOCKS

CITY COUNCIL CERTIFICATION:

APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____, SERIES _____.

MAYOR SIGNATURE

PLANNING COMMISSION CERTIFICATION:

APPROVED THIS _____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____, SERIES _____.

OWNERSHIP SIGNATURE BLOCK:

BY SIGNING THIS GDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS GDP. WITNESS OUT HANDS AND SEALS

THIS _____ DAY OF _____, 20____

OWNER

PORTERCARE ADVENTIST HEALTH SYSTEM,
A COLORADO NONPROFIT CORPORATION

BY: SIGNATURE

TITLE

NOTARY NAME AND SIGNATURE

MY COMMISSION EXPIRES _____

CONOCOPHILLIPS CAMPUS

2270 SO 88TH STREET
LOUISVILLE, CO

GENERAL
DEVELOPMENT
PLAN

DRAWN

TEAM

CHK

IAS

PRJ #

SHEET NUMBER:

1 OF 2

CONOCOPHILLIPS CAMPUS

GENERAL DEVELOPMENT PLAN AMENDMENT 1

A PART OF THE SOUTH HALF OF SECTION 20, THE NORTH HALF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
SHEET 2 OF 2

ENHANCED DESIGN STANDARDS APPLICABLE TO INTERNAL PARCELS INCLUDING LOT 1, BLOCK 1, LOT 2, BLOCK 1, LOT 3, BLOCK 1, LOT 5, BLOCK 1:

TRANSPARENCY REQUIREMENTS:

FOR ELEVATIONS THAT FACE A PUBLIC OR PRIVATE STREET, 50% OF THE AREA BETWEEN 2 – 10 FEET ABOVE GRADE SHALL INCLUDE TRANSPARENCY IN THE FORM OF DOORS OR WINDOWS. WINDOWS MUST BE EVENLY DISTRIBUTED.

FOR ELEVATIONS THAT FACE A PUBLIC OR PRIVATE STREET ON BUILDINGS TALLER THAN 18 FEET, 18% OF THE AREA BETWEEN 12 – 30 FEET ABOVE GRADE SHALL INCLUDE TRANSPARENCY THAT MIMICS A SECOND-FLOOR DESIGN.

ENHANCED ENTRANCE FEATURES:

PRIMARY BUILDING ENTRANCES SHALL BE POSITIONED IN A MANNER THAT HIGHLIGHTS THE ENHANCED ENTRANCES BEST FROM A PUBLIC OR PRIVATE STREET.

WHERE THE LONG SIDE OF A BUILDING FACES A PUBLIC OR PRIVATE STREET, A MINIMUM OF ONE PRIMARY ENTRANCE SHALL BE REQUIRED.

IF AN ENTRY FEATURE IS PROPOSED ON A BUILDING CORNER, THE FEATURE SHALL WRAP THE BUILDING ON THE BUILDING SIDE FACING A PUBLIC OR PRIVATE STREET A MINIMUM DISTANCE OF 15 FEET
IF THE SHORT SIDE OF A BUILDING FACES A PUBLIC OR PRIVATE STREET AND NO CORNER ENTRY IS PROPOSED, THE FOLLOWING STANDARDS APPLY:

BUILDING HEIGHT INCREASE A MINIMUM OF 3' 6" TO EXTEND A MINIMUM OF 15 FEET ALONG EACH ADJOINING FAÇADE.

A MINIMUM OF 50% OF THE AREA WITHIN 15 FEET OF THE CORNER SHALL INCLUDE GLAZING WITHIN THE AREA 2-10 FEET ABOVE GRADE.

A PROJECTING ARCHITECTURAL FEATURE, SUCH AS AN AWNING, PORTICO, EYEBROW, OR SIMILAR FEATURE SHALL EXTEND A MINIMUM OF 15 FEET ALONG THE ADJOINING FAÇADE.

BUILDING FAÇADES GREATER THAN 200 FEET IN LENGTH SHALL PROVIDE A MINIMUM OF 2 PRIMARY ENTRY FEATURES. FAÇADES GREATER THAN 400 FEET IN LENGTH SHALL INCLUDE A MINIMUM OF 3 ENTRY FEATURES. WRAPPED CORNER FEATURES ARE ENCOURAGED WHERE APPROPRIATE.

ENTRY FEATURES SHALL INCLUDE A GLASS VESTIBULE OR FAÇADE, METAL CANOPY, PORTICO, OR OTHER SIMILAR ARCHITECTURAL FEATURE PROPORTIONAL TO THE FAÇADE HEIGHT.

ENTRANCES SHALL BE ARTICULATED THROUGH RECESSES OR PROJECTED ELEMENTS SUCH AS CANOPIES, AWNINGS, BELT COURSES OR OVERHANGS, OR COMBINATION THEREOF THAT PROJECT AT LEAST 4 FEET FROM THE BUILDING FACE.

ENTRY FEATURES SHALL INCORPORATE A DISTINCT ACCENT MATERIAL OR TEXTURE, SEPARATE FROM THE PRIMARY AND SECONDARY FAÇADE MATERIALS AND TEXTURES, TO CLEARLY DIFFERENTIATE THE BUILDING ENTRIES FROM THE REMAINDER OF THE FAÇADE.

ENTRY FEATURES SHALL ACCOUNT FOR 20% OF THE TOTAL BUILDING FAÇADE LENGTH ON WHICH THEY ARE LOCATED, TO BE CALCULATED IN AGGREGATE ACROSS THE FAÇADE. ENTRY FEATURES SHALL BE A MINIMUM OF 10 FEET WIDE.

MATERIAL OR TEXTURE VARIATION:

AT LEAST TWO PRIMARY MATERIALS AND ONE ACCENT MATERIAL SHALL BE INCORPORATED ON FAÇADES VISIBLE FROM A PUBLIC OR PRIVATE STREET. TEXTURED, RIBBED, OR PATTERNED CONCRETE PANELS MAY BE CONSIDERED A SEPARATE MATERIAL IF THEY PROVIDE A CLEAR TEXTURAL AND COLOR CONTRAST.

NO SINGLE TEXTURE OR COLOR SHALL COVER MORE THAN 75% OF ANY STREET-FACING FAÇADE.

ACCENT MATERIALS SUCH AS ARCHITECTURAL METAL PANELS, MASONRY VENEER, ARCHITECTURAL CONCRETE FINISHES, OR WOOD SHALL BE USED TO EMPHASIZE ENTRIES, CORNERS, HORIZONTAL OR VERTICAL DIVISIONS.

WARE MAL.COMB

ARCHITECTURE
PLANNING
INTERIORS
CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

100 S Broadway, Suite #320
Denver, CO 80209
P 720.488.2626

ISSUE / REVISION	DATE
GDP AMEENDMENT	01/07/2026

CONOCOPHILLIPS CAMPUS
2270 SO 88TH STREET
LOUISVILLE, CO

GENERAL
DEVELOPMENT
PLAN

DRAWN	TEAM
CHK	IAS
PRJ #	

SHEET NUMBER:

2 OF 2

ConocoPhillips Campus GDP, 2nd Amendment – Design Standards

Transparency Requirements

- For elevations that face a public or private street, 50% of the area between 2 – 10 feet above grade shall include transparency in the form of doors or windows. Windows must be evenly distributed.
- For elevations that face a public or private street on buildings taller than 18 feet, 18% of the area between 12 – 30 feet above grade shall include transparency that mimics a second-floor design.

Enhanced Entrance Features

- Primary building entrances shall be positioned in a manner that highlights the enhanced entrances best from a public or private street.
 - Where the long side of a building faces a public or private street, a minimum of one primary entrance shall be required.
 - If an entry feature is proposed on a building corner, the feature shall wrap the building on the building side facing a public or private street a minimum distance of 15 feet.
 - If the short side of a building faces a public or private street and no corner entry is proposed, the following standards apply:
 - Building height increase a minimum of 3' 6" to extend a minimum of 15 feet along each adjoining façade.
 - A minimum of 50% of the area within 15 feet of the corner shall include glazing within the area 2-10 feet above grade.
 - A projecting architectural feature, such as an awning, portico, eyebrow, or similar feature shall extend a minimum of 15 feet along the adjoining façade.
- Building façades greater than 200 feet in length shall provide a minimum of 2 primary entry features. Façades greater than 400 feet in length shall include a minimum of 3 entry features. Wrapped corner features are encouraged where appropriate.

- Entry features shall include a glass vestibule or façade, metal canopy, portico, or other similar architectural feature proportional to the façade height.
- Entrances shall be articulated through recesses or projected elements such as canopies, awnings, belt courses or overhangs, or combination thereof that project at least 4 feet from the building face.
- Entry features shall incorporate a distinct accent material or texture, separate from the primary and secondary façade materials and textures, to clearly differentiate the building entries from the remainder of the façade.
- Entry features shall account for 20% of the total building façade length on which they are located, to be calculated in aggregate across the façade. Entry features shall be a minimum of 10 feet wide.

Material or Texture Variation

- At least two primary materials and one accent material shall be incorporated on façades visible from a public or private street. Textured, ribbed, or patterned concrete panels may be considered a separate material if they provide a clear textural and color contrast.
- No single texture or color shall cover more than 75% of any street-facing façade.
- Accent materials such as architectural metal panels, masonry veneer, architectural concrete finishes, or wood shall be used to emphasize entries, corners, horizontal or vertical divisions.

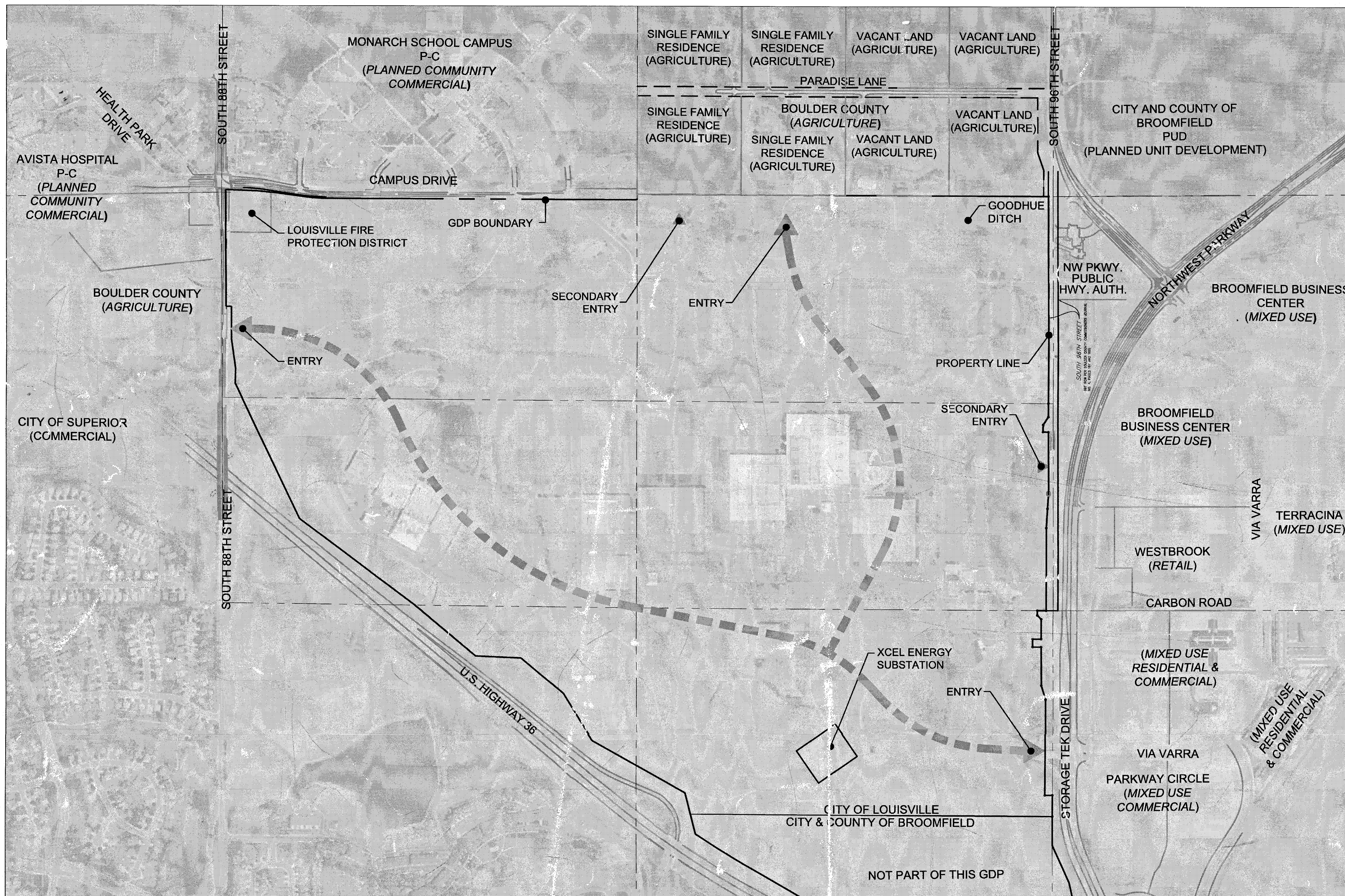
CONOCOPHILLIPS CAMPUS

GENERAL DEVELOPMENT PLAN

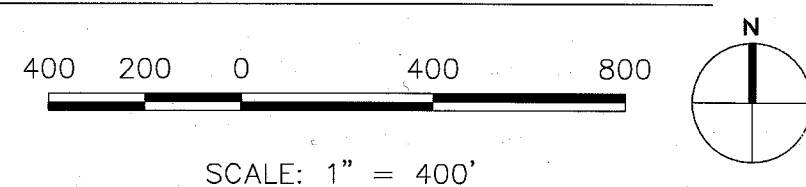
A PART OF THE SOUTH HALF OF SECTION 20, THE NORTH HALF OF SECTION 29,

TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.

SHEET 1 OF 1



GENERAL DEVELOPMENT PLAN



CERTIFICATIONS/SIGNATURE BLOCKS

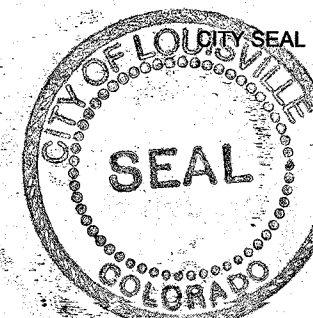
CITY COUNCIL CERTIFICATION:

APPROVED THIS 16 DAY OF APRIL, 2010, BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

ORDINANCE NO. 1569, SERIES 2010

MAYOR SIGNATURE

CITY CLERK SIGNATURE



PLANNING COMMISSION CERTIFICATION:

APPROVED THIS 25 DAY OF FEBRUARY, 2010, BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. 3, SERIES 2010

CLERK AND RECORDER CERTIFICATE - COUNTY OF BOULDER, STATE OF COLORADO:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:22 O'CLOCK, A.M., THIS 30 DAY OF MAY, 2010, AND IS RECORDED IN

PLAN FILE _____, FEE 11.00, PAID _____, FILM NO. _____, RECEPTION. 3088779

CLERK AND RECORDER

LOUISVILLE FIRE PROTECTION DISTRICT SIGNATURE BLOCK:

WITNESS OUR HANDS AND SEALS THIS 20 DAY OF MAY, 2010.

OWNER: LOUISVILLE FIRE PROTECTION DISTRICT REPRESENTATIVE

NOTARY NAME AND SIGNATURE

MY COMMISSION EXPIRES May 7, 2013

OWNERSHIP SIGNATURE BLOCK:

BY SIGNING THIS GDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS GDP. WITNESS OUR HANDS AND SEALS

THIS 10 DAY OF May, 2010

OWNER: CONOCOPHILLIPS COMPANY A DELAWARE CORPORATION

BY: SIGNATURE

NOTARY NAME AND SIGNATURE

MY COMMISSION EXPIRES 6-30-11

GENERAL NOTES:

1. DEVELOPMENT SHALL CONFORM AND BE CONSISTENT WITH THE LOUISVILLE MUNICIPAL CODE AND THE COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES UNLESS OTHERWISE WAIVED OR MODIFIED BY THE CITY COUNCIL THROUGH THE PUD DEVELOPMENT PLAN PROCESS.
2. THE CAMPUS SECURITY BOUNDARY WILL NOT EXTEND OUTSIDE OF THE SITE BOUNDARY.
3. TRAFFIC CIRCULATION PATTERNS DEPICTED WITHIN AND ACROSS LOT A REPRESENT INTERNAL PRIVATE DRIVES AND ARE CONCEPTUAL ONLY AND SUBJECT TO MODIFICATION.
4. EXISTING FREE STANDING CMRS FACILITIES WITHIN LOT A SHALL CONSTITUTE A PERMISSIBLE NON-CONFORMING USE.
5. PUBLIC LAND DEDICATION OF AT LEAST 12% WILL COMPLY WITH SECTION 16.16.060.8 OF THE LOUISVILLE MUNICIPAL CODE.

SITE INFORMATION

GROSS DEVELOPABLE AREA (PUD BOUNDARY):	391.719 ACRES (MAXIMUM 0.15 F.A.R.)
FOR LEGAL DESCRIPTION SEE EXHIBIT A OF ORDINANCE NO. 1569 SERIES 2010	
ZONING:	PLANNED COMMUNITY ZONED DISTRICT (PCZD) - COMMERCIAL WITH PUD-C OVERLAY
PLANNED ACCESS:	NORTHWEST PARKWAY, CAMPUS DRIVE, SOUTH 88TH STREET

PERMITTED USES

PERMITTED USE	COMMENTS / REMARKS	PARKING REQUIREMENTS
PROFESSIONAL, BUSINESS AND ADMINISTRATIVE OFFICES	-	4 / 1,000 S.F.
EDUCATIONAL AND TRAINING FACILITIES	MEETING ROOMS AND SOCIAL SPACE FOR EMPLOYEES AND VISITORS	0.5/1000 S.F.
PRIVATE SHORT TERM LODGING FOR CONOCOPHILLIPS EMPLOYEES AND GUESTS	OVERNIGHT ACCOMMODATIONS FOR EMPLOYEES/VISITORS	0.5 / ROOM
PEDESTRIAN PLAZAS AND PEDESTRIAN WAYS	-	-
PRIVATE, NONCOMMERCIAL, RECREATIONAL AND SOCIAL FACILITIES	-	1 / 1,000 S.F.
PARKING LOTS AND PARKING BUILDINGS	SURFACE AND STRUCTURED PARKING	-
CAMPUS ORIENTED CHILDCARE CENTER	PRIVATE CHILDCARE FOR EMPLOYEES	1.5 SPACES PER TEACHER PLUS ONE SPACE PER ADMINISTRATIVE EMPLOYEE
RESEARCH/OFFICE AND CORPORATE USES AND FACILITIES FOR THE RESEARCH, DEVELOPMENT, MANUFACTURING, FABRICATION, PROCESSING, OR ASSEMBLY OF SCIENTIFIC OR TECHNICAL PRODUCTS, OR OTHER PRODUCTS	-	1.25 / 1,000 S.F.
BUILDING MOUNTED CMRS FACILITIES	-	-
CAMPUS ORIENTED FOOD SERVICE	RESTAURANTS, CAFETERIAS, OR CAFES FOR USE BY EMPLOYEES/VISITORS INTEGRATED THROUGHOUT THE CAMPUS	-
COMMERCIAL USES, INCLUDING BUT NOT LIMITED TO BUILDING CONTRACTORS' EQUIPMENT YARDS, TRANSPORTATION CENTERS AND SERVICES, WAREHOUSES, AND STORAGE FACILITIES	STORAGE OF MATERIALS IN SUPPORT OF THE CAMPUS RESEARCH AND DEVELOPMENT FACILITY, HELIPAD (SPECIAL REVIEW USE)	1 / 1,000 S.F.
PRIVATE UTILITY USES	TO ALLOW THE EXISTING SANITARY LIFT STATION, POTENTIAL SUBSURFACE GEO EXCHANGE FIELD, SOLAR PANELS, BUILDING MOUNTED WIND POWERED ELECTRICAL GENERATION FACILITIES, AND CENTRAL MECHANICAL, ELECTRICAL, AND PLUMBING FACILITY	-
OTHER USES AS ESTABLISHED BY THE CITY COUNCIL AS FOUND TO BE SPECIFICALLY COMPATIBLE FOR COMMERCIAL AND OFFICE PLANNING AREAS	-	-

YARD AND BULK REQUIREMENTS

1. MAXIMUM BUILDING HEIGHTS PROPOSED ON THE PUD DEVELOPMENT PLAN EXCEED LIMITATIONS SET FORTH IN THE COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES (CDDSG). BUILDING HEIGHTS ARE EXPECTED TO RANGE FROM 36' IN SOME AREAS, TO 85' OR 95' IN OTHER AREAS. PROPOSED MAXIMUM BUILDING HEIGHTS IN EXCESS OF CDDSG REQUIREMENTS REQUIRE CITY COUNCIL APPROVAL EITHER BY SEPARATE VESTING AGREEMENT OR THROUGH THE PUD DEVELOPMENT PLAN REVIEW PROCESS, AND ARE NOT APPROVED BY THIS GDP.

MINIMUM BUILDING SETBACKS
(FOR BUILDING FOOTPRINTS LESS THAN OR EQUAL TO 30,000 GROSS SQUARE FEET)

STREET R.O.W. LINE:	
ARTERIAL STREET	30 FT.
COLLECTOR STREET	20 FT.
INTERNAL/PRIVATE DRIVE	10 FT.

(FOR BUILDING FOOTPRINTS GREATER THAN OR EQUAL TO 30,000 GROSS SQUARE FEET)

STREET R.O.W. LINE:	
ARTERIAL STREET	50 FT.
COLLECTOR STREET	40 FT.
INTERNAL/PRIVATE DRIVE	10 FT.

MINIMUM PARKING SETBACKS
(FROM ALL PERIMETER PROPERTY LINES OR RIGHTS-OF-WAYS)

PROPERTY LINES ADJACENT TO U.S. 36	40 FT.
ARTERIAL STREET R.O.W.	25 FT.
COLLECTOR STREET R.O.W.	15 FT.
INTERNAL/COMMON PROPERTY BOUNDARY	10 FT.



2190 E 17TH AVENUE
DENVER, CO 80206 USA
+1 303 832 1712
+1 303 832 1713

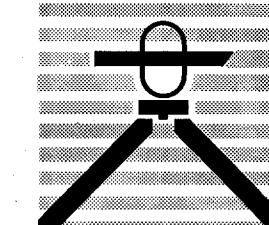
PLANNER / LANDSCAPE ARCHITECT



CONSULTANTS OF COLORADO, INC.
CIVIL ENGINEERING LAND SURVEYING

7901 E. Bellevue Avenue
Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546

CIVIL ENGINEER



Drexel, Baggett & Co.
Engineers/Surveyors

1800 38th Street
Boulder, CO 80301
Tel: (303) 442-4338
Fax: (303) 442-4373

SURVEYOR

ISSUE / REVISION	DATE
GDP SUBMITTAL	11/1/2009
RESUBMITTAL	2/01/2010
RESUBMITTAL	3/09/2010
RESUBMITTAL	3/28/2010
MYLAR RECORDING	4/28/2010

CONOCOPHILLIPS CAMPUS

2270 SO. 88TH STREET
LOUISVILLE, CO

GENERAL
DEVELOPMENT
PLAN

DRAWN TEAM
CHK TEAM
PRJ # 091001.00
SHEET NUMBER

1 OF 1

DRAWING NUMBER

DRAWING NUMBER

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ConocoPhillips
2270 S. 88th

A PART OF THE SOUTH HALF OF SECTION 20, THE NORTH HALF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. GE
SHEET 1 OF 1

- 1) Additional note for the allowable square footage transfer from the Avista Adventist Hospital 2002 GDP.
- 2) Addition of hospital and medical office building uses to the "Permitted Uses" for better clarity on specific uses.
- 3) Updated yard and bulk requirements to include the allowable height for the hospital parcel only.
- 4) Updated aerial graphic
- 5) Added Hospital Parcel and density zoning to graphic
- 6) Added Hospital Parcel building massing design parameters

City Council

January 20, 2026

First reading and set public hearing for February 3, 2026

ConocoPhillips Campus General Development Plan, 2nd Amendment

Approval of Ordinance No. 20, Series 2026, approving the ConocoPhillips Campus General Development Plan, 2nd Amendment to allow the application of enhanced Industrial Development Design Standards and Guidelines on Lots 1, 2, 3, and 5 of Block 1, Redtail Ridge Filing No. 1.

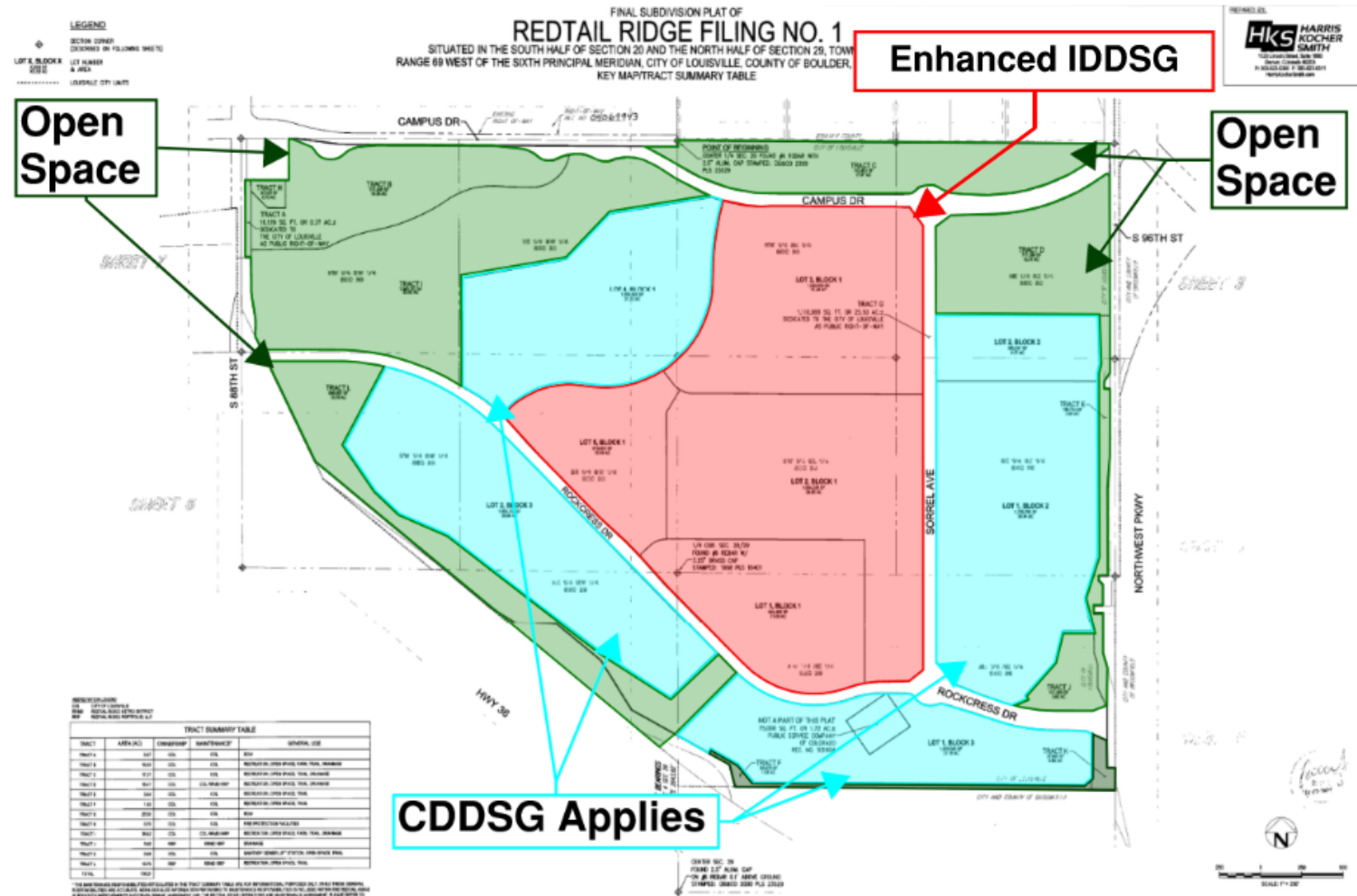
Presented by Matt Post, Senior Planner

Summary: ConocoPhillips GDP, 2nd Amendment

- Applicant requests approval of the ConocoPhillips Campus General Development Plan (GDP) 2nd Amendment to:
 - Allow the application of the Industrial Development Design Standards and Guidelines (IDDSG) in place of the Commercial Development Design Standards and Guidelines (CDDSG)
 - Adopt enhanced architectural design standards to create a hybrid commercial–industrial design on the affected parcels.

Summary: ConocoPhillips GDP, 2nd Amendment

- Existing zoning is Planned Community – Commercial (PCZD-C)
- Currently subject to the ConocoPhillips General Development Plan, 1st Amendment.
- The affected area includes 4 parcels at 111.5 acres in size
- Perimeter parcels, including the parcel owned by PorterCare Adventist Health, will remain subject to commercial design standards

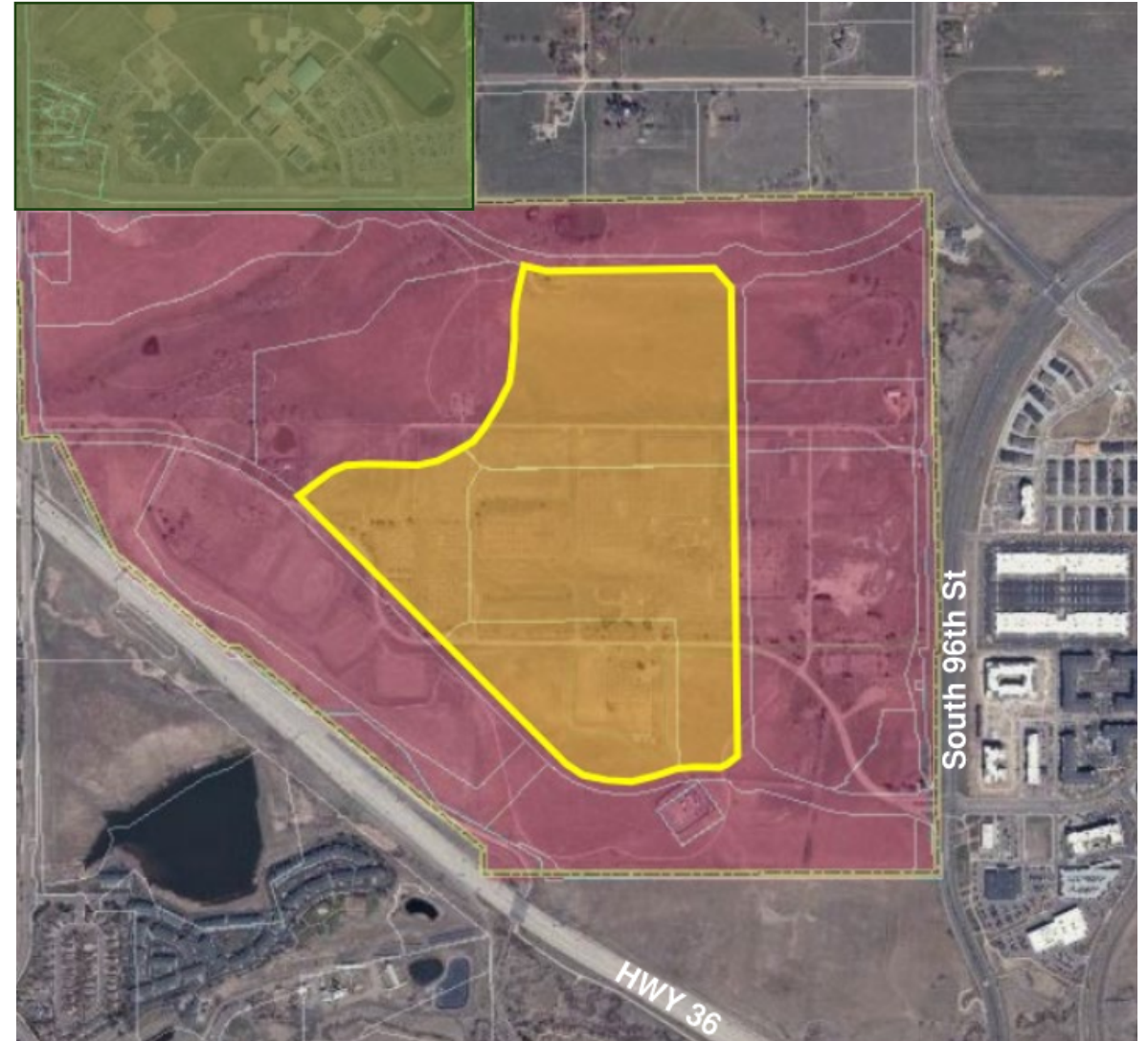


Background: ConocoPhillips GDP, 2nd Amendment

- **1978:** StorageTek campus annexed; 1.6M sq ft built.
- **2008:** ConocoPhillips acquires site, demolishes campus, annexes 80 more acres; requests PCZD-C zoning.
- **2010:** City approves GDP, Zoning Agreement, Preliminary Plat & PUD.
 - 2.5M sq ft development cap
 - 12% minimum public land dedication
 - CDDSG required for all development
- **2021:** Redtail Ridge GDP approved; overturned by referendum in April 2022.
- **2024:** Final Plat approved consistent with the 2010 GDP.
- **2025:** 1st GDP Amendment approved for the AdventHealth hospital campus.
- **2025:** Concept Plan presented to the City Council to consider IDDSG

Background: ConocoPhillips GDP, 2nd Amendment

- **October 2025:** Applicant presented a Concept Plan application to the City Council to consider applying IDDSG to interior Redtail Ridge parcels in place of CDDSG.
- Supported a hybrid design approach offering added flexibility while preserving key design expectations.



Proposal: ConocoPhillips GDP, 2nd Amendment

- Perimeter parcels and the AdventHealth hospital site remain under CDDSG, ensuring the project's public-facing edges continue to reflect commercial design expectations.
- The GDP permits light industrial and research uses, including R&D, fabrication, warehousing, and technical manufacturing, uses that are not well aligned with commercial-oriented design standards.
- Applying IDDSG, supplemented with enhanced architectural standards, provides the flexibility needed for these user types while elevating design quality beyond typical industrial development.
- This hybrid approach supports operational needs, improves internal campus cohesion, and maintains compatibility with the broader Redtail Ridge vision
- The amendment applies only to interior parcels (Lots 1, 2, 3, and 5, Block 1) within Redtail Ridge.

Proposal: ConocoPhillips GDP, 2nd Amendment

- Transparency requirements ensure buildings present active, visually open frontage:
 - At least 50% transparency between 2–10 feet on street-facing elevations.
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 - Accent materials are used to emphasize entries, corners, and architectural divisions



Analysis: ConocoPhillips GDP, 2nd Amendment

- Planned Community Zone District (PCZD) Context:
 - Subject property will remain within the PCZD regardless of GDP amendment.
 - Amendments follow the same process and requirements as the original GDP approval
- Purpose of the PCZD (LMC Sec. 17.72.010)
 - Encourage, preserve, and improve the health, safety, and general welfare of the community through contemporary land planning principles and coordinated community design.
 - Recognize the economic and cultural advantages of an integrated, planned community development that provides areas for various housing types, retail, service activities, recreation, schools, public facilities, and other land uses.

Analysis: ConocoPhillips GDP, 2nd Amendment

- The 2010 GDP allows light industrial and research uses, making IDDSG a more appropriate design framework than commercial standards.
- Enhanced standards incorporated into the GDP elevate architectural quality while supporting the functional needs of R&D, fabrication, warehousing, and similar uses.
- The amendment applies only to centrally located parcels; perimeter parcels remain under CDDSG, preserving commercial character along major roadways.
- This internal application maintains compatibility with surrounding development and aligns with the intent and applicability provisions of LMC Sec. 17.72.010 and 17.72.030.

Recommendation: North Louisville GDP Amendment

The Planning Commission recommended approval with conditions on
December 11, 2025

Staff recommend approval of Ordinance No. 20, Series 2026, approving the ConocoPhillips Campus General Development Plan, 2nd Amendment to allow the application of enhanced Industrial Development Design Standards and Guidelines on Lots 1, 2, 3, and 5 of Block 1, Redtail Ridge Filing No. 1.

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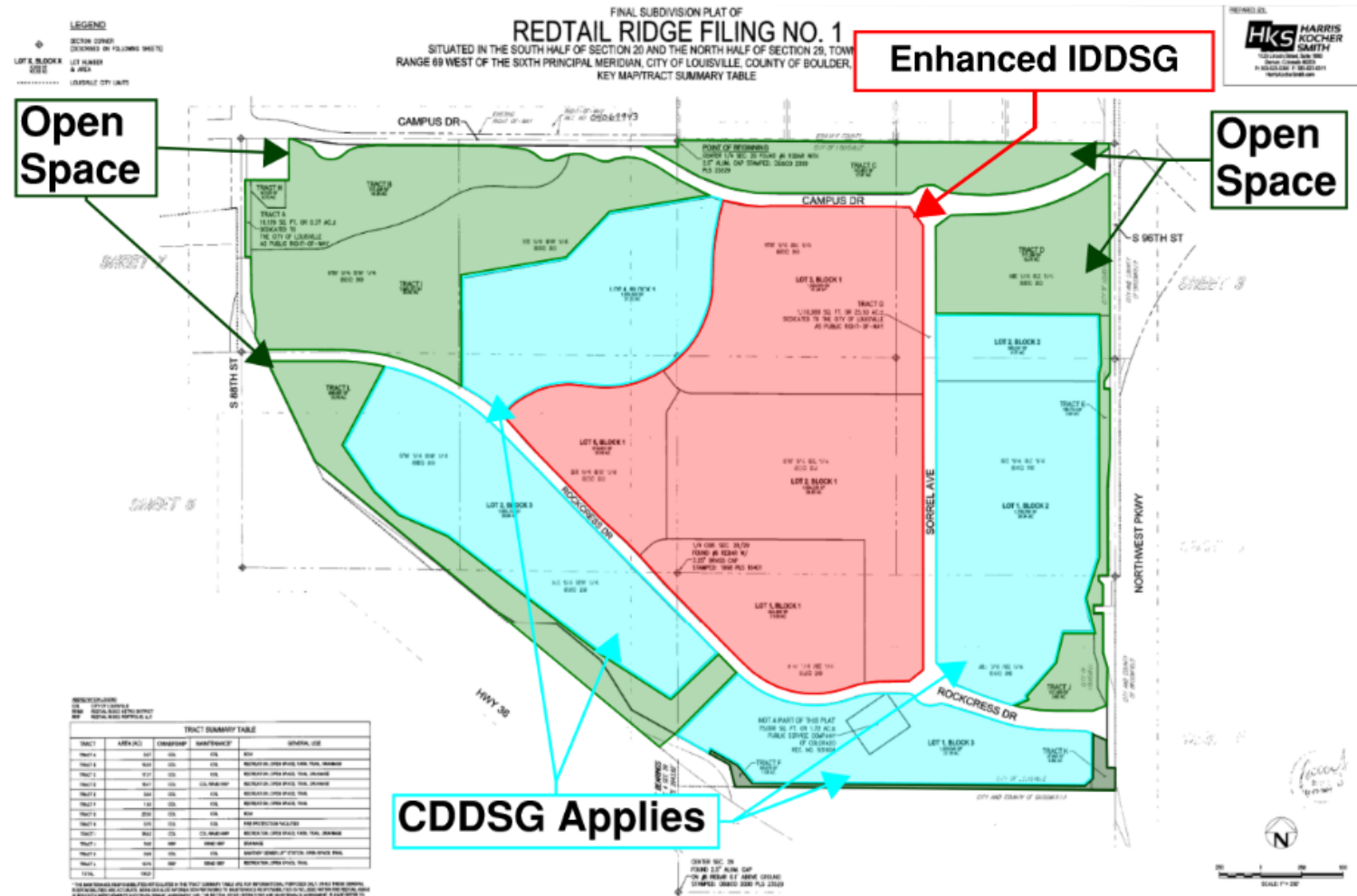
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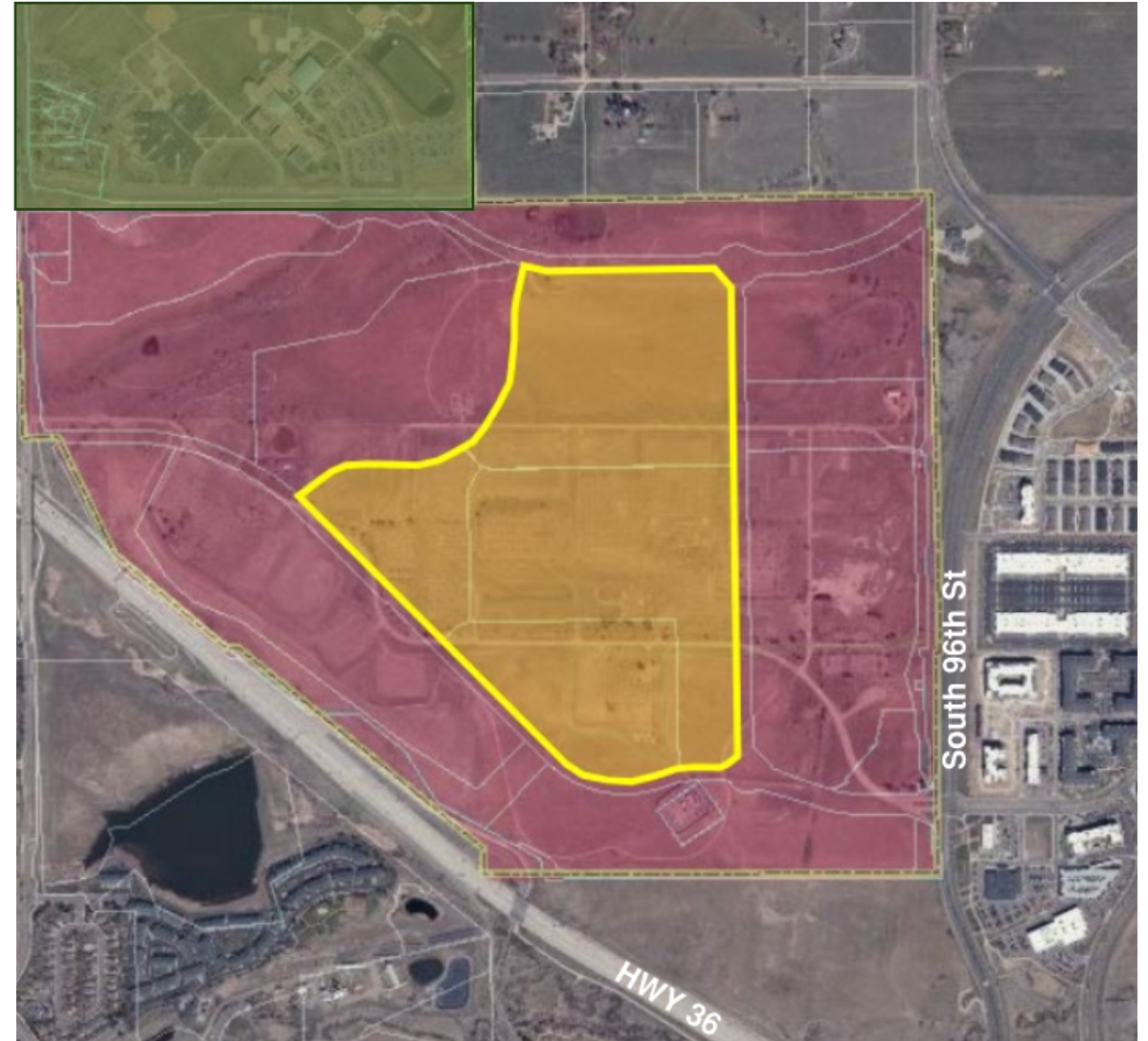


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SUBJECT: **ORDINANCE NO. 1913, SERIES 2026 – AN EMERGENCY
ORDINANCE AMENDING THE FIRE HARDENING CODE FOR
STRUCTURES IN CHAPTER 15.70 OF THE LOUISVILLE
MUNICIPAL CODE – PUBLIC HEARING**

DATE: **JANUARY 20, 2025**

PREPARED BY: **ROB ZUCCARO, AICP, COMMUNITY DEVELOPMENT DIRECTOR**

PRESENTED BY: **ROB ZUCCARO, AICP, COMMUNITY DEVELOPMENT DIRECTOR**

SUMMARY:

The proposed ordinance adds a new section to Louisville Municipal Code (LMC) Chapter 15.70 – Fire Hardening for Structures to establish a city-wide ban on the planting of new junipers of any species.

Staff recommends additional amendments to the code to provide clarifications and address issues that have arisen as part of administering the original ordinance. These include:

- Specifying that exterior building materials meet a Class A ratings per ASTM E84 or UL 723 testing standards.
- Specifying that treated materials will not be allowed unless the Class A treatment is rated to last for the lifetime of the material without reapplication of the treatment.
- Specifying that any approvals of alternative materials or methods must be based on demonstration that the material will not ignite (e.g. metal, concrete, or stone) or demonstration that the alternative material would meet the equivalent of a Class A rating.

BACKGROUND / PRIOR DISCUSSIONS:

The City adopted [LMC Chapter 15.70](#) by Ordinance No. 1884, Series 2024, which established minimum building code standards for fire hardening of structures applicable to all new development in the City. The ordinance is intended to address resilience of the built environment to conflagration fires, whether the fire spreads from a wildland area or starts elsewhere in the City.

At the December 16, 2025 City Council meeting, Council requested that an emergency ordinance be drafted for consideration that would ban planting of new junipers throughout the City.

The Building Code Board of Appeals reviewed the draft ordinance at their January 14, 2026 meeting and voted 2-1 to recommend approval as drafted. The member voting against the ordinance noted that his vote was due to concerns over availability and cost of Class A deck materials and not in relation to the juniper ban.

ANALYSIS:

Juniper Ban

Junipers contain volatile resins and oils that easily ignite and burn hot compared to other vegetative fuels. Junipers also tend to have low branches creating ladder fuels and tend to accumulate dry dead needles inside and below the plant, further adding to fire risk. Due to these properties, junipers have the potential to significantly contribute to the spread of fire between structures and the spread of fire from a wildland area to a structure when compared to other types of vegetation.

The proposed ordinance bans new plantings of all species of junipers anywhere in the City. Existing junipers may be maintained but may not be replanted or replaced with a juniper species.

Adding a City-wide ban on junipers furthers the purpose of LMC Chapter 15.70 – Fire Hardening for Structures, which is to establish development and construction standards that decrease threats from wildfires and the spread of fires between structures.

Clarification of Class A Rating Standards

The current ordinance requires a maximum flame spread index (FSI) material rating of 25 or better for siding, eaves, decking, and fences within five feet of a structure, which is the minimum FSI rating that is part of classifying as Class A rated material. However, the ordinance does not address the maximum smoke development index (SDI) requirement of 450, which is also typically required for a Class A rated material. This has resulted in the submittal of permit applications that include materials meeting an FSI exceeding 25, but not meeting the SDI requirements, and thus are not Class A rated. Staff recommends amending the code to specify that materials be Class A based on ASTM E84 or UL 723 rating standards to ensure that the SDI standards are also met.

In addition, there are treatments that can be added to building materials that provide a Class A rating. These options tend to be significantly more cost effective than Class A manufactured materials. However, these treatments typically must be reapplied periodically during the lifespan of the product to maintain their effectiveness. Because the City cannot monitor compliance when reapplication of the treatments is required over time, staff recommends that treated materials not be allowed unless the treatment itself is rated to last the lifetime of the product without reapplication.

The amendments also clarify that alternative materials that will not ignite, such as stone, concrete, or metal, may be allowed even though these materials are not tested for Class A rating and allows other alternative materials if demonstrated they have an equivalent Class A rating as determined by the Building Official. The ordinance already includes language to this effect, but the revisions clarify the intent.

SUBJECT: ORDINANCE NO. 1913, SERIES 2026

DATE: JANUARY 20, 2026

PAGE 3 OF 3

2025 COUNCIL WORK PLAN:

The 2025 City Council workplan includes Safety as a core priority, including consideration of potential defensible space standards to aid in wildfire mitigation and preparedness. This ordinance addresses an aspect of creating defensible space standards for wildfire mitigation and preparedness.

FISCAL IMPACT:

Budgeted?: **No**

It is anticipated that additional staff time will be needed for administration and code enforcement related to implementation of this ordinance. The City currently regulates commercial and multifamily landscaping but does not regulate or administer permitting requirements for single-family residential landscaping standards. Additionally, staff anticipates that further defensible space standards will be adopted in the near future as part the City's Wildland Urban Interface (WUI) code and also potentially through consideration of City-wide defensible space landscaping requirements. For effective administration of these requirements, staffing is needed for community education, communication, permitting, inspection of new construction, compliance checks, and enforcement of the code. Staff will need to evaluate if current staffing levels are adequate depending on the extent of requirements ultimately adopted by City Council.

ALTERNATIVE(S):

- Adopt the ordinance as drafted.
- Adopt the ordinance with Council-directed amendments.
- Not adopt the ordinance, and if desired, provide staff direction on next steps or alternatives that Council would like to consider.

RECOMMENDATION:

Staff recommends approval of Ordinance No. 1913, Series 2026.

ATTACHMENT(S):

1. Ordinance No. 1913, Series 2025

**ORDINANCE NO. 1913
SERIES 2026**

**AN EMERGENCY ORDINANCE AMENDING THE FIRE HARDENING CODE FOR
STRUCTURES IN CHAPTER 15.70 OF THE LOUISVILLE MUNICIPAL CODE**

WHEREAS, the City of Louisville (the “City”) is a home-rule city and municipal corporation duly organized and existing under and pursuant to Article XX of the Colorado Constitution and Charter of the City; and

WHEREAS, by Ordinance No. 1884, Series 2024, adopted on November 4, 2024, the City Council enacted a Fire Hardening Code for Structures, which is set forth in Chapter 15.70 of the Louisville Municipal Code; and

WHEREAS, the City and surrounding areas have recently experienced high fire danger conditions, resulting in implementation of Stage 1 Fire Restrictions by the City and Boulder County; and

WHEREAS, junipers are considered a significant fire hazard in Colorado because they contain highly flammable, volatile oils, accumulate large amounts of dry, dead fuel in the form of needles and branches within their dense structure, and burn intensely, fast and hot, easily igniting homes and spreading wildfires, especially when overgrown or planted too close to structures; and

WHEREAS, the City Council has identified certain amendments to the Fire Hardening Code intended to further decrease threats from wildfires and the spread of fire between structures as set forth herein, including adding a prohibition on planting junipers; and

WHEREAS, the City Council desires to ensure that certain building materials required by the Fire Harding Code for Structures meet the highest level of fire resistance standards, including requiring Class A rated materials verified through ASTM E84 or US 723 testing or demonstration of materials meeting or exceeding this standard; and

WHEREAS, the City Council finds that an emergency exists because, given the extreme fire conditions recently experienced in the City and surrounding areas, the preservation of public property, health, safety, and welfare requires the City to take immediate action to minimize fire risk within the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. Chapter 15.70 of the Louisville Municipal Code is hereby amended to read as follows, including by the addition of a new Section 15.70.040 (words to be deleted stricken; words to be added underlined):

CHAPTER 15.70 – FIRE HARDENING CODE FOR STRUCTURES

Sec. 15.70.010 Applicability.

This chapter provides minimum City-wide building and construction standards for residential and commercial structures in order to decrease threats from wildfires and the spread of fire between structures. ~~The requirements set forth in this chapter shall apply to all new construction, additions, and replacement of building materials, except as set forth in section 15.70.030~~

Sec. 15.70.020 Construction standards.

The requirements set forth in this Section shall apply to all new construction, additions, and replacement of building materials, except as set forth in Section 15.70.030.

A. *Class A roof coverings* tested with ASTM E108 or UL 790 are required on all new structures, additions and replacement roofs where the replaced roof is 50 percent or greater. Examples of class A roof coverings include metal, membrane, asphalt, tile, clay, concrete, stone and slate shingles.

B. *Fire resistant siding and eaves* are required on all new structures, additions and where 50 percent or more of the siding or eave is replaced. Siding and eaves shall be fire and ignition resistant with a ~~maximum flame spread rating of 25 or less~~ Class A rating (ASTM E84 or UL 723). Treated building materials will not be allowed unless the treatment is rated to maintain its Class A rating for the life of the material without reapplication. Heavy timber and log construction is also acceptable.

C. *Fire and ignition resistant deck surface, steps and guardrails* are required on all new decks and all replacement decks, steps and guardrails. The deck surface, step surface and guardrails shall be fire and ignition resistant with a ~~maximum flame spread rating of 25~~ Class A rating (ASTM E84 or UL 723). Treated building materials will not be allowed unless the treatment is rated to maintain its Class A rating for the life of the material

without reapplication. For decks six feet or lower to the ground, the surface below the deck shall be gravel placed over a sheet of six millimeter plastic or concrete slab to prevent vegetation growth under the deck.

D. *Fire and ignition resistant fencing within five feet of a structure.* New construction and all replacement fences within five feet of the structure must be fire and ignition resistant with a ~~maximum flame spread index of 25~~ Class A rating (ASTM E84 or UL 723). Treated building materials will not be allowed unless the treatment is rated to maintain its Class A rating for the life of the material without reapplication.

E. *Roof/attic vents, crawlspace vents and solar panel screens.* New structures and all replacement vents shall have the following:

1. One-eighth-inch metal mesh for attic vents, roof vents, eave vents and foundation vents. Mechanical and plumbing vents do not need to be screened.
2. If solar panels on the roof are screened with metal mesh, then the screen must be removable to clean out debris from under panels.

F. *Metal gutters with gutter guards.* New structures and replacement gutters shall be made of metal and shall have an approved ignition resistant means to prevent accumulation of debris in gutters

Sec. 15.70.030 Exemptions to construction standards.

Exemptions from the requirements of ~~this chapter 15.70~~ Section 15.70.020 are as follows:

A. *Historic home exemption.* Historic homes and buildings may be exempted by the building official from roofing or siding requirements, or both, of this chapter if the building official finds there is no practical means to meet the intent of the chapter while maintaining historic features.

B. Commercial structures that are fully sprinklered and are in compliance with NFPA-13 and are located greater than 35 feet from the property line are exempt from the requirements of this chapter.

C. *Temporary structures.* Permitted temporary structures, such as tents and membrane structures, are exempt for a period of time not to exceed 180 days.

D. The building official may approve alternative methods demonstrating or materials in which the material does not ignite (e.g. metal, concrete, or stone) or it is demonstrated that a method or material has the equivalent of a Class A rating (ASTM E84 or UL 723) or a flame spread of 25 or less in lieu of the requirements of this chapter.

Sec. 15.70.040 Prohibition on planting, relocating, or replacing junipers

A. Planting or installation of any species of juniper (Juniperus spp) is prohibited.

B. Any existing species of juniper that have been planted or installed prior to the effective date of this ordinance may be maintained but may not be replanted, relocated, or replaced with another juniper species.

Section 2. Effective Date This ordinance shall become effective immediately upon adoption by the affirmative vote of at least five (5) Councilmembers.

Section 3. If any portion of this ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part hereof irrespective of the fact that any one part be declared invalid.

Section 4. The repeal or modification of any provision of the Municipal Code of the City of Louisville by this ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

Section 5. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 6. The City Council herewith finds, determines and declares that this ordinance is genuinely and urgently necessary for the immediate preservation of the public health, safety, and welfare because of the extreme fire conditions recently experienced in the City and surrounding area.

**INTRODUCED, READ, PASSED AND ADOPTED AS AN EMERGENCY
ORDINANCE BY TWO-THIRDS OF THE ENTIRE CITY COUNCIL, AND ORDERED
PUBLISHED** this 20th day of January 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

APPROVED AS TO FORM:
Kelly PC

Kathleen M. Kelly, City Attorney

Subject: Ordinance No. 1914, Series 2026 — Contract for the Lease and Purchase of Real Estate - 1155 Pine Street - 1st Reading, Set Public Hearing

Date: January 20, 2026

Prepared By: Diana Langley, City Manager

Presented By: Diana Langley, City Manager

Summary:

The northwest corner of Pine Street and Highway 42 serves as a gateway to Louisville's Historic Downtown. At this entrance, the City owns a triangular parcel, known as Tomeo Park and now has an opportunity to acquire an additional portion of property at 1155 Pine Street, where the current train caboose and boxcar are located, upon completion of a subdivision plat to split the property. The proposed Contract for the Lease and Purchase of Real Estate (Contract) allows the City to lease the property while the subdivision plat is processed, and then purchase the property with the completion of the property split. The Contract provides for a \$150,000 deposit and \$10,000 monthly lease payments, which will be deducted from the total purchase price of \$396,000 upon close of escrow.

Background / Prior Discussions:

The property at 1155 Pine Street consists of a single-family home and a train caboose and boxcar situated on railroad tracks. The lot is approximately 0.236-acres in size and is unplatted. Travis and Laura Ramos purchased the property in 2023 with the intent of recreating a two-car section of the historic Colorado & Southern Railway that tracked through Louisville a century ago, in almost the same location as the original tracks.

One of the railcars, a caboose built in 1913, was part of a railroad-themed restaurant located by the railroad tracks at Main Street and South Boulder Road. The restaurant began operation in the early 1970's, continued to operate as a restaurant under different names for many years, and then is believed to have closed around 2000. In 2020, the caboose and other structures on the site were slated for demolition. Before the caboose could be demolished, Travis and Laura Ramos moved it to a site outside of Louisville. Upon their purchase of 1155 Pine Street in 2023, the caboose was relocated to 1155 Pine Street.

The other railcar, known as the Steinbauxcar, was built in 1898 and is not known to have any history of being located or used within Louisville. However, the Ramos Family discovered an inscription on the interior wall of the boxcar stating "JJ Steinbaugh, Louisville, Colo" that could provide a potential link to Louisville. Records indicate that

the boxcar was decommissioned in Denver in 1939 and was sold at some point in time to the Autrey family for use on their farm outside of Louisville for approximately 80 years. In December 2023, the boxcar was relocated from the Autrey Farm to 1155 Pine Street.

On [July 22, 2025](#) (beginning on p.130), the City Council held a Concept Plan Review to provide feedback on a development proposal to relocate a historic house to the property, connect the existing and relocated homes via an underground corridor, and remove the property from the Mixed-Use Zone District Overlay.

On [September 28, 2025](#) (beginning on p.41), the Historic Preservation Commission considered an application to consider the following requests: landmark 1155 Pine Street, Alteration Certificate, Preservation & Restoration and New Construction Grants, and Probable Cause.

On October 29, 2026, staff received notification from Travis Ramos that the Ramos Family could no longer proceed with their proposed project, and that the property was available for purchase at a listing price of \$850,000.

In December, Travis Ramos approached staff about the opportunity for the City to purchase the property, either in its entirety, or just the portion where the railcars are located, which is approximately 0.09 acres when considering a land swap required to make the remaining portion of the property square to Pine Street.

Development Proposal:

N/A

Analysis:

As this is an entryway to Louisville's Historic Downtown, and the caboose and boxcar have sentimental value to the community, staff presented the opportunity to purchase all or a portion of 1155 Pine Street to the City Council. With Council direction, staff negotiated with Travis and Laura Ramos to purchase the triangular portion of the property that houses the railcars and train tracks for a purchase price of \$396,000. This purchase price takes into consideration land value, the appraised value of the railcars, and costs incurred to move and place the railcars on the property.

As a subdivision plat will be required, execution of a Contract for the Lease and Purchase of Real Estate (Contract) is recommended so the City can lease the property while the subdivision plat is prepared and processed. Upon completion of the subdivision plat, the property will transfer to the City. Key terms of the Contract are:

- Purchase Price - \$396,000 - The City will deposit \$150,000 and pay monthly rent in the amount of \$10,000. At close of escrow, the deposit and rent will be deducted from the purchase price to determine the balance owed by the City.
- Lease Term - The lease shall begin on the Effective Date, which is the effective date of the Ordinance estimated to be March 5, 2026, and shall terminate on July

31, 2026, unless extended by mutual agreement.

- Subdivision - The City, at its expense, will prepare a subdivision plat to subdivide the property into two lots.
- Closing - The closing shall be held on or before July 31, 2026. In the event that all the terms to close have not been satisfied, either party may extend the closing for up to ninety days upon written notice to the other party for the purposes of satisfying the conditions.
- Closing Costs - The City will pay the costs of the Owner's Policy of Title Insurance, recording the special warranty deed, other conveyance documents, and any other documents to be recorded in connection with the closing, all documentary fees and taxes, and the escrow fees or other Title Company closing fees.

Council Work Plan:

While the purchase of a portion of 1155 Pine Street is not specifically listed in the City Council's Work Plan, preserving the caboose and boxcar at the easterly entrance to Louisville's Historic Downtown contributes to Economic Vitality by providing a visual landmark that reinforces the City's heritage, creates a distinctive gateway feature, and represents a unique story for Louisville which can be leveraged in marketing campaigns, social media, and events.

Fiscal Impact:

As this was not an anticipated acquisition, funds are not budgeted for the purchase of the property. A Budget Amendment will be required from General Fund - Fund Balance to cover the purchase price of \$396,000 plus costs associated with the subdivision plat and closing. Staff does not recommend using Historic Preservation Funds for the purchase of the property as the Historic Preservation Commission denied a request to landmark the caboose. Although the caboose was brought to the City over 50 years ago and was part of a well-known restaurant, the relocation to 1155 Pine Street has removed it from its original historical context.

As part of the 2027-2028 budget process, staff will evaluate improvements necessary to weatherproof the caboose and boxcar, and submit a request for funding accordingly.

Alternatives:

1. Do not proceed with the lease and subsequent purchase of the property.
2. Direct staff to negotiation with Travis and Laura Ramos to purchase the entire property.

Recommendation:

Adopt an Ordinance approving a Contract for the Lease and Purchase of Real Estate at 1155 Pine Street and set a public hearing and second reading for February 3, 2026.

Attachments:

1. Ordinance No. 1914, Series 2026
2. Lease-Purchase Agreement 1155 Pine St
3. 1155 Pine Street - Photos of Caboose and Boxcar

**ORDINANCE NO. 1914
SERIES 2026**

**AN ORDINANCE APPROVING A CONTRACT FOR THE LEASE AND PURCHASE
OF REAL ESTATE – 1155 PINE STREET**

WHEREAS, the City of Louisville is a home rule municipality and political subdivision of the State of Colorado; and

WHEREAS, the City Council wishes to purchase a portion of that property located at 1155 Pine Street within the City of Louisville; and

WHEREAS, the purchase will require subdivision of the property, the plat for which will take several months to prepare, review and process through the City's subdivision procedures in accordance with the provisions of the Louisville Municipal Code; and

WHEREAS, the City Council desires to rent the portion of the property to be purchased by the City until such time as the sale can be completed; and

WHEREAS, the City and the property owner have negotiated a Contract for the Lease and Purchase of Real Estate, a copy of which Contract accompanies this ordinance; and

WHEREAS, the Council is authorized to enter into the Contract to lease from the property owner, pending purchase the same, the property as provided in such Contract, pursuant to Section 12-4 of the City Charter and state law, including C.R.S. § 31-15-801; and

WHEREAS, the lease term in the Contract expires on July 31, 2026; and

WHEREAS, in order to implement the property purchase as set forth in the Contract, the Council desires (a) to authorize and approve the execution and delivery by the City of, and the performance by the City of its obligations under, the Contract and certain other documents described herein; and (b) to authorize, approve, ratify, make findings and take other actions with respect to the foregoing and related matters.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The Council hereby: (a) approves the leasing of the portion of that property located at 1155 Pine Street pursuant to the Contract in exchange for the payment of rental payments as provided in the Contract, (b) approves the Contract, which is presented in substantially final form to the Council in connection with the adoption of this Ordinance; (c) authorizes the Mayor, the City Manager, and the Finance

Director, and all other appropriate officers and employees of the City to execute and deliver the Contract in the form appended hereto with such changes and modifications as are deemed necessary by the City Attorney and approved by the Mayor; and (d) authorizes and directs the performance by the City of its obligations under the Contract.

Section 2. The Council hereby adopts, as if set forth in full herein, all the representations, covenants, agreements, findings, determinations and statements of or by the City set forth in the Contract.

Section 3. The officers, employees and agents of the City are authorized and directed to take all action necessary or appropriate to carry out the provisions of this Ordinance and the Contract referred to herein and to carry out the transactions described herein or in such documents, and any actions and the execution and delivery of any documents necessary or convenient to accomplish the conveyance of the leased property to, and acquisition of the leased property by, the City.

Section 4. All actions previously taken by the Council and the officers, employees and agents of the City that are directed toward the transactions described herein or in the documents referred to herein and that are not inconsistent herewith are hereby ratified, approved and confirmed.

Section 5. If any portion of this ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares it would have passed and approved this ordinance and each part hereof irrespective of the fact that any one part be declared invalid.

Section 6. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 7. The Contract does not create a multiple fiscal year direct or indirect debt or other financial obligation and does not require voter approval in advance under Section 4(b) of Article X, Section 20 of the Colorado Constitution. The Contract will not cause the City to exceed its spending limits under Section 7, Article X, Section 20 of the Colorado Constitution.

**INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED
PUBLISHED** this 20th day of January 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

PUBLIC HEARING AND SECOND READING WILL BE THE ____ DAY OF _____, 2026, AT 6:00 P.M. AT LOUISVILLE CITY HALL, 749 MAIN STREET, LOUISVILLE, CO 80027.

PASSED AND ADOPTED ON SECOND AND FINAL READING, this ____ day of _____, 2025.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

APPROVED AS TO FORM:
Kelly PC

Kathleen M. Kelly, City Attorney

CONTRACT FOR THE LEASE AND PURCHASE OF REAL ESTATE

THIS CONTRACT is made and entered into this ____ day of _____, 2026 (the “**Effective Date**”), by and between the **CITY OF LOUISVILLE**, a Colorado home rule municipal corporation (“**Purchaser**”) and **TRAVIS RYAN RAMOS and LAURA LEIGH RAMOS** (“**Seller**”). Purchaser and Seller are collectively referred to as the “**Parties**.”

WHEREAS, Seller is the owner of an 0.236-acre parcel of real property located at 1155 Pine Street, Louisville, Colorado and legally described as a parcel of land located in the southeast quarter of Section 8, Township 1 South, Range 69 West, City of Louisville, County of Boulder, State of Colorado (“**1155 Pine**”); and

WHEREAS, Purchaser desires to purchase a portion of 1155 Pine from Seller, including the caboose and boxcar located thereon, and in connection therewith will be conveying to the Seller a small portion of property currently owned by the City to “square off” the portion to be retained by Seller, all as depicted in **Exhibit A**; and

WHEREAS, during such time as a subdivision plat is prepared and processed for approval by Purchaser pursuant to the Louisville Municipal Code, Purchaser desires to lease from Seller that portion of the property to be purchased; and

WHEREAS, Seller is willing to lease and sell such portion of 1155 Pine to Purchaser in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the promises, payment, covenants, and undertakings hereinafter set forth, and other good and valuable consideration, which is hereby acknowledged and receipted for, the Seller and Purchaser agree as follows:

1. **Lease of Property.** Seller hereby demises and leases to Purchaser and Purchaser hereby takes and rents from Seller that portion of the real property depicted on **Exhibit A**, together with the caboose and boxcar not situated thereon, and all easements, rights, licenses, and appurtenances used in connection therewith or belonging thereto (hereinafter the “**Property**”).

a. **Term.** The initial term of the Lease shall begin on the Effective Date and shall terminate on the 31st day of July, 2026, unless such date is extended by mutual written agreement of the Parties or this Contract is terminated pursuant to the provisions herein.

b. **Rent.** During the term of the Lease, Purchaser shall pay unto Seller the sum of TEN THOUSAND DOLLARS (\$10,000.00) per month as rent for the Property. The monthly rental payment shall be due on the first day of the month and if not paid by the fifteenth day, there shall be late charge of twenty-five dollars (\$25.00) due for such month. If this Lease shall begin on any day other than the first day of a month or terminate on any day other than the last day of a month, then the rent due under this Contract for such month shall be calculated on a pro rata basis.

c. **Use of the Premises.** Purchaser may use the leased premises for any municipal purpose during the term of the Lease.

d. **Utilities.** There are no utilities serving the portion of the Property to be leased by Purchaser; therefore, Purchaser shall bear no responsibility for payment of any utilities to the Property.

e. **Taxes.** Seller shall pay all real property taxes levied on the Property during the term of the Lease.

f. **Alterations, trade fixtures, financing.** Purchaser shall have the right to make such alterations and improvements to the Property as it deems necessary or desirable upon giving written notice of the same to Seller. Such alterations and improvements shall comply with all applicable state and local laws and regulations. Purchaser shall keep the Property free from any and all liens arising out of any work performed or materials furnished in making such improvements.

g. **Assignment and subleasing.** Purchaser shall not have the right to assign this Lease or sublet the Property in whole or in part without first obtaining Seller's written consent. After any consent to assignment or sublease, Purchaser shall remain fully liable for payment of rent and other covenants and obligations of the Purchaser herein contained.

h. **Entry and inspection.** Purchaser shall permit Seller and their agents to enter the Property at all reasonable times for any of the following purposes to inspect the same: (i) to maintain the Property; (ii) to make any repairs to the Property the Seller is obligated to or elects to make; and (iii) to post notices of non-responsibility for alterations or additions or repairs.

2. **Purchase of Property**. Subject to the terms and conditions of this Contract, the Purchaser hereby agrees to purchase, and Seller agrees to sell, the following described property and interests in real estate (collectively referred to as the "**Property**"):

A portion of that property located at 1155 Pine Street depicted on **Exhibit A** attached hereto, together with all of Seller's right, title, and interest in and to all easements; other appurtenances thereto; and all improvements, fixtures and structures thereon at the time of delivery of possession to the Purchaser. The Parties agree that 1155 Pine shall be subdivided as provided in Section 4, below, and that a new legal description describing the Property to be purchased by Purchaser will be prepared.

2. **Purchase Price**. The total purchase price of the Property (the "**Purchase Price**") shall be THREE HUNDRED NINETY-SIX THOUSAND DOLLARS (\$396,000.00), which shall be payable by the Purchaser in cash, certified funds, wire transfer, or cashier's check (if acceptable as "good funds" under Colorado law) as follows:

a. **Deposit.** Within three (3) business days following the Effective Date, Purchaser shall pay to Seller a deposit in the amount of ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00) (the "**Deposit**") to secure and guarantee Purchaser's duties and obligations hereunder, such amount to be credited toward the purchase price set forth in Section 10 (the "**Closing**"). Purchaser shall be entitled to full return of the Deposit in the event Seller defaults in any of their duties or obligations hereunder or Seller fails or refuses to close at the date and time set forth herein. In such event, the Deposit shall be returned in full to Purchaser within thirty (30) days of written demand to Seller by Purchaser.

b. **Balance.** Purchaser shall be entitled to deduct from the Purchase Price the Deposit paid pursuant to Section 2.a and all rents paid pursuant to Section 1.b. If Purchaser has failed to make all said rental payments or if other amounts shall be due Seller hereunder, and Seller has not terminated this Contract, then the balance of the Purchase Price shall be modified to reflect such additional amounts due. The balance of the Purchase Price shall be paid by Purchaser at the closing of the purchase and sale provided for in Section 10 (the "**Closing**").

3. Documents to be Obtained by or Delivered to Purchaser.

a. **Survey.** The Purchaser may at its sole expense contract for an ALTA engineering survey of the Property, which shall be certified to Purchaser, Seller, and the Title Company ("**Survey**").

b. **Title Commitment.** Within thirty (30) days after the Effective Date, Seller shall furnish to the Purchaser, at Purchaser's expense, a title insurance commitment issued by the Title Company showing the status of record title to the Property ("**Commitment**") and committing to insure, subject to the exceptions and requirements set forth therein, title to the Property in Purchaser in an amount mutually agreed to by the Parties and Title Company (but not to exceed the Purchase Price). The Commitment shall be on a form acceptable to the Parties and shall include copies of all documents identified in the schedule of exceptions. Extended title coverage or endorsements will be issued only at the request of Purchaser and will be at Purchaser's sole expense. The Commitment, together with the Schedule B-2 documents referenced therein are referred to collectively herein as "**Title Documents.**" The Title Documents, Survey, and any other document, report or information relative to the Property that is delivered to or obtained by Purchaser are sometimes collectively referred to herein as "**Property Information.**"

4. Condition Precedent to Seller's Performance. Purchaser acknowledges that Seller's obligation to close on the sale of the Property is expressly contingent upon the following conditions precedent on or before Closing:

a. **Subdivision.** Purchaser shall, at its expense, prepare a subdivision plat subdividing 1155 Pine into two lots as follows: one lot approximately 0.095-acres in area on the east side of 1155 Pine Street, which will be purchased by the Purchaser, and one lot approximately 0.14-acres in area, which includes the existing residence, on the west

to be retained and owned by the Seller, as depicted in **Exhibit A**. Seller shall authorize Purchaser shall apply for subdivision approval in accordance with the procedures and requirements of the Louisville Municipal Code.

b. **Right to Terminate.** In addition to all other rights and remedies of Purchaser and Seller hereunder, either party shall have the right to terminate this Contract and make the same of no further force and effect in the event that: (i) subdivision approval is not obtained prior to Closing; or (ii) in the event any action whatsoever is commenced to defeat or enjoin the Purchaser's performance under this Contract. If the Contract is terminated for any such reason, the Deposit shall be returned to the Purchaser, and the Parties will be released from all obligations hereunder other than those provisions hereof which expressly contemplate survival of termination.

5. **Condition Precedent to Purchaser's Performance.** The obligation of Purchaser to purchase the Property is subject to the satisfaction of the following conditions precedent on or before the expiration of the Examination Period (defined below) or expiration of the title objection deadline, and if the conditions are not so satisfied, the unsatisfactory conditions may either be waived by Purchaser in writing designated as a waiver, or Purchaser may terminate this Contract in which event the Deposit shall be returned in full to Purchaser, and the parties will be released from all obligations hereunder other than those provisions hereof which expressly contemplate survival of termination.

a. **Subdivision.** Should the subdivision contemplated by Section 4.a not be completed on or before July 31, 2026, Purchaser shall have the option to either (i) request an extension to the lease period set forth in Section 1.b and the date for closing set forth in Section 10; or (ii) terminate this Contract, in which event the Deposit shall be returned in full to Purchaser. Should Seller not agree to extend the lease period and date for closing, the Contract will be deemed terminated by Seller and the Deposit shall be returned in full to Purchaser.

b. **Examination Period.** Purchaser shall have sixty (60) calendar days following the Effective Date (the "**Examination Period**"), in which to inspect and evaluate the Property to determine the suitability of the Property for Purchaser's intended use.

i. At any and all times during the term of this Contract, Purchaser and Purchaser's representatives, agents, consultants and designees shall have the right to enter upon the Property, at Purchaser's own cost, for any purpose in connection with its proposed purchase, development or operation of the Property, including, without limitation, the right to make such inspections, investigations and tests as Purchaser may elect to make or obtain. In the event Purchaser does not close on the purchase of the Property pursuant to this Contract, then Purchaser shall promptly restore the Property to the condition existing prior to performing any tests or activities on the Property, by Purchaser or at Purchaser's instance or request. Purchaser shall exercise care not to damage trees, curb or landscaping on the Property prior to Closing.

ii. Purchaser shall pay promptly when due for all work performed on the Property by Purchaser, or at Purchaser's instance or request, including, without limitation, all inspection fees, appraisal fees, engineering fees and other expenses of any kind incurred by Purchaser relating to the inspection of the Property, all of which shall be the sole expense of the Purchaser. Any and all liens, whether threatened or actually filed, against any portion of the Property resulting from Purchaser's inspection of the Property, or as a result of work performed or materials supplied at Purchaser's instance or request, shall be satisfied and removed by Purchaser within five (5) business days after notice thereof is given to Purchaser. Purchaser shall indemnify, defend, protect and hold Seller harmless from any claims, injuries, losses, liens, judgments, liabilities, damages or expenses (including reasonable attorney's fees and costs) arising out of or incurred in connection with the activities of Purchaser, its agents, designees, or representatives, including entering onto or otherwise inspecting the Property hereunder, or arising from or in connection with any and all mechanic's liens and physical damage to property or persons arising out of any such entry by Purchaser or its agents, designees or representatives. The indemnification obligation of Purchaser hereunder shall survive the termination of this Contract.

iii. If on or before the expiration of the Examination Period, Purchaser determines for any reason or for no reason not to proceed with the acquisition of the Property, Purchaser may elect by written notice to Seller given on or before expiration of the Examination Period to terminate this Contract, and upon giving such notice this Contract shall terminate, the Seller shall return the Deposit to Purchaser, and the parties shall be released of all further obligations under this Contract, except for those obligations which expressly survive termination hereof. If, however, Purchaser fails to give such notice, then the conditions precedent set forth in this Section 5 shall be deemed satisfied and this Contract will continue in full force and effect. Upon termination of this Contract, Purchaser will deliver to Seller all reports, studies, and similar documents (except for financial analysis prepared by Purchaser for the Property which are considered proprietary and shall not be provided to Seller by Purchaser) prepared for or by Purchaser concerning the Property at no cost to Seller and Seller may use such work product for any and all purposes.

c. **Title Documents and Survey.** Purchaser shall have thirty (30) calendar days after Purchaser's receipt of the Title Documents and Survey to object, in a writing delivered to Seller, to any matters shown on the Title Documents or Survey.

i. If Seller is willing to cause the cure or removal of any of the matters to which Purchaser objects upon terms acceptable to Purchaser in Purchaser's sole and absolute discretion, which cure may, with Purchaser's consent, include insuring over such objectionable title matters, then Seller shall so notify Purchaser within ten (10) calendar days of Seller's receipt of Purchaser's notice. If Seller does not respond, or chooses not to cure or remedy all of Purchaser's objections,

or if Seller is unable to remove any such matters, Purchaser may elect either: (i) to terminate this Contract by delivery of written notice to Seller within ten (10) calendar days after Purchaser's receipt of Seller's notice and receive a full refund of the Deposit; or (ii) to modify such objection and to complete the transaction as otherwise contemplated by this Contract, with any reduction of the Purchase Price as may be mutually agreed upon by Purchaser and Seller. If Seller elects to cure or remove any title or survey matters objected to by Purchaser, and Seller cannot thereafter cure or remove the same by Closing, Seller shall have the right, but not the obligation, to extend the Closing for a period of up to sixty (60) calendar days to attempt to cure, insure over or remove such exceptions or defects to the satisfaction of Purchaser.

ii. In the event of Purchaser's election to terminate this Contract pursuant to this Section, upon Seller's receipt of Purchaser's written notice of such election, this Contract shall terminate, the Deposit shall be returned to Purchaser, and the parties shall be released of all further obligations under this Contract, except for those obligations which expressly survive termination hereof. If Purchaser does not elect to terminate this Contract in accordance with this Section, Purchaser shall thereby be deemed to have indicated its acceptance of, and waiver of any and all objection to all matters, exceptions and requirements set forth on the Commitment or the Survey, and its acceptance of the status of title to the Property generally. At such time, all matters then shown on Schedule B-2 of the Title Commitment and the Survey shall be deemed "**Permitted Exceptions**," except that there shall be no exception for leases or tenancies.

6. Seller's Representations and Warranties. Seller represents and warrants to Purchaser as of the Effective Date of this Contract as follows:

a. To Seller's actual, present knowledge, the performance by Seller under this Contract is consistent with and not in violation of, and will not create any default under, any contract, agreement or other instrument to which Seller is a party, any judicial order or judgment of any nature by which Seller or the Property is bound.

b. To Seller's actual, present knowledge, there is no litigation pending or, to Seller's actual, present knowledge, threatened, which would affect the Property or Seller's ownership thereof.

c. Seller is not a "foreign person" within the meaning of Sections 1445(f)(3) and 7701(a)(30) of the Internal Revenue Code and Seller will furnish to Purchaser at Closing an affidavit confirming the same.

d. The Property will be conveyed by Seller to Purchaser free and clear of all leases or tenancies by other parties claiming through Seller.

e. Seller shall notify Purchaser in writing if, at any time prior to Closing, there

are any material changes to the foregoing representations and warranties adverse to Purchaser, and in such event Purchaser has the right, but not the obligation, to terminate this Contract within ten (10) business days after said notice is delivered by Seller, whereupon the Deposit shall be returned to Purchaser.

7. Purchaser's Representations. Purchaser hereby represents and warrants to Seller as of the Effective Date of this Contract as follows:

a. Purchaser is a municipal corporation duly organized and legally existing under the laws of the State of Colorado. The person executing this Contract on behalf of Purchaser has the authority so to act.

b. This Contract constitutes the legal, valid and binding obligation of Purchaser and is enforceable against Purchaser in accordance with its terms. The execution and delivery of this Contract, and Purchaser's performance under this Contract, are within Purchaser's powers and have been duly authorized by all necessary action.

8. Disclaimer of Certain Representations and Warranties.

a. Purchaser acknowledges that Seller is affording Purchaser the opportunity for full and complete investigations, examinations and inspections of the Property. Except as specifically set forth herein, Purchaser acknowledges and agrees that Seller has not made any independent investigation or verification of, nor has any knowledge of, the accuracy or completeness of any of the Property Information and the Property Information is being furnished to Purchaser at its request and for the convenience of Purchaser. Purchaser is relying solely on its own investigations of the Property and is not relying in any way on Property Information furnished by Seller. Seller expressly disclaims any representations or warranties with respect to the accuracy or completeness of the Property Information and any duty of disclosure provided in this Contract, and Purchaser releases Seller and Seller's officers, employees, agents and representatives, from any and all liability with respect to the Property Information and the Property, except for the warranty of title set forth in the special warranty deeds delivered at Closing.

b. Purchaser acknowledges that it is purchasing the Property based solely on its inspection and investigation of the Property and that Purchaser will be purchasing the Property "AS IS" and "WITH ALL FAULTS" based upon the condition of the Property as of the date of the Closing. Without limiting the foregoing, Purchaser acknowledges that, except as expressly set forth in this Contract, Seller, their agents, and representatives have not made, do not make and specifically negate and disclaim any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, with respect to the Property, including, without limitation, the condition of the Property, the existence or nonexistence of Hazardous Materials (defined below), water or water rights, development rights, taxes, bonds, covenants, conditions and restrictions, topography, drainage, soil, subsoil, utilities, zoning, or other rules and regulations affecting the Property. SELLER MAKES NO

WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WITH RESPECT TO THE PROPERTY. As used herein, the term "Hazardous Materials" means (i) hazardous wastes, hazardous substances, hazardous constituents, toxic substances or related materials, whether solids, liquids or gases, including, but not limited to substances defined as "hazardous wastes," "hazardous substances," "toxic substances," "pollutants," "contaminants," "radioactive materials," or other similar designations in, or otherwise subject to regulation under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9601 et seq.; the Toxic Substance Control Act, 15 U.S.C. § 2601 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. § 1802; the Resource Conservation and Recovery Act, 42 U.S.C. § 9601 et seq.; the Clean Water Act, 33 U.S.C. § 1251 et seq.; the Safe Drinking Water Act, 42 U.S.C. § 300(f) et seq.; the Clean Air Act, 42 U.S.C. § 7401 et seq.; and in any permits, licenses, approvals, plans, rules, regulations or ordinance adopted, or other criteria and guidelines promulgated pursuant to the preceding laws or other similar federal, state or local laws, regulations, rules or ordinances now or hereafter in effect relating to environmental matters (collectively the "**Environmental Laws**"); and (ii) any other substances, constituents or wastes subject to any applicable federal, state or local law, regulation or ordinance, including any Environmental Law now or hereafter in effect, including but not limited to petroleum, refined petroleum products, waste oil, waste aviation or motor vehicle fuel, and asbestos.

c. Purchaser's failure to elect to waive the conditions pursuant to Section 5 shall be deemed an acknowledgment by Purchaser that Purchaser has inspected the Property, is thoroughly acquainted with and accepts its condition, and has reviewed, to the extent necessary, in its discretion, all the Property Information and Seller shall not be liable or bound in any manner by any oral or written information pertaining to the Property furnished by Seller, Seller's officers, employees, agents or representatives.

d. Upon Closing, Purchaser shall assume the risk that adverse physical, environmental, governmental compliance, geotechnical and other conditions from whatever source may have been revealed by Purchaser's investigations, and Purchaser, upon closing, shall be deemed to have waived, relinquished and released Seller, and Seller's officers, employees, agents and representatives, from and against any and all claims, demands, causes of action, losses, damages, liabilities, costs and expenses of any kind or character, known or unknown, which Purchaser might have asserted or alleged against Seller or Seller's officers, employees, agents and representatives at any time by reason of or arising out of any latent or patent physical conditions, violations of applicable laws (including without limitation any Environmental Laws) and any and all other acts, omissions, events, circumstances or matters regarding the condition of the Property.

9. Reserved.

10. Closing.

a. The Closing for Property shall be held on or before **July 31, 2026**. In the event that the conditions set forth in Section 4 have not been satisfied by the date set for Closing, either party may extend the Closing for up to ninety (90) days upon written notice to other party, for purposes of satisfying the conditions.

b. The specific time of the Closing shall be set by mutual written agreement of the parties. The place of Closing shall be the offices of the Title Company or such other place as may be designated by mutual written agreement of the Parties.

11. Obligations of Seller at Closing. Seller shall have the following obligations at Closing:

a. Seller shall execute, have acknowledged and deliver to Purchaser, a special warranty deed conveying title to Purchaser free and clear of leases, tenancies and parties in possession and subject only to the Permitted Exceptions.

b. Seller shall cause the Title Company to deliver to Purchaser either: (i) a current Owner's Policy on the Property to be issued pursuant to the Commitment showing no lien, encumbrance or other restriction other than the Permitted Exceptions; or (ii) an unqualified written commitment from the Title Company to deliver such an Owner's Policy.

c. Seller shall deliver to Purchaser an affidavit setting forth Seller's federal tax identification number and certification that it is not a "foreign person" within the meaning of the Internal Revenue Code.

d. Seller shall execute such other documents as are reasonably required by the Title Company to effectuate the transaction contemplated herein.

e. Possession of the Property shall be delivered to the Purchaser on or before the date and time of Closing.

12. Obligations of Purchaser at Closing. Purchaser shall have the following obligations at Closing:

a. Purchaser shall deliver the balance Purchase Price to Seller, subject to the adjustments set forth in Section 13.

b. Purchaser shall execute such other documents as are reasonably required by the Title Company to effectuate the transaction contemplated herein.

13. Closing Costs. Closing costs and adjustments shall be allocated as follows:

a. Purchaser will pay the cost of the Owner's Policy of Title Insurance to be

provided pursuant to the terms of this Contract; the cost of recording the special warranty deed, other conveyance documents, and any other documents to be recorded in connection with the Closing; all documentary fees and taxes; and the escrow fees or other Title Company closing fees.

b. All real property taxes levied against the Property and other regular expenses, if any, affecting the Property shall be paid by Seller.

14. Time of Essence. Time is of the essence of the obligations of the Parties.

15. Remedies. The Parties shall have the following remedies in the event of a breach of this Contract. However, before either party is deemed in default of this Contract, the other party must provide it written notice of the alleged violation and the defaulting party shall have at least ten (10) calendar days thereafter to cure such violation.

a. If Seller is in default, Purchaser may: (i) terminate this Contract upon written notice to Purchaser, in which event Seller shall return the Deposit in full to Purchaser; or (ii) elect to seek specific performance of this Contract from Seller because of such default or bring an action for damages suffered as a result of such default.

b. If Purchaser is in default, Seller may terminate this Contract by written notice to Seller, and retain the Deposit as liquidated damages. THE PARTIES HERETO ACKNOWLEDGE THAT SELLER'S DAMAGES DUE TO PURCHASER'S DEFAULT HEREUNDER ARE DIFFICULT TO ASCERTAIN AND AGREE THAT THE AMOUNT OF THE DEPOSIT REPRESENTS A REASONABLE ESTIMATE OF SELLER'S DAMAGES.

c. Upon termination of this Contract pursuant to this Section, neither party shall thereafter have any further obligations to the other party except as contemplated by this Section and except for any provisions of this Contract which expressly survive such termination.

16. Condemnation. Promptly upon learning of the institution, prior to Closing, of any proceedings for the condemnation of any part of the Property, Seller or Purchaser will immediately notify the other in writing of the pendency of such proceedings. At Purchaser's election, which shall be made within sixty (60) calendar days following Purchaser's receipt of written notice of such condemnation or eminent domain proceedings, Purchaser may at its option either: (a) terminate this Contract by notifying Seller within the sixty (60) calendar day period and receive a full refund of the Deposit and the parties shall be relieved of all obligations hereunder except those that expressly survive termination hereof; or (b) elect to consummate the transaction provided for herein. In the event Purchaser so elects to consummate the transaction then this Contract shall remain in full force and effect and Seller shall assign to Purchaser any and all of its right, title and interest in and to any award or other benefits made or to be made in connection with such condemnation or eminent domain proceeding to the extent affecting the Property. Purchaser shall be entitled to participate with Seller in all negotiations and

dealings with the condemning authority in respect of such matter; provided, however, that Purchaser shall have the right to finally approve any agreement with the condemning authority. Purchaser shall take title to the remainder of the Property with the assignment of such proceeds and subject to such condemnation or eminent domain proceeding and without reduction in the Purchase Price.

17. Survival of Representations and Warranties. No representations or warranties whatever are made by any party to this Contract except as specifically set forth in this Contract. The representations, warranties and indemnities made by the parties to this Contract and the covenants and agreements to be performed or complied with by the respective parties under this Contract before Closing shall be deemed to be continuing and shall survive the Closing; provided, however, the representations and warranties of Seller and Purchaser shall terminate on the date which is twenty-four (24) months after the Closing date. Nothing in this Section shall affect the obligations and indemnities of the parties with respect to covenants and agreements contained in this Contract that are permitted or required to be performed in whole or in part after the Closing date.

18. Effect of Headings. The subject headings of articles, paragraphs and subparagraphs of this Contract are included for purposes of convenience only, and shall not affect the construction or interpretation of any of its provisions.

19. Entire Agreement/Survival of Contract. This Contract constitutes the entire agreement between the Parties and supersedes all prior and contemporaneous agreements, representations and understandings of the parties regarding the subject matter of this Contract. This Contract and all provisions hereof shall survive the Closing contemplated hereunder except as expressly set forth herein to the contrary.

20. Counterparts. This Contract may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

21. Assignment. This Contract may not be assigned by Purchaser without the prior written consent of Seller, which consent may be granted or withheld at the sole discretion of Seller.

22. Notice. Whenever notice is required to be given hereunder, it shall be in writing and delivered to the party entitled thereto or mailed to the party entitled thereto, by hand delivery, facsimile transmission, e-mail or certified mail, return receipt requested. If delivered, said notice shall be effective and complete upon delivery. If e-mailed or faxed, said notice shall be effective upon receipt as evidenced by sender's transmission receipt. If mailed, said notice shall be effective and complete three (3) days after mailing. Until changed by notice in writing, notice shall be given as follows:

To the Purchaser:

City Manager
City of Louisville
749 Main Street

Louisville, CO 80027
e-mail: dlangleyle@louisvilleco.gov

With a copy to:

City Attorney
City of Louisville
749 Main Street
Louisville, CO 80027
email: kathleen@kellypc.com

To the Seller:

Travis Ramos
731 Pine Needle Lane
Louisville, CO 80027
email: travis.ramos@gmail.com

23. Governing Law. This Contract shall be governed by and construed in accordance with the laws of the State of Colorado.

24. Time Calculations. Unless otherwise indicated, all periods of time referred to in this Contract shall refer to calendar days and shall include all Saturdays, Sundays and state or national holidays; provided that if the date to perform any act or give any notice with respect to this Contract shall fall on a Saturday, Sunday, or state, national or local holiday in Louisville, Colorado, such act or notice may be timely performed or given on the next succeeding day that is not a Saturday, Sunday or holiday. Each day shall be deemed to expire at 5:00 p.m. Mountain Standard Time.

25. Broker's Fees. Each of the parties represents and warrants to the other that it has not employed, retained or otherwise utilized any broker or finder in connection with any of the transactions contemplated by this Contract and no broker or person is entitled to any commission or finder's fees in connection with the transaction. To the extent permitted by law, the parties each agree to indemnify and hold harmless one another against any loss, liability, damage, cost, claim or expense incurred by reason of any brokerage commission or finder's fee alleged to be payable because of any act, omission or statement of the indemnifying party.

26. Costs. If any legal action or any arbitration or other proceeding is brought for the enforcement of this Contract, or because of an alleged dispute, breach, default, or misrepresentation in connection with any of the provisions of this Contract, the successful or prevailing party shall be entitled to recover reasonable attorneys' fees and other costs incurred in that action or proceeding, in addition to any other relief to which it or they may be entitled.

27. Partial Invalidity. In the event that any condition or covenant herein contained is held to be invalid or void by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Contract and shall in no way affect any other covenant or condition herein contained. If such condition, covenant or other

provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

28. Special Taxing Districts. SPECIAL TAXING DISTRICTS MAY BE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS MAY BE PLACED AT RISK FOR INCREASED MILL LEVIES AND EXCESSIVE TAX BURDENS TO SUPPORT THE SERVICING OF SUCH DEBT WHERE CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO DISCHARGE SUCH INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. PURCHASER SHOULD INVESTIGATE THE DEBT FINANCING REQUIREMENTS OF THE AUTHORIZED GENERAL OBLIGATION INDEBTEDNESS OF SUCH DISTRICTS, EXISTING MILL LEVIES OF SUCH DISTRICT SERVICING SUCH INDEBTEDNESS, AND THE POTENTIAL FOR AN INCREASE IN SUCH MILL LEVIES.

29. Potable Water. THE SOURCE OF POTABLE WATER FOR THIS REAL ESTATE IS A WATER PROVIDER, WHICH CAN BE CONTACTED AS FOLLOWS: City of Louisville, 749 Main Street. Louisville, CO 80027 , www.louisvilleco.gov. 303-666-6656. SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUNDWATER. YOU MAY WISH TO CONTACT YOUR PROVIDER TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.

30. Oil, Gas, Water, and Mineral Disclosure.

a. THE SURFACE ESTATE OF THE PROPERTY MAY BE OWNED SEPARATELY FROM THE UNDERLYING MINERAL ESTATE AND TRANSFER OF THE SURFACE ESTATE MAY NOT NECESSARILY INCLUDE TRANSFER OF THE MINERAL ESTATE OR WATER RIGHTS. THIRD PARTIES MAY OWN OR LEASE INTERESTS IN OIL, GAS, OTHER MINERALS, GEOTHERMAL ENERGY OR WATER ON OR UNDER THE SURFACE OF THE PROPERTY, WHICH INTERESTS MAY GIVE THEM RIGHTS TO ENTER AND USE THE SURFACE OF THE PROPERTY TO ACCESS THE MINERAL ESTATE, OIL, GAS OR WATER.

b. SURFACE USE AGREEMENT. THE USE OF THE SURFACE ESTATE OF THE PROPERTY TO ACCESS THE OIL, GAS OR MINERALS MAY BE GOVERNED BY A SURFACE USE AGREEMENT, A MEMORANDUM OR OTHER NOTICE OF WHICH MAY BE RECORDED WITH THE COUNTY CLERK AND RECORDER.

c. OIL AND GAS ACTIVITY. OIL AND GAS ACTIVITY THAT MAY OCCUR ON OR ADJACENT TO THE PROPERTY MAY INCLUDE, BUT IS NOT LIMITED TO, SURVEYING, DRILLING, WELL COMPLETION OPERATIONS, STORAGE, OIL AND

GAS, OR PRODUCTION FACILITIES, PRODUCING WELLS, REWORKING OF CURRENT WELLS AND GAS GATHERING AND PROCESSING FACILITIES.

d. ADDITIONAL INFORMATION. BUYER IS ENCOURAGED TO SEEK ADDITIONAL INFORMATION REGARDING OIL AND GAS ACTIVITY ON OR ADJACENT TO THE PROPERTY, INCLUDING DRILLING PERMIT APPLICATIONS. THIS INFORMATION MAY BE AVAILABLE FROM THE COLORADO OIL AND GAS CONSERVATION COMMISSION.

31. Radon Disclosure. THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT STRONGLY RECOMMENDS THAT ALL HOME BUYERS HAVE AN INDOOR RADON TEST PERFORMED BEFORE PURCHASING RESIDENTIAL REAL PROPERTY AND RECOMMENDS HAVING THE RADON LEVELS MITIGATED IF ELEVATED RADON CONCENTRATIONS ARE FOUND. ELEVATED RADON CONCENTRATIONS CAN BE REDUCED BY A RADON MITIGATION PROFESSIONAL. RESIDENTIAL REAL PROPERTY MAY PRESENT EXPOSURE TO DANGEROUS LEVELS OF INDOOR RADON GAS THAT MAY PLACE THE OCCUPANTS AT RISK OF DEVELOPING RADON-INDUCED LUNG CANCER. RADON, A CLASS A HUMAN CARCINOGEN, IS THE LEADING CAUSE OF LUNG CANCER IN NONSMOKERS AND THE SECOND LEADING CAUSE OF LUNG CANCER OVERALL. THE SELLER OF RESIDENTIAL REAL PROPERTY IS REQUIRED TO PROVIDE THE BUYER WITH ANY KNOWN INFORMATION ON RADON TEST RESULTS OF THE RESIDENTIAL REAL PROPERTY. AN ELECTRONIC COPY OF THE MOST RECENT BROCHURE PUBLISHED BY THE DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT IN ACCORDANCE WITH C.R.S. §25-11-114(2)(A) THAT PROVIDES ADVICE ABOUT “RADON AND REAL ESTATE TRANSACTIONS IN COLORADO” IS AVAILABLE AT: [HTTPS://CDPHE.COLORADO.GOV/RADON-AND-REAL-ESTATE](https://cdphe.colorado.gov/radon-and-real-estate).

32. Further Acts. Each of the parties hereto covenants and agrees with the other, upon reasonable request from the other, from time to time, to execute and deliver such additional documents and instruments and to take such other actions as may be reasonably necessary to give effect to the provisions of this Contract.

33. Amendment. This Contract shall not be amended, altered, changed, modified, supplemented or rescinded in any manner except by a written agreement executed by Purchaser and Seller.

34. Recording. This Contract shall be recorded with the Boulder County Clerk and Recorder at the Purchaser’s expense.

IN WITNESS WHEREOF, Purchaser and Seller have executed this Contract on the dates stated in their respective acknowledgements intending that this Contract be effective as of the day and year first above set forth.

PURCHASER:
CITY OF LOUISVILLE, a Colorado home rule
municipal corporation

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

SELLER:
TRAVIS RYAN RAMOS

LAURA LEIGH RAMOS

ACKNOWLEDGMENT

STATE OF COLORADO)
)ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026 by Travis Ryan Ramos and Laura Leigh Ramos.

Witness my hand and official seal.

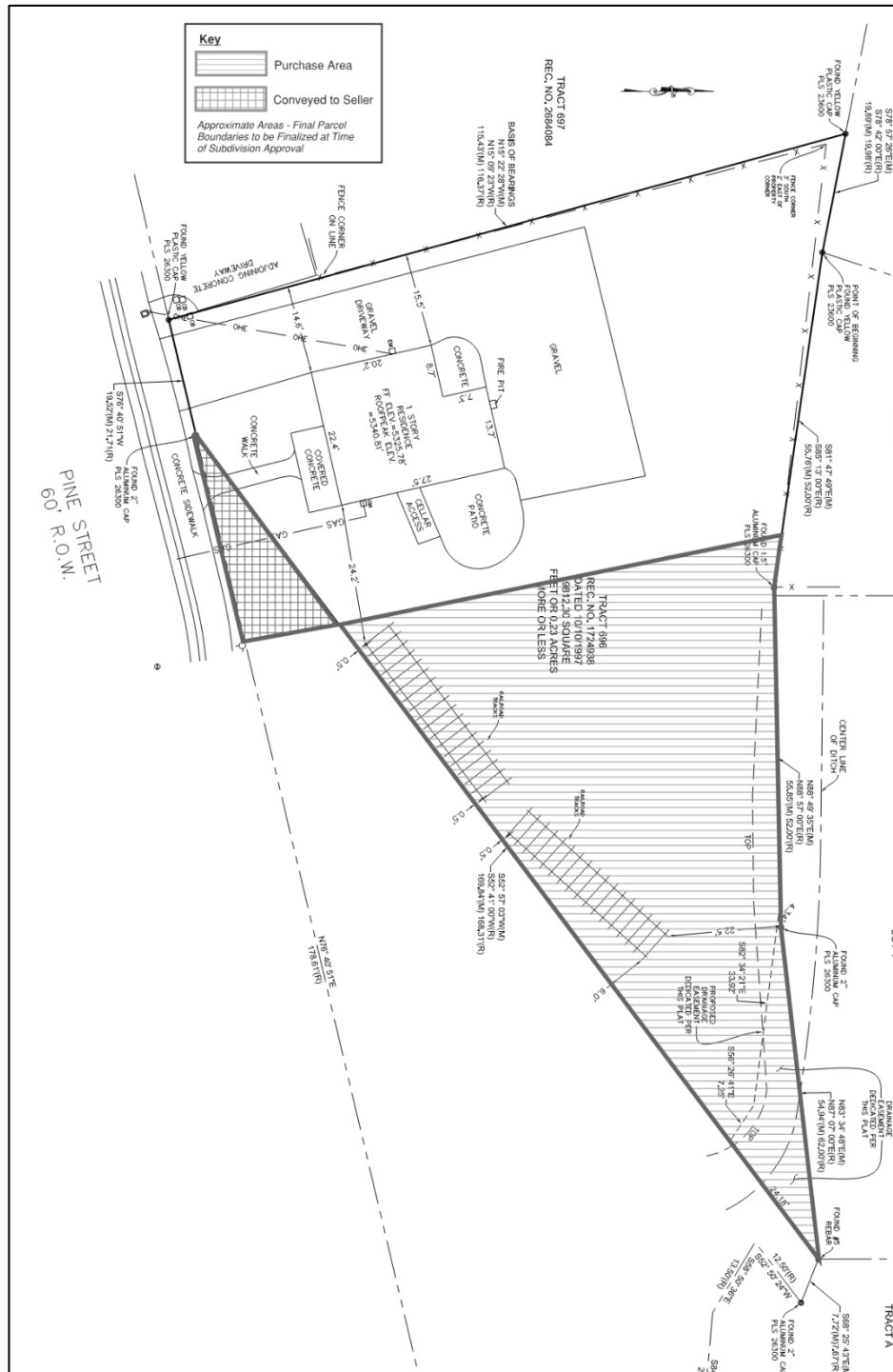
My commission expires on: _____

(SEAL)

Notary Public

EXHIBIT A

Property Depiction



1155 PINE STREET

PHOTOS OF CABOOSE AND BOXCAR

Caboose



Boxcar



Caboose & Boxcar



Subject: 2026 Council Work Plan Review
Date: January 20, 2026
Prepared By: Samma Fox, Deputy City Manager
Presented By: Samma Fox, Deputy City Manager, Diana Langley, City Manager

Summary:

The City Council establishes their work plan annually. The annual work plan reflects Council's priorities and includes only those items that require City Council involvement such as policy direction, guidance, or approval. The Council Work Plan also helps staff prioritize internal work plans and schedule the work that is needed to bring to City Council for engagement.

This is the second discussion for the 2026 Council Work Plan. Staff will provide a recap of the first meeting and an update on the proposed 2026 Council Work Plan and timeline for next steps. The goal of this meeting is to refine the proposed 2026 work plan.

Background / Prior Discussions:

Prior discussions include:

- June 11, 2024 – [Initial 2025 Council Work Plan Discussion](#), introducing new format
- July 23, 2024 – [2025 Council Work Plan Discussion](#), setting priorities
- December 17, 2024 – [2024 City Council Work Plan Wrap Up](#)
- January 14, 2025 – Draft 2025 Council Work Plan Review and Discussion
- January 21, 2025 – Adoption of the 2025 Council Work Plan
- May 27, 2025 – Initial 2026 Council Work Plan Discussion, with the goal of setting priorities for use in the 2026 Supplemental Budget Process
- July 15, 2025 – [Second discussion of the 2026 City Council Work Plan](#), focused on challenges and opportunities for each department
- November 10, 2025 — Discussion of the 2026 City Council Work Plan was postponed by Council to allow for input from the Executive Leadership Team Retreat on January 5, 2026.

Development Proposal:

N/A

Analysis:

Council was provided an initial draft of the 2026 Council Work Plan, along with discussion notes from the May meeting, in August for review and consideration during the 2026 Supplemental Budget. Staff utilized those notes to draft the attached work plan, with additional items for discussion highlighted throughout.

It is important to remember through this process, Council work plans are a reflection of City Council's priorities for one year and do not reflect every priority of the City. Council work plans reflect policy priority areas where City Council plans to provide direction and take action within a year. These priorities should be framed in the context of the [Louisville Charter](#), [Code of Ordinances](#), [Comprehensive Plan](#), [2024 Community Survey](#), [prior work plans](#), [the budget](#), and other strategic and planning documents. Staff also recommends Council recall the July 15 presentations from Department Heads and the one-pagers provided (linked in background) when considering capacity, as the current draft over commits the City.

The draft 2026 Work Plan breaks items into categories:

- **Proposed Items:** These consist of items discussed in May where Council expressed support for adding into the 2026 Council Work Plan
- **Additional Items for Council Discussion:** These are items identified by Council Members, but where the direction was not clear.
- **Board and Commission Submissions:** These are items submitted by the boards and commissions that were not identified by Council for either inclusion or additional discussion. This does not necessarily indicate Council is not supportive of these items, as there may be other reasons Council chose not to include them on the work plan. For example, Council already supported the Bird City Designation this October.

Council Work Plan:

N/A - This item is a review of the proposed 2026 Council Work Plan.

Fiscal Impact:

N/A - Council Work Plan priorities are used to guide budget development and fiscal impacts will be explored through that process.

Alternatives:

Council may support the current draft work plan, provide edits, or provide other direction to staff regarding priority setting. Council should keep in mind, the February 10 Council and Executive Leadership Team Workshop will provide additional insights and opportunity for discussion. The final work plan is scheduled to be presented to Council for adoption on February 17.

Recommendation:

Staff recommends Council review and discuss the Draft 2026 Council Work Plan, keeping in mind the priorities of the Council and Community, as well as capacity.

Attachments:

1. 2026 Council Work Plan Draft - Nov 2025
2. 2026 Council Work Plan Draft - Aug 2025
3. 2026 Council Work Plan Discussion - May 2025
4. 2026 Council Work Plan Presentation - Jan 2026



DRAFT 2026 Louisville City Council Work Plan

DRAFT 2026 Louisville City Council Work Plan

Council Priorities

Economic Vitality • Core Services • Safety • Housing

Equity, Diversity, and Inclusion (EDI) and Sustainability are core values of the City of Louisville and should be used as lenses through which to view all actions on this work plan. Council directs staff to consider both EDI and Sustainability in their decision making and in options presented for council direction.

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Capacity Considerations: The current state of the 2026 Council Work Plan oversubscribes the City on special projects above and beyond day-to-day work. In follow up discussions, Council should consider alignment of the work with core and day-to-day service priorities, urgency, and resource constraints. For example, much of this work plan falls on just a couple departments, without a corresponding addition of staffing for 2026.

The 2026 Louisville City Council Work Plan represents planned work on council priorities in 2026 above and beyond day-to-day services and anticipates updates to council throughout the year. Council may adjust this plan as needed, recognizing the scale of many of these initiatives and that adjustments such as additions or changes will impact items listed below. The following pages preliminarily define each of Council's four 2026 priorities.



DRAFT 2026 Louisville City Council Work Plan

Economic Vitality

Economic Vitality, also known as Economic Prosperity, includes completion of current planning initiatives such as the Comprehensive Plan and Downtown Vision Plans, code updates to continue a business-friendly approach, and traditional economic development focuses such as business attraction and retention. In addition, financial sustainability is a key component of economic vitality. Not only does a thriving economic base support financial sustainability for the City, but the City must maintain a sustainable fiscal approach in order to support the economy and a vibrant community.

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- FUTURE: 2025 Business Survey (anticipated to launch Sept. 2025)

PROPOSED 2026 Priority Items

2026 council actions will be adjusted as this draft progresses.

Item	Description	2026 Council Actions
Comprehensive Plan (Lead: Community Development Director)	Update to 2013 Comprehensive Plan addressing community future growth and development, infrastructure, and a range of other topics including but not limited to Housing Plan implementation.	Anticipate City Council adoption early 2026.



DRAFT 2026 Louisville City Council Work Plan

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Economic Vitality Committee (EVC) Policy Recommendations (Lead: EVC, with Community Development staff support)	Evaluation of 2025 Business Survey Recommendations and potential policy recommendations for council consideration.	Anticipate one or more meetings to review results of the 2025 Business Survey and evaluate recommendations for council consideration.
Targeted Development Code and Process Amendments (Lead: Community Development Director)	Identify near term, targeted, priority development code updates that should occur prior to the development code rewrite project.	Potential council actions include discussion and direction, if needed, as well as adoption of targeted code amendments.
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Sundance Film Festival – (Lead: Cultural Services Director & Community Development Director)	Partner with neighboring communities to identify needs and opportunities. Bring forward council policy and resource allocation considerations, such as Festival Lodging Licenses.	Potential council actions include discussion and direction, if needed, as well as adoption of related policies.
McCaslin Corridor – (Lead: Community Development Director)	Revitalization initiatives related to the McCaslin Corridor.	Anticipate one or more meetings to receive and implement Council direction. May be combined with other items on this Work Plan.



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Additional Items for Council Discussion

- [Reconsideration of local minimum wages](#)

Potential Partners

- Louisville Chamber
- Louisville Downtown Business Association (DBA)
- Louisville Revitalization Commission (LRC)

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DRAFT 2026 Louisville City Council Work Plan

Core Services

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PROPOSED 2026 Priority Items

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Item	Description	2026 Council Actions
PROS Long-Range Plan & Trails Plan (Lead: PROS Director)	The 10-year PROS(G) department strategic plan will be completed in concert with the City's first Trails Plan.	Anticipate one or more status update meetings and/or requests to attend Open Houses or Public Engagement meetings. Anticipate adoption in 2026.
Website Update (Lead: Deputy City Manager)	Revision of the City's website.	Anticipate one or more meetings with council.



DRAFT 2026 Louisville City Council Work Plan

Waste Water Treatment Plant (WWTP) Expansion (Lead: Public Works Director)	Expansion of WWTP to service Redtail Ridge.	Approve Redtail Ridge WWTP Expansion Construction contract.
Transportation Infrastructure (Lead: Public Works Director)	Receive an overview on current transportation and transportation infrastructure strategies and priorities, such as the Transportation Plan, rail, multi-modal, and regional efforts.	Review current transportation strategy and priorities. Provide feedback on future strategic work if desired.
Advocacy (Lead: City Council, with City Manager's Office staff support)	Core services rely on supportive legislation, regional partnerships, and are benefited by grant funding and incentives. Support of and active advocacy around the legislative agenda, especially on items such as transit, is imperative.	Anticipate 1-2 meetings on the legislative agenda. Additional agenda items, such as resolutions in support or opposition of legislation, as needed.
2027-28 Biennial Budget and Capital Improvement Program (CIP) (Lead: Finance Director)	Funding is crucial for core services.	Anticipate 3 or more meetings to set and adopt the 2027-28 biennial budget.
Xcel Franchise Agreement (Lead: Public Works)	Xcel, due in 2027.	Anticipate one or more meetings to review and approve the agreement.
Core Services (Lead: City Manager)	Define core services for the City of Louisville, including corresponding service levels, and align with current and future demands for fiscal sustainability.	Anticipate meetings as needed to receive and implement Council's direction.
Strategic Planning (Lead: City Manager)	City-wide strategic planning for long-term effective use of City resources and alignment of service levels in service of the City's Vision.	2026 Council Actions include defining core services (above), adopting the Vision, and continuing to build readiness as well as providing policy direction.
Historic Preservation Tax (Lead: Community Development Director & Cultural Services Director)	Consideration of alternatives and potential next steps ahead of the Historic Preservation Tax expiring in 2028.	Anticipate one or more meetings to receive and implement Council direction.
Parks & Open Space Initiatives – Scope TBD (Lead: PROS Director)	Consideration of initiatives and policies such as an updated review of the Integrated Weed Management Plan.	Anticipate 1-3 meetings for Council consideration and potential adoption of



DRAFT 2026 Louisville City Council Work Plan

		policies. May be combined with other items on this Work Plan.
Environmental Sustainability Initiatives (Lead: Deputy City Manager)	Consideration of sustainability priorities and alignment with core services (such as reducing water usage), the 2026 Sustainability Work Plan , or new items such as Sustainable Neighborhood Networks.	Anticipate one or more meetings to receive Council direction.
Cultural Services Strategic Planning Initiative (Lead: Cultural Services Director)	The Cultural Services Strategic Plan will serve as the department's inaugural comprehensive plan encompassing all three divisions: Library, Historical Museum, and Arts & Events. The plan will establish shared goals, guide priorities, and align resources across the department to strengthen community access to learning, creativity, history, and connection.	Anticipate 2-4 status update meetings in 2026. May also include requests to attend focus groups and stakeholder interviews. Anticipate plan completion in 2026 with implementation in 2027.

Additional Items for Council Discussion

- Fees
- EDI Task Force
- 1% dedicated arts contribution from the capital fund
- Determine how to have developers pay for maintenance of new parks
- Add multi-use field(s)
- Park in the north end
- Add bike racks at every city facility, including parks, and events
- Water rights for Hecla and Coal Creek
- Universal Recycling Ordinance
- EV Charging Stations at City Facilities
- City Hall Work Space
- City-wide educational campaign on electrification



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- Gasoline-powered landscape equipment phase out and grant
- Legal protections for mature trees
- Funding options for significant capital projects like underpasses and playing fields
- Creation of more community garden plots
- Climate adaptation planning
- Consideration of potential Charter updates
- Image & Video Capture Policy
- Evaluate and update Impact Fees
- Review Water and Wastewater Tap Fees
- Review the Water Rate Structure – Residential Uses – make the rates more equitable and affordable for those that are using reasonable amounts of water

Board/Commission Recommendations

- Louisville Sustainability Advisory Board:
 - o Climate resilience fund or tax to support local climate adaptation and mitigation efforts
 - o Water conservation through smart technology via rate structure adjustments to incentivize conservation
 - o Universal recycling or zero waste ordinance
- Open Space Advisory Board:
 - o Bird City designation (~~Resolution scheduled to go to Council for consideration on October 7th~~) Completed
 - o Collaborate with neighboring communities on wildlife and environmental conservation goals
 - o Rodenticide ordinance
 - o Plan for a 2028 vote to make the 2C sales tax permanent
 - o Dark sky designation near open spaces
 - o Volunteer and education coordinator staff position
 - o Mobile education trailer
 - o Water rights for Coal Creek and Hecla Lake
- Parks and Public Landscape Advisory Board:
 - o Integrated Weed Management Plan
 - o Pesticide usage
- Recreation Advisory Board:
 - o Clubhouse/Community Facility at Coal Creek Golf Course



DRAFT 2026 Louisville City Council Work Plan

Potential Partners

- Boulder Valley School District
- Colorado Municipal League
- Comcast
- Denver Regional Council of Governments (DRCOG)
- Developer
- Metro Mayor's Caucus
- Neighboring Jurisdictions
- Northwest Mayors and Commissioners Coalition
- Xcel

Safety

Safety is a core priority for council with a desire for residents to feel safe being in our community and a 2025 focus on bike and pedestrian safety, traffic safety, disaster and emergency preparedness.

Additional Guiding Documents

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- [Police Department 2025-2028 Guiding Document](#)
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- FUTURE: Fire Protection District WCRA

PROPOSED 2026 Priorities

2026 council actions will be adjusted as this draft progresses.

Item	Description	2026 Council Actions
Building the Foundation (Lead: Deputy City Manager)	Potential study session topics include: - Police and Public Safety	Anticipate 2-4 study sessions to provide insight into different areas of safety.



DRAFT 2026 Louisville City Council Work Plan

	- Emergency Response & Disaster Preparedness - Cyber Security - Information Technology - Mental Health	
Preparedness (Lead: City Manager)	Collaboration and Coordination between Police, Fire District, ODM, Internal City departments, and other Regional Partners, balancing an all hazards approach with the importance of fire preparedness in our community. Training, communications, education, and engagement, such as for disaster preparedness month and bringing together resources and work done in these areas.	May include study session(s) as noted above and discussion/direction opportunities. May also include requests to attend public engagement and promote trainings and education opportunities.
ODM Buy In (Lead: City Manager)	Continue pursuing a buy in to the Boulder County Office of Disaster Management to support disaster response and preparedness for the City of Louisville.	Anticipate 1-3 meetings with Council to receive direction and approve an agreement.
Cell Coverage (Lead: City Manager)	Pursue opportunities to increase cell coverage and reliability.	Anticipate one or more meetings, depending on Council's direction.
Traffic Safety (Lead: Police Chief & Public Works Director)	Continue efforts to support traffic safety, specifically related to pedestrians, bicycles, and e-bikes.	Anticipate one or more meetings, depending on Council's direction. May be combined with other items on this Work Plan.

Additional Items for Consideration by Council

- Power shutoff support
- Additional use of text communications
- Determining the next phase for resilience
- LFPD Wildfire and Conflagration Risk Assessment (WCRA)
- A land acknowledgement from the City



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- [Pedestrian and bicyclists improvements to the intersection of South Boulder Road and Main Street](#)

Potential Partners

- Boulder Valley School District
- Boulder County (including Office of Disaster Management)
- Louisville Fire District
- Neighboring Jurisdictions
- Xcel

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DRAFT 2026 Louisville City Council Work Plan

Housing Policy

Includes implementation of the Housing Plan through development and adoption of code changes and policies, partnership with regional efforts, and a push to break ground on new units within Louisville.

Additional Guiding Documents

- [Housing Plan](#)
- State Requirements
 - [HB 24-1313](#) (Housing in Transit Oriented Communities)
 - [SB 24-174](#) (Sustainable Affordable Housing Assistance)
 - [HB 24-1152](#) (Accessory Dwelling Units)
 - [HB 24-1007](#) (Prohibit Residential Occupancy Limits)
 - [HB 24-1304](#) (Minimum Parking Requirements)
 - [HB 24-1175](#) (Local Government Rights to Property for Affordable Housing)
 - [Proposition 123 Compliance](#)

PROPOSED 2026 Priority Items

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Item	Description	2026 Council Actions
Potential City Initiated Rezoning (Lead: Community Development Director)	Consider potential city-initiated rezoning for housing development. The 2025 Comprehensive Plan's future land use framework will provide guidance for any such rezoning.	As a potential action item from the 2025 Comprehensive Plan, there could be 1-3 meetings on the subject.
Potential Property Acquisition or Project Contribution for the Creation of Affordable Housing (Lead: Community Development Director)	Potential to utilize budgeted capital funding for acquisition or contribution to leverage additional funding and support affordable housing.	Anticipate one council meeting in 2025 to develop strategy and one meeting in 2026 to explore opportunities with consultant.



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Prop. 123 Compliance (Lead: Community Development Director)	Includes audit of development code for compliance with Prop 123 expedited review for affordable housing requirement as part of regional grant. This audit will inform a code amendment that must be in place by November 2026.	Anticipate one council meeting.
Development - Building Permit Process for Affordable Housing (Lead: Community Development Director)	Consider expedited building permit review and other code or process changes recommended from Prop 123 Audit.	Anticipate 1-3 meetings for Council consideration and potential adoption of policies. May be combined with other items on this Work Plan.
Housing Plan – Continued Implementation (Lead: Community Development Director)	Continue implementation of the Louisville Housing Plan.	Anticipate 1-3 meetings for Council consideration and potential adoption of policies. May be combined with other items on this Work Plan.
Affordable Housing Strategic Framework and Funding Prioritization – (Lead: Community Development Director)	Consultant study to develop strategies and framework for how to utilize and prioritize affordable housing funding.	Anticipate two meetings. One meeting to inform strategy and priority development and second meeting to review consultant recommendations for potential projects and strategic funding opportunities.

Additional Items for Council Discussion

- Evaluate smart stair (aka single stair) concept
- Hire a consultant or add an FTE to assist in implementing the Housing Plan
- Re-zone to encourage housing
- A more substantive affordable ADU program

Potential Partners

- Boulder County
- Boulder County Housing Authority
- Neighboring Jurisdictions
- Nonprofits
- Regional Housing Partnership



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- The State of Colorado - Department of Local Affairs (DOLA)

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DRAFT 2026 Louisville City Council Work Plan

Additional Items for Council Discussion

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Xcel Franchise Agreement (Lead: Public Works)	Xcel, due in 2027.	Anticipate one or more meetings to review and approve the agreement.
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	together resources and work done in these areas.	
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 - [SB 24-174](#) (Sustainable Affordable Housing Assistance)
 - [HB 24-1152](#) (Accessory Dwelling Units)
 - [HB 24-1007](#) (Prohibit Residential Occupancy Limits)
 - [HB 24-1304](#) (Minimum Parking Requirements)
 - [HB 24-1175](#) (Local Government Rights to Property for Affordable Housing)
 - [Proposition 123 Compliance](#)

PROPOSED 2026 Priority Items

2026 council actions will be adjusted as this draft progresses.

Item	Description	2026 Council Actions
Potential City Initiated Rezoning (Lead: Community Development Director)	Consider potential city-initiated rezoning for housing development. The 2025 Comprehensive Plan's future land use framework will provide guidance for any such rezoning.	As a potential action item from the 2025 Comprehensive Plan, there could be 1-3 meetings on the subject.
Potential Property Acquisition or Project Contribution for the Creation of Affordable Housing (Lead: Community Development Director)	Potential to utilize budgeted capital funding for acquisition or contribution to leverage additional funding and support affordable housing.	Anticipate one council meeting in 2025 to develop strategy and one meeting in 2026 to explore opportunities with consultant.



DRAFT 2026 Louisville City Council Work Plan

Prop. 123 Compliance (Lead: Community Development Director)	Includes audit of development code for compliance with Prop 123 expedited review for affordable housing requirement as part of regional grant. This audit will inform a code amendment that must be in place by November 2026.	Anticipate one council meeting.
Development - Building Permit Process for Affordable Housing (Lead: Community Development Director)	Consider expedited building permit review and other code or process changes recommended from Prop 123 Audit.	Anticipate 1-3 meetings for Council consideration and potential adoption of policies. May be combined with other items on this Work Plan.
Housing Plan – Continued Implementation (Lead: Community Development Director)	Continue implementation of the Louisville Housing Plan.	Anticipate 1-3 meetings for Council consideration and potential adoption of policies. May be combined with other items on this Work Plan.
Affordable Housing Strategic Framework and Funding Prioritization – (Lead: Community Development Director)	Consultant study to develop strategies and framework for how to utilize and prioritize affordable housing funding.	Anticipate two meetings. One meeting to inform strategy and priority development and second meeting to review consultant recommendations for potential projects and strategic funding opportunities.

Additional Items for Council Discussion

- Evaluate smart stair (aka single stair) concept
- Hire a consultant or add an FTE to assist in implementing the Housing Plan
- Re-zone to encourage housing

Potential Partners

- Boulder County
- Boulder County Housing Authority
- Neighboring Jurisdictions
- Nonprofits
- Regional Housing Partnership
- The State of Colorado - Department of Local Affairs (DOLA)

2025 Work Plan Update & 2026 Initial Work Plan Discussion

May 27, 2025

- Council Strategic Goals Discussion
 - Agree with the 4 priorities set for 2025
 - Safety includes disaster preparedness, traffic safety, etc.
 - Overlap between goals
 - Struggled with Core Services being part of the Work Plan – always a priority
 - What is it that Council is going to do this year related to Core Services?
 - It would be helpful to better define core services and what should be included in that Strategic Goal.
 - During budget conversations, we discuss balancing budget limitations with services. Need to define core services, and proposed new core services, to determine how to fund those services. How to address gaps?
 - Maintain the core services that we have, effectively and efficiently, and cost-effectively. It is the City's responsibility to deliver on the top items that the community wants the City to focus on.
 - Important to maintain our current core services.
 - A conversation this year will be can we maintain our core services?
 - Would like to consider more than 4 priorities
 - Consider adding environmental sustainability as a priority.
 - Proposed modifications
 - Definition and title of economic vitality – expand what that means to consider financial sustainability.
 - Housing – Encompass more than affordable housing and focus on all housing.
 - Core Services – Potential priority action item – How do we ensure that the core services that we provide keep up with future demands?
 - Definition of core services?
 - Police, fire, roads, water, sewer, power (health and public safety)
 - Many amenities are considered core services by the community.
 - Everything that the City pays for is a core service.
 - Look at our Charter to see if core services are defined.
 - May need to decrease some of our service levels to address budget issues.

- Example – Reduce acceptable pavement condition index?
- 2026 Priority Action Items
 - Economic Vitality
 - Simplifying/streamlining our processes (building, development, etc.) to make things clearer and easy to accomplish in the community.
 - Utilization of AI for review?
 - Development Code rewrite, including design guidelines
 - Administrative approval of projects
 - Simple, speedy, consistent, inexpensive, certain, and competitive
 - Complete and adopt the Comp Plan this year
 - McCaslin Revitalization Task Force
 - Guide how recent and upcoming developments will help to revitalize the McCaslin corridor
 - Sundance Film Festival
 - Short-term rentals in January?
 - Infrastructure needs?
 - Transportation dollars?
 - Staff coordination with regional partners and the business community
 - Safety
 - Lack of cell coverage
 - Shutoff of power
 - E-Bike safety – push more on what we are able to do
 - Traffic safety for pedestrians and bikes
 - Additional use and promotion of text notification
 - Strategic Planning for Resilience and Adaptation
 - Resilience and LFPD Study – Allocate time and resources
 - What is the next phase for resilience?
 - Core Services
 - Fiscal Sustainability
 - How do we make sure our existing core services are sustainable?
 - How are we looking at service expansions – level of interest but no funding available?

- Coordination and collaboration with neighboring jurisdictions?
- Public/private partnerships?
- 1% arts contribution – capital projects
- Historic Preservation Tax – expiring in 2028
 - Success would be considering expansion to include benefits for ADA's (accessibility), deed restricted, building materials, etc.
 - Deep dive around issues of equity and how the money is spent
 - There are a lot of cases where people that can afford to do the work they are doing have the means to pay for it.
 - Broaden the scope of what can be covered (e.g. hvac units)
 - Consider increasing award amounts
 - Modify process to allow more to be approved administratively, or at the very least be placed on consent?
- Parks & Open Space
 - How to pay for parks maintenance and improvements?
 - How to get developers to pay for maintenance of new parks?
 - Add a multi-use field
 - Park in the north end
 - Add bike racks at every city facility and events
 - Open Space – Water rights for Hecla and Coal Creek
 - PROS Plan – Consultants interview Councilmembers
- Maintenance of existing core services
 - Integrated Weed Management Plan Review and Update
 - Universal recycling ordinance
 - EV Charging stations at city facilities for cars and bikes
 - Underpasses
 - City Hall Work Space
 - Xcel Franchise Agreement – Incorporate a carbon tax (residents and businesses)

- *City-wide educational campaign on residential and commercial electrification (submitted via email by Councilmember Cooperman on 5/28/25)*
- *Phasing out the sale and use of gasoline-powered landscaping equipment including a grant program for Louisville-based landscaping companies (submitted via email by Councilmember Cooperman on 5/28/25)*
- Housing
 - Simplify the process for people that want to build affordable housing to get a rezone from non-residential to residential
 - Evaluate smart stair concept – single stair concept
 - Identify barriers that make development expensive
 - Reduce construction and rezoning costs
 - Hire a consultant, budget for a person, or collaborate with other agencies for shared resources to assist with affordable housing/housing implementation
 - Evaluate and rewrite, as applicable, “anti-affordable housing” elements of code
 - Inclusionary Housing Ordinance – Council did previously discuss – combine with efforts for code rewrite
 - Intent is to do the Inclusionary Housing Ordinance this year
 - Intersection of affordable housing and historic preservation
 - Affordable and attainable housing – senior-focused, have main floor accessibility
 - Different terms – affordable, attainable, workforce, mixed income
- Lenses
 - Continue to view everything through the lenses of EDI and Sustainability

Next Steps:

1. What problem are we trying to solve?
2. What is the measure of success?
3. What is the measure of progress?
4. Graphic – connections between priorities and lenses
- 5.



Discussion & Direction

2026 Council Work Plan

January 20, 2026

Diana Langley, City Manager
Samma Fox, Deputy City Manager

Purpose and Expectations

- To refine the 2026 Council Work Plan
- The Council Work Plan reflects Council related work only, and is above and beyond day-to-day core services
- The 2026 Council Work Plan should be achievable
- Maintain alignment with the Resident Survey, Comprehensive Plan, and 2026 Budget

Agenda

- Review and Refine the Draft 2026 Council Work Plan
- Next Steps

2026 Approach

- MAY

- Reviewed Progress on 2025 Council Work Plan
- Council confirmed continuing the priorities and lenses in 2062
- Council Identified - Adjustments to Priorities, If Needed

- JULY

- Presentations from each department, challenges and opportunities

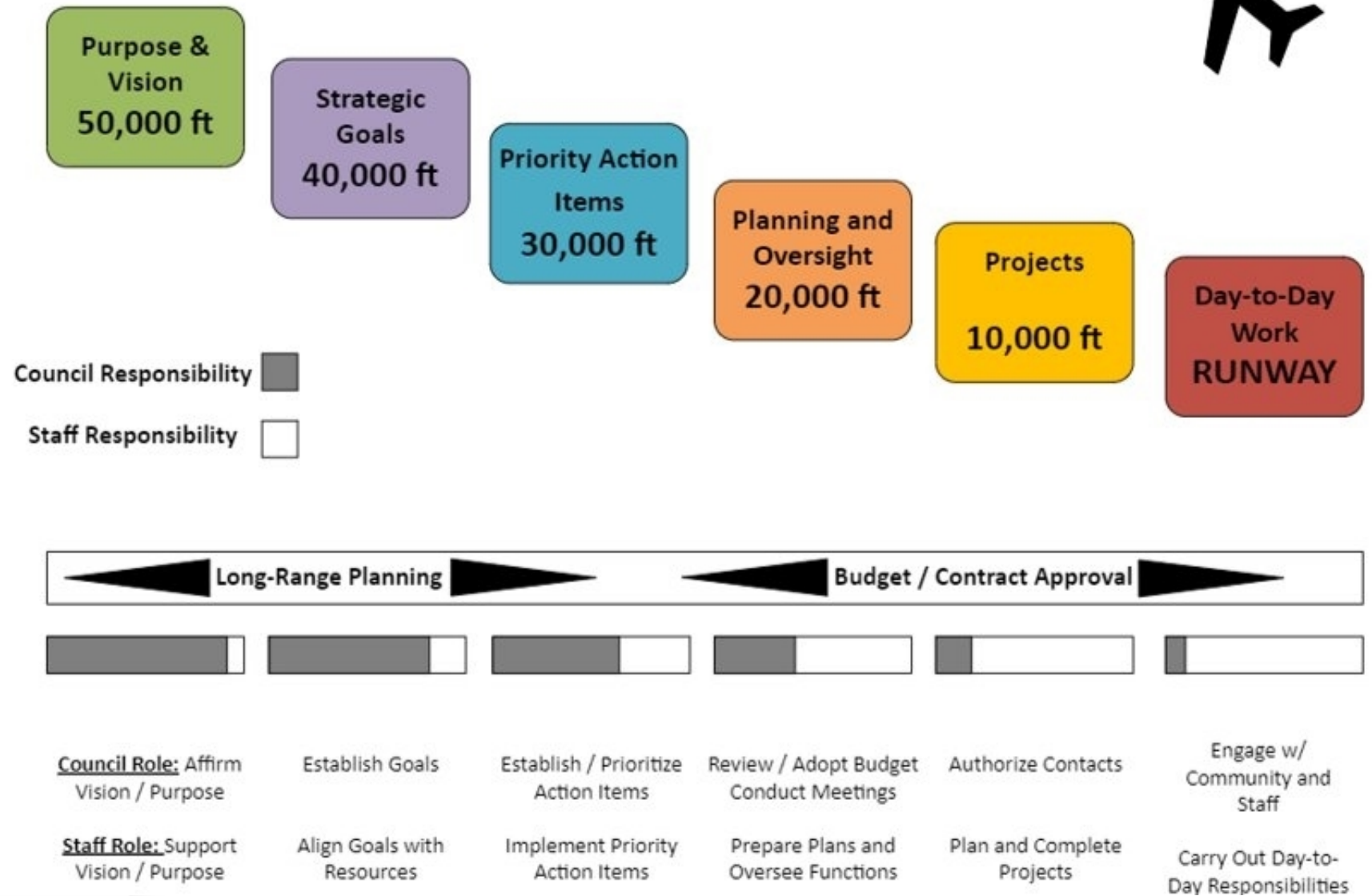
- Staff used Council direction to draft the work plan
- Council Reviews, Provides Feedback, & Adopts
- Feb 10 Council / ELT Workshop - opportunity to discuss further

Considerations

- Reminder, this is not representative of everything the City does
- Consider the presentations from the Directors in July
- Consider the level of effort, time, and energy in each item
- Not representative of internal initiatives such as organizational development, culture, strategy work, and day to day services

Roles

Council & Staff Work Flight Analogy



2026 Work Plan- Discussion/Direction

- Reference the DRAFT 2026 Council Work Plan in the packet
- Provide clear direction on which items to include, or not
- Note
 - Proposed Items = Believed to have Council consensus in support
 - Discussion Items = Identified by Council members for further consideration
- Staff team available for questions

Economic Vitality – Proposed Items

- Comprehensive Plan
- Front and Center (Downtown Vision)
- EVC Policy Recommendations
- Targeted Development Code & Process Amendments
- Development Code Rewrite
- Sundance Film Festival
- McCaslin Corridor

Economic Vitality – Discussion Items

- Reconsideration of local minimum wages
- Add festival lodging licenses to Sundance item
- Potential Partners – Add CTC HOA

Core Services – Proposed Items

- PROS Long-Range Plan & Trails Plan
- Website Update
- WWTP Expansion
- Transportation Infrastructure
- Advocacy
- 2027-2028 Budget and CIP
- Xcel Franchise Agreement
- Core Services
- Strategic Planning
- Historic Preservation Tax
- Parks and Open Space Initiatives
- Environmental Sustainability Initiatives
- Cultural Services Strategic Planning Initiative

Core Services – Discussion Items

- Fees
- EDI Task Force
- 1% dedicated arts contribution from the capital fund
- Determine how to have developers pay for maintenance of new parks
- Add multi-use field(s)
- Park in the north end
- Add bike racks at every city facility, including parks, and events
- Water rights for Hecla and Coal Creek
- Universal Recycling Ordinance
- EV Charging Stations at City Facilities
- City Hall Workspace
- City-wide educational campaign on electrification
- Gasoline-powered landscape equipment phase out and grant
- Legal protections for mature trees
- Funding options for significant capital projects like underpasses and playing fields
- Creation of more community garden plots
- Climate adaptation planning
- Consideration of potential Charter Updates
- Image & video capture policy
- Evaluate and update Impact Fees
- Review Water & Wastewater Tap Fees
- Review Water Rate Structure

Safety – Proposed Items

- Building the Foundation Study Sessions
- Preparedness
- ODM Buy In and Implementation
- Cell Coverage
- Traffic Safety

Safety – Discussion Items

- Power shutoff support
- Additional use of text communications
- Determining the next phase for resilience
- LFPD Wildfire and Conflagration Risk Assessment (WCRA)
- A land acknowledgement from the City
- Pedestrian and bicyclist improvements to the intersection of South Boulder Road and Main Street
- Potential Partners – Add Telecommunications Providers and Marshall Together & Resilience Group

Housing – Proposed Items

- Potential City Initiated Rezoning
- Potential Property Acquisition or Project Contribution for the Creation of Affordable Housing
- Prop. 123 Compliance
- Development Process Updates
- Housing Plan Implementation
- Affordable Housing Strategic Framework and Funding Prioritization

Housing – Discussion Items

- Evaluate smart stair (aka single stair) concept
- Hire a consultant or add an FTE to assist in implementing the Housing Plan
- Re-zone to encourage housing
- A more substantive affordable ADU program
- Potential Partners – Add CHFA, Private Sector Developers

B&C Submissions

- **Louisville Sustainability Advisory Board:**

- Climate resilience fund or tax to support local climate adaptation and mitigation efforts
- Water conservation through smart technology via rate structure adjustments to incentivize conservation
- Universal recycling or zero waste ordinance

- **Open Space Advisory Board:**

- Bird City designation (*Resolution scheduled to go to Council for consideration on October 7th*)
- Collaborate with neighboring communities on wildlife and environmental conservation goals
- Rodenticide ordinance

- Plan for a 2028 vote to make the 2C sales tax permanent
- Dark sky designation near open spaces
- Volunteer and education coordinator staff position
- Mobile education trailer
- Water rights for Coal Creek and Hecla Lake

- **Parks and Public Landscape Advisory Board:**

- Integrated Weed Management Plan
- Pesticide usage

- **Recreation Advisory Board:**

- Clubhouse/Community Facility at Coal Creek Golf Course

General Discussion Items

- Move Transportation Plan to overarching Guiding Documents
- Add Timing Information
- Add Board/Commission/Council Committee Connections
- Add Council Leads
- Combine and/or Add References for Potential Overlapping Items

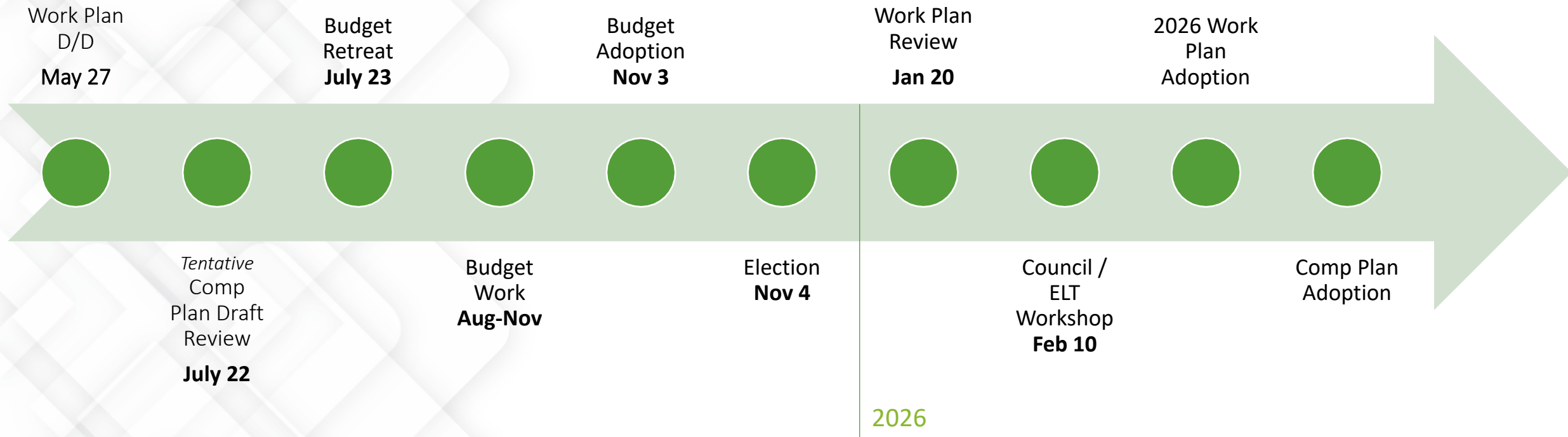
Reflection & Wrap Up

Confirm Decision Points During Discussion

Staff encourages Council to reflect on the following prompts ahead of the February 10 Workshop:

- Does this reflect Council's priorities?
- What does success look like?
- Is this achievable?

Timeline



Next Steps

- Council / ELT Workshop – February 10th
- 2026 Council Work Plan Finalization & Adoption

Subject: Discussion / Direction: Upcoming Agenda Items & Identification of New Ones

Date: January 20, 2026

Prepared By: Samma Fox, Deputy City Manager

Presented By: Diana Langley, City Manager

Summary:

Staff requests that the City Council review the upcoming Council agenda items for the next three months, provide feedback, and suggest any additional topics for consideration.

Background / Prior Discussions:

On September 9, 2025, City Council held a workshop that included the City Council, City Attorney, City Manager, and Deputy City Manager to discuss building effective Council practices including roles, meetings, and collaboration. One of the results from the meeting is Council's request to, monthly, review upcoming Council agenda items on a three-month rolling basis, and identify additional agenda items.

On October 14, 2025, Council directed staff to include additional information on the Agenda Outlook. This information is included in the current format.

Development Proposal:

N/A

Analysis:

The attached list details upcoming agenda items forecasted by staff for the Council meetings scheduled for the next three months, through April 28, 2026. The list includes the name of the agenda item, department, presenter, and a brief description of the item, as well as a high-level budget impact, identification if quasi-judicial, and the board / commission involvement. Staff requests that Council review the list, provide feedback, and suggest any additional items for consideration. While the timing of items may shift, the list reflects staff's best current estimate of when topics will be presented to Council.

Council Work Plan:

This item supports Council's Work Plan by enhancing transparency, improving meeting preparation, and fostering proactive agenda planning.

Fiscal Impact:

N/A

Alternatives:

1. Change the frequency of how often the list is reviewed by Council (e.g., quarterly instead of monthly), which may reduce administrative workload but limit responsiveness.
2. Change how far out the list forecasts agenda items.

Recommendation:

Review upcoming Council agenda items for the next three months, provide feedback, and suggest any additional topics for consideration.

Attachments:

1. Agenda Outlook - January 27, 2026 to April 28, 2026



UPCOMING AGENDA ITEMS & IDENTIFICATION OF NEW ONES

JANUARY 27, 2026 – Special Council Meeting

Agenda Item	Department	Presenter	Description	Budget Impact
Cultural Services Update	Cultural Services	Brandi Cummings	An overview of the department, highlighting the core functions, key initiatives, and success metrics of each division — the Louisville Public Library, the Historical Museum, and Arts & Events.	N/A

February 3, 2026 – Regular Council Meeting

Consent Agenda				
Agenda Item	Department	Presenter	Description	Budget Impact
Fire Restrictions – Concurrent with Boulder County	KPC	Kathleen Kelly	This will align fire restrictions within the City of Louisville to those issued by Boulder County	N/A
BAP Amendment – TGR Group (Rocky Mountain Tap & Garden)	Community Development	Vanessa Zarate	Amends the current BAP to account for proposed expansion	N/A
Amendment to IGA with Boulder County for Dispatch Services	Police	Rafael Gutierrez	Amends the existing IGA for the Louisville Police Department to utilize Boulder County dispatch services	Budgeted \$354,977
Amendment to IGA with Boulder County for Co-Responder Services	Police	Rafael Gutierrez	Amends the existing IGA for Louisville Police Department to contract services with the Boulder County	Budgeted \$241,326

Bold Items are Quasi-Judicial

			Community Services Mental Health Co-Responder Program	
Regular Business				
Agenda Item	Department	Presenter	Description	Budget Impact
Boulder Office of Disaster Management IGA	CMO	Diana Langley	An agreement to being participation in Boulder County Office of Disaster Management in 2026	Budgeted ~\$220,000
Nonfunctional Turf Ordinance – 1 st Reading	Community Development			N/A
Redtail Ridge GDP Amendment – 2nd Reading	Community Development	Matt Post	Amendment to the GDP to allow Industrial Development Design Standards and Guidelines (with enhanced design standards) in place of Commercial Development Design Standards for Lots 1, 2, 3 and 5 of Bock 1, RTR Filing 1 Subdivision	N/A
Coal Creek Village – 2nd Reading • Public Hearing Opened 1/6/26 (continued) • City Council – 1st Reading 11/28/25 • Planning Commission – 9/12/24 & 10/09/25	Community Development	Matt Post	Rezoning from MU-CC to MU-R and Preliminary Plat and PUD for mixed use residential development and an SRU to allow ground floor residential units in the MU-R zone district.	N/A
Lease / Purchase of 1155 Pine Street – 2 nd Reading	CMO	Diana Langley	Lease / Purchase Agreement for the property located at 1155 Pine Street	Budget Amendment of \$396,000 will be required
Discussion / Direction: Citywide Defensible Space and WUI Map	Community Development	Rob Zuccaro	Review options for adoption of local WUI Code in compliance with State minimum code and updates to Citywide Defensible Space code	N/A
TENTATIVE: Marshall Fire Fee Credit Program – IDF Contract (sub item)				

Bold Items are Quasi-Judicial

February 10, 2026 – City Council / ELT Workshop (9:00am to 3:00pm)

February 17, 2026 – Regular Council Meeting

Consent Agenda				
Agenda Item	Department	Presenter	Description	Budget Impact
Coal Creek Golf Course Food & Beverage Contract	PROS	Adam Blackmore / Mark Jensen	Contract with selected vendor to provide food and beverage services at the Coal Creek Golf Course	N/A
2026 Golf Course Fee Approval	PROS	Adam Blackmore / Mark Jensen		
Regular Business				
Agenda Item	Department	Presenter	Description	Budget Impact
Nonfunctional Turf – 2 nd Reading	Community Development			
DISCUSSION / DIRECTION: Short Term Rentals (Sundance)	Community Development	Vanessa Zarate		
Louisville Fire Protection District Wildfire Risk Assessment Presentation				N/A
2026 City Council Work Plan Adoption	CMO	Diana Langley / Samma Fox	Adoption of the 2026 City Council Work Plan.	N/A
DISCUSSION / DIRECTION: Upcoming Agenda Items & Identification of New Ones	CMO	Diana Langley / Samma Fox	Review upcoming agenda items and identify new ones for the period February 18, 2026 through May 26, 2026.	N/A

February 24, 2026 – Special Council Meeting

Agenda Item	Department	Presenter	Description	Budget Impact
DISCUSSION / DIRECTION: Via Appia	Public Works	Kurt Kowar	Review Information on Corridor Performance and Options for Future Resurfacing and Improvement.	Budgeted \$1,000,000+

Bold Items are Quasi-Judicial

March 3, 2026 – Regular Council Meeting

Consent Agenda				
Agenda Item	Department	Presenter	Description	Budget Impact
Regular Business				
Agenda Item	Department	Presenter	Description	Budget Impact
Citywide Defensible Space & WUI Map – 1 st Reading	Community Development	Rob Zuccaro	Adoption of local WUI Code in compliance with State minimum code and updates to Citywide Defensible Space code	N/A

March 10, 2026 – Special Council Meeting

Agenda Item	Department	Presenter	Description	Budget Impact
Workshop with Sustainability Advisory Board		Hannah Miller		N/A
DISCUSSION / DIRECTION: Upcoming Agenda Items & Identification of New Ones	CMO	Diana Langley / Samma Fox	Review upcoming agenda items and identify new ones for the period March 11, 2026 through June 30, 2026.	N/A

Bold Items are Quasi-Judicial

March 17, 2026 – Regular Council Meeting

Consent Agenda				
Agenda Item	Department	Presenter	Description	Budget Impact
Regular Business				
Agenda Item	Department	Presenter	Description	Budget Impact
Citywide Defensible Space & WUI Map – 2 nd Reading	Community Development	Rob Zuccaro	Adoption of local WUI Code in compliance with State minimum code and updates to Citywide Defensible Space code	N/A
Adoption of Comprehensive Plan				

March 24, 2026 – Special Council Meeting

Agenda Item	Department	Presenter	Description	Budget Impact
Water and Sewer Tap Fee and Rate Workshop	Public Works	Kurt Kowar / Cory Peterson	Staff will be providing an overview of the City's Utility Rates and Tap Fees. Detailed information will include how rates are set, how tap fees are calculated, and how both of these topics relate to the financial management of the utility.	

Bold Items are Quasi-Judicial

April 7, 2026 – Regular Council Meeting

Consent Agenda				
Agenda Item	Department	Presenter	Description	Budget Impact
Regular Business				
Agenda Item	Department	Presenter	Description	Budget Impact

April 14, 2026 – Special Council Meeting

Agenda Item	Department	Presenter	Description	Budget Impact
PROS Long-Range Plan & Trails Plan Consultant Update	PROS	Adam Blackmore / Bryon Weber	DTJ Design will present a progress update on the PROS Long-range Plan and Trails Plan. Topics may include a summary of public engagement efforts, community survey results, takeaways from needs assessment report and an outline of the project's next steps.	N/A
DISCUSSION / DIRECTION: Upcoming Agenda Items & Identification of New Ones	CMO	Diana Langley / Samma Fox	Review upcoming agenda items and identify new ones for the period April 15, 2026 through July 31, 2026.	N/A

Bold Items are Quasi-Judicial

April 21, 2026 – Regular Council Meeting

Consent Agenda				
Agenda Item	Department	Presenter	Description	Budget Impact
Regular Business				
Agenda Item	Department	Presenter	Description	Budget Impact

April 28, 2026 – Special Council Meeting

Agenda Item	Department	Presenter	Description	Budget Impact

PARKING LOT – Future Items that Have Not Been Scheduled

Agenda Item	Department	Presenter	Description	Budget Impact
RMMA Follow-Up	Task Force	CM Hoefner, CM Kern, CA Kelly	Follow up and options from the Council Task Force.	N/A
Generator Replacement				
Animal Regulations	Police	Chief		
Joint Meetings with Boards / Commissions			Schedule throughout 2026	

Bold Items are Quasi-Judicial

FAST TRACK LRC MEETING – START AT 5PM WITH THEM FOR A REGULAR MEETING?

Bold Items are Quasi-Judicial