



MINUTES

City Council Regular Session (livestreamed)

December 17, 2024

City Council Chambers, 350 Kimbark St., Longmont, CO

1. MEETING CALLED TO ORDER

The December 17, 2024, Regular Session of the Longmont City Council was called to order at 7:00 p.m. by Mayor Joan Peck in the City Council Chambers.

The Longmont City Council meets in person for two regular session meetings and one study session meeting each month.

Regular and study session meetings are live-streamed and can be watched at:

- *The City's Agenda Management Portal webpage*
at <https://www.longmontcolorado.gov/online-services/agendas-and-minutes/agenda-management-portal>
- *The City's YouTube channel* at <https://Bit.Ly/Longmontyoutubelive>
- *Via Longmont Public Media's website*
at <https://LongmontPublicMedia.Org/Watch/>
- *On Comcast Channels 8 or 880*

All City Council meetings are open to the public.

2. ROLL CALL - PLEDGE OF ALLEGIANCE

Dawn Quintana, City Clerk, called the roll. Those present were Mayor Peck and Council Members Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, and Shiquita Yarbrough.

Marcia Martin was absent.

Mayor Peck led the assembly in reciting the Pledge of Allegiance.

3. CHAIR REMINDER TO THE PUBLIC

Mayor Peck reviewed the procedures for Public Invited to be Heard and Public Hearings.

Public participation at regular and special City Council meetings is regulated by Rule 5 of City Council Rules of Procedure.

- **Speakers should sign up on the sheet outside of Council Chambers prior to the start of the meeting at 7 pm.**
- **Each speaker is limited to three (3) minutes and one person may not give or assign their time to others.** The Chair may regulate the time for public participation, may restrict cumulative or redundant presentations, and may require that each speaker's comments pertain to the subject under discussion
- **Only Longmont residents and employees of the City of Longmont may speak during "First Call – Public Invited To Be Heard" (Item 8) and must sign up on the list prior to the start of the meeting**
- **Persons wishing to speak on a specific Second Reading or Public Hearing Item (Item 10) are asked to add their name to the speaker list for the specific item prior to the start of the meeting**
- **Anyone may speak and no sign-up is required to speak during "Final Call – Public Invited To Be Heard" (Item 13)**

4. APPROVAL OF MINUTES

A. December 3, 2024 – Regular Session

MOTION

Sean McCoy moved, seconded by Susie Hidalgo-Fahring, to approve the December 3, 2024 – Regular Session as presented

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

5. AGENDA REVISIONS, AND SUBMISSION OF DOCUMENTS, AND MOTIONS TO DIRECT THE CITY MANAGER TO ADD AGENDA ITEMS TO FUTURE AGENDAS

MOTION

Joan Peck moved, seconded by Sean McCoy, to direct staff to develop a landing fee schedule based on a reasonable basis to defray airport construction and maintenance costs and bring a report back to council by the end of the first quarter of 2025

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

6. CITY MANAGER'S REPORT

Harold Dominguez, City Manager, requested that the Council formally approve the appointment of Nicole Manesh to the Resource Conservation Advisory Board due to the recent retirement of Charles Kamenides who had been fulfilling that role.

MOTION

Joan Peck moved, seconded by Susie Hidalgo-Fahring, to approve the appointment of Nicole Manesh, Sustainability Coordinator, to serve as the City Staff Liaison on the Boulder County Resource Conservation Advisory Board due to the recent retirement of Charles Kamenides.

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

7. SPECIAL REPORTS AND PRESENTATIONS

A. 2024 Longmont Community Satisfaction Survey Results

Becky Doyle, Executive Director of Strategic Integration, along with Ana Castro, Data and Innovation Analyst, and Lynn Yarmey, Data and Analytics

Manager, shared the results of the first Citizen Satisfaction Survey done by city staff without contracting an outside vendor.

Castro reviewed the history of the survey, the methodology for conducting the survey, and noted that fewer than 1% completed the survey in Spanish. The Satisfaction Survey started in 1996, has been run every two years but was paused in 2020 due to COVID. In 2022 the survey was restarted with a new vendor and questions. For 2024, staff ran the survey in-house utilizing Qualtrics, a new tool acquired by the City. This new approach has many benefits including:

- Can re-use software tool for other purposes
- Have ongoing access to survey data
- Can optimize survey over time
- Part of Digital Transformation to improve communication with community over time.

Castro continued her presentation and shared that 4,000 randomly-selected households with addresses balanced across the three Wards and types of home were mailed printed surveys. Most of the survey questions were replicated from 2018 and are meant to prove the new survey tool and processes with direct comparability. The survey had a 16% response rate which meets statistical significance. Lastly, before walking through the specific survey results for each question asked, Castro said the results are reported within +/- 5% margin of error.

After reviewing the Citizen Satisfaction Survey Results, Castro and Doyle shared that the generalized conclusions from the survey included mostly positive feedback and results from the community and areas of concern noted as traffic, homelessness, and financial struggles. They further explained that in the future they hope to refine the questions and strategies, and to implement tools that will encourage more people to complete the survey and to complete it online rather than on paper.

Castro and Doyle engaged with the Council along with City Manager Dominguez about the ability to delve deeper into areas of the data if desired, about ways to engage larger segments of the community, and the idea of possibly identifying the top three concerns for each ward.

The Council acknowledged and thanked staff for their work.

Becky Doyle, Executive Director of Strategic Integration, along with Ana Castro, Data and Innovation Analyst, and Lynn Yarmey, Data and Analytics Manager, shared the results of the first Citizen Satisfaction Survey done by city staff without contracting an outside vendor.

Castro reviewed the history of the survey, the methodology for conducting the survey, and noted that fewer than 1% completed the survey in Spanish. The Satisfaction Survey started in 1996, has been run every two years but was paused in 2020 due to COVID. In 2022 the survey was restarted with a new vendor and questions. For 2024, staff ran the survey in-house utilizing Qualtrics, a new tool acquired by the City. This new approach has many benefits including:

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Castro and Doyle engaged with the Council along with City Manager Dominguez about the ability to delve deeper into areas of the data if desired, about ways to engage larger segments of the community, and the idea of possibly identifying the top three concerns for each ward.

The Council acknowledged and thanked staff for their work.

8. FIRST CALL - PUBLIC INVITED TO BE HEARD

Lance Whittaker, 1750 Collyer Street, highlighted the national holidays of the day and suggested putting the survey on glitter paper to entice the younger generation to complete it.

Greg Morrissey, 1648 Harvard Street, questioned the council about the process for the Ward 2 vacancy and said the residents need to vote on the new appointee.

Jordan Person, 640 Buchanan Lane, expressed her support for 9A regarding marijuana hospitality and encouraged the council to pass this ordinance on first reading which would move her one step closer to her dream of opening a spa using cannabis for massage.

Gary Hodges, 2148 Stuart Street, talked about the council appointment process and expressed that residents want someone who is an agent of the neighborhood. He noted that there are several strong candidates and reminded the Council of their ability to put equity in play in a meaningful way when they make this appointment.

Steve Altschuler, 1555 Taylor Mountain Drive, said the presentation on citizen satisfaction was excellent and suggested having ways to complete the survey at large community events like the Sunrise Stampede, Farmer's Market and Jazz Festival.

9. CONSENT AGENDA AND INTRODUCTION AND READING BY TITLE OF FIRST READING ORDINANCES

The Second Reading and Public Hearing for all ordinances introduced on this consent agenda will be held on January 14, 2025

MOTION

Diane Crist moved, seconded by Sean McCoy, to approve the consent agenda except items A

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

Dawn Quintana, City Clerk, clarified that O-2025-01 regarding Marijuana Hospitality Licenses would have a Second Reading and Public Hearing on January 28, 2025, as previously directed by the Council.

A. O-2025-01, A Bill For An Ordinance Amending Chapter 6.70 Of The Longmont Municipal Code On Marijuana Stores Regarding Hospitality Licenses

Council Member Crist remarked that this ordinance would double the number of cannabis facilities in town and suggested that local business owners be given a chance to be first in line for these for a year or so. She also remarked that since cannabis is illegal at the federal level, she would not vote for the passage of this ordinance.

Dawn Quintana, City Clerk, informed the Council that they had given direction to include a selection preference for Longmont residents applying for these licenses and that is included in this ordinance.

MOTION

Sean McCoy moved, seconded by Shiquita Yarbrough, to approve **O-2025-01**, A Bill For An Ordinance Amending Chapter 6.70 Of The Longmont Municipal Code On Marijuana Stores Regarding Hospitality Licenses

Approved: Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: Joan Peck, Diane Crist

Abstained: None

Carried: 4 – 2

B. O-2025-02, A Bill For An Ordinance Approving An Economic Incentive Agreement With Stored Energy Systems, A Limited Liability Company

MOTION

Diane Crist moved, seconded by Sean McCoy, to approve the consent agenda except items A

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

- C. O-2025-03,** A Bill For An Ordinance Amending Section 15.07.050 Of The Longmont Municipal Code To Adopt Amended City Of Longmont Public Improvements Design Standards And Construction Specifications

MOTION

Diane Crist moved, seconded by Sean McCoy, to approve the consent agenda except items A

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

- D. O-2025-04,** A Bill For An Ordinance Authorizing The City Of Longmont To Lease The Real Property Known As Vance Brand Municipal Airport Hangar Parcel H-34D (The Premises) To Mile-Hi Skydiving Center (Tenant)

MOTION

Diane Crist moved, seconded by Sean McCoy, to approve the consent agenda except items A

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

- E. **O-2025-05**, A Bill For An Ordinance Authorizing The City Of Longmont To Lease The Real Property Known As Vance Brand Municipal Airport Hangar Parcel H-39 (The Premises) To Trusty Tassie Devil LLC (Tenant)

MOTION

Diane Crist moved, seconded by Sean McCoy, to approve the consent agenda except items A

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

- F. **O-2025-06**, A Bill For An Ordinance Authorizing The City Of Longmont To Lease The Real Property Known As The Carnegie Library Building Located At 457 Fourth Avenue, Longmont, Colorado (The Premises) To Longmont Public Media (Tenant)

MOTION

Diane Crist moved, seconded by Sean McCoy, to approve the consent agenda except items A

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

- G. **R-2024-92**, A Resolution Of The Longmont City Council Approving The Contract For Services With The City And Longmont Public Media For Public, Educational And Governmental Access Television Services

MOTION

Diane Crist moved, seconded by Sean McCoy, to approve the consent agenda except items A

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren

Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

- H. R-2024-93**, A Resolution Of The Longmont City Council Approving An Agreement For Economic Development Services With Visit Longmont

MOTION

Diane Crist moved, seconded by Sean McCoy, to approve the consent agenda except items A

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

- I. R-2024-94**, A Resolution Of The Longmont City Council Approving An Agreement For Economic Development Services With The Colorado Enterprise Fund

MOTION

Diane Crist moved, seconded by Sean McCoy, to approve the consent agenda except items A

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

- J. R-2024-95**, A Resolution Of The Longmont City Council Approving An Amendment To The 2024 Agreement For Economic Development Services With The Longmont Economic Development Partnership

MOTION

Diane Crist moved, seconded by Sean McCoy, to approve the consent agenda

except items A

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

K. Approve Four Capital Improvement Program Amendments

MOTION

Diane Crist moved, seconded by Sean McCoy, to approve the consent agenda except items A

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

L. Accept Ten Capital Improvement Program Amendments Approved By The City Manager

MOTION

Diane Crist moved, seconded by Sean McCoy, to approve the consent agenda except items A

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

10. ORDINANCES ON SECOND READING AND PUBLIC HEARINGS ON ANY MATTER

A. O-2024-83, A Bill For An Ordinance Amending Chapter 14.32 On Rates And

Regulations Governing Electric Service

Mayor Peck read the title of the ordinance into the record. She then explained for the public's benefit that the City purchases its electric from Platte River Power Authority and those costs are equitably divided throughout the city including among those who have solar and a subset of the rates is for solar customers. Residents who have solar will theoretically pay less and to make things equitable for all residents, the City will buy solar from residents in order to equitably distribute the rates and the purchase appears as a credit on their utility bill.

Mayor Peck opened the public hearing on this item.

Mike Baum, 5026 William Place, spoke as a member of Sustainable Resilient Longmont and said the board supports the movement toward renewable energy and is concerned that these changes go against the stated goal of encouraging renewable energy.

Elaine Derr, 708 Eldora Place, said she installed solar because Longmont promotes sustainable energy and alleged that these changes penalize those with solar installs and the companies who install solar. She asked the Council not to pass this ordinance.

Megan Dawe, 2045 Longs Peak Avenue, urged the city to take another look at changes to solar rates and suggested these changes would hamper adoption of more solar installations.

Claire Shlosser, 1510 Harlequin Drive, commented on the lack of clarity in the notice she received and wondered if adding a battery wall or doing maintenance on her grandfathered system would trigger the new rates.

Lawrence Beshear, 2 Western Sky Circle, explained that many solar users have carefully calculated their investment and the time to recoup their investment dollars and said these changes would make it take much longer to recover the expense of his system. He asked the Council to reconsider these changes and to knock down the credit for these systems.

Esraa Jallad, 1511 Lark Bunting Place, urged the council to reject the changes and explained it was a step backward for the community.

John Bales, 1511 Lark Bunting Place, echoed the comments in opposition to

the proposed changes to the solar credits and shared his view that the changes were not equitable. He echoed the comments that these changes would make it take even longer to recover the cost of a solar system.

Mayor Peck closed the public hearing.

Council requested staff to address the questions and concerns raised by the public.

Hannah Mulroy, Energy Portfolio Development Manager, informed the Council and public that staff spent a couple of years working on the analysis and reviewing industry best practices to inform these rate changes. She clarified that the credit rate for solar is 8.56 cents and noted this change would create opportunity for larger solar systems which the city has not been able to accommodate. She further explained that there is currently a \$64,000 subsidy for solar which could be a much larger dollar amount if solar growth and expansion continues. Mulroy said that staff did not anticipate that these changes would hamper growth and she noted that each user has the entire month in which to consume the energy produced by the system. Lastly, she explained that under this ordinance, any upgrade, expansion or change of ownership would cause someone to move to the new rates but maintenance of an existing system or the addition of a battery would not cause a user to move away from their legacy rate, and she noted that different lengths of time for legacy rates were considered in the analysis of the legacy rates.

Mayor Peck commented that Platte River is installing a huge solar array in Severance and the Rawhide Energy Plant will be retired in 2028.

Mulroy commented that more solar on rooftops is not getting us to our 100% renewable goal.

MOTION

Shiquita Yarbrough moved, seconded by Diane Crist, to pass and adopt **O-2024-83**, A Bill For An Ordinance Amending Chapter 14.32 On Rates And Regulations Governing Electric Service

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

- B. O-2024-84** , A Bill For An Ordinance Approving An Amendment To The Vance Brand Municipal Airport Hangar Parcel H-60 Lease, And Authorizing The Consent To Assignment To Richard F Schaden LLC, Tenant

Mayor Peck read the title of the ordinance into the record. There was no formal staff presentation on this item.

Mayor Peck opened a public hearing on this item. There being no one present to address Council on this issue, the public hearing was closed.

MOTION

Sean McCoy moved, seconded by Susie Hidalgo-Fahring, to pass and adopt **O-2024-84**, A Bill For An Ordinance Approving An Amendment To The Vance Brand Municipal Airport Hangar Parcel H-60 Lease, And Authorizing The Consent To Assignment To Richard F Schaden LLC, Tenant

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

- C. O-2024-85** , A Bill For An Ordinance Making Additional Appropriations For Expenses And Liabilities Of The City Of Longmont For The Fiscal Year Beginning January 1, 2024

Mayor Peck read the title of the ordinance into the record. There was no formal staff presentation on this item.

Mayor Peck opened a public hearing on this item. There being no one present to address Council on this issue, the public hearing was closed.

MOTION

Diane Crist moved, seconded by Sean McCoy, to pass and adopt **O-2024-85**, A Bill For An Ordinance Making Additional Appropriations For Expenses And

Liabilities Of The City Of Longmont For The Fiscal Year Beginning January 1, 2024

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

- D. O-2024-86** , A Bill For An Ordinance Conditionally Approving The Vacation Of One Utility Easement Located Within The Boundaries Of The Proposed Stafford Subdivision Replat A, Generally Located At 733 Ken Pratt Blvd West Of South Main Street And South Of Ken Pratt Blvd

Mayor Peck read the title of the ordinance into the record. There was no formal staff presentation on this item.

Mayor Peck opened a public hearing on this item. There being no one present to address Council on this issue, the public hearing was closed.

MOTION

Susie Hidalgo-Fahring moved, seconded by Diane Crist, to pass and adopt **O-2024-86**, A Bill For An Ordinance Conditionally Approving The Vacation Of One Utility Easement Located Within The Boundaries Of The Proposed Stafford Subdivision Replat A, Generally Located At 733 Ken Pratt Blvd West Of South Main Street And South Of Ken Pratt Blvd

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

- E. O-2024-87** , A Bill For An Ordinance Conditionally Approving The Vacation Of Three Easements And A Portion Of One Drainage Easement, Located Within The Boundaries Of The Fairgrounds Marketplace Final Plat, Generally Located South Of Rogers Road And West Of South Hover Street

Mayor Peck read the title of the ordinance into the record. There was no formal staff presentation on this item.

Mayor Peck opened a public hearing on this item. There being no one present to address Council on this issue, the public hearing was closed.

MOTION

Aren Rodriguez moved, seconded by Diane Crist, to pass and adopt **O-2024-87**, A Bill For An Ordinance Conditionally Approving The Vacation Of Three Easements And A Portion Of One Drainage Easement, Located Within The Boundaries Of The Fairgrounds Marketplace Final Plat, Generally Located South Of Rogers Road And West Of South Hover Street

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

- F. O-2024-88** , A Bill For An Ordinance Conditionally Approving The Vacation Of A Slope Easement And A Drainage Easement, And A Portion Of An Emergency Access Easement, All Located Within The Boundaries Of The Proposed MS Strong Subdivision Filing No 2 Replat B, Generally Located North Of Great Western Avenue, East Of Third Avenue And South Of Ken Pratt Boulevard (CO Hwy 119)

Mayor Peck read the title of the ordinance into the record. There was no formal staff presentation on this item.

Mayor Peck opened a public hearing on this item. There being no one present to address Council on this issue, the public hearing was closed.

MOTION

Diane Crist moved, seconded by Shiquita Yarbrough, to pass and adopt **O-2024-88**, A Bill For An Ordinance Conditionally Approving The Vacation Of A Slope Easement And A Drainage Easement, And A Portion Of An Emergency Access Easement, All Located Within The Boundaries Of The Proposed MS Strong Subdivision Filing No 2 Replat B, Generally Located North Of Great Western Avenue, East Of Third Avenue And South Of Ken Pratt Boulevard (CO Hwy 119)

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

- G. O-2024-89** , A Bill For An Ordinance Amending Section 14.20.150 Of The Longmont Municipal Code Concerning Notice Of Discontinuance Of Utility Service

Mayor Peck read the title of the ordinance into the record. There was no formal staff presentation on this item.

Mayor Peck opened a public hearing on this item. There being no one present to address Council on this issue, the public hearing was closed.

MOTION

Diane Crist moved, seconded by Sean McCoy, to pass and adopt **O-2024-89**, A Bill For An Ordinance Amending Section 14.20.150 Of The Longmont Municipal Code Concerning Notice Of Discontinuance Of Utility Service

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

11. ITEMS REMOVED FROM CONSENT AGENDA

The discussion and action on each item removed from the Consent Agenda is reflected under the item itself.

12. GENERAL BUSINESS

A. R-2024-96, A Resolution Of The Longmont City Council Conditionally Approving The In-N-Out Conditional Use Site Plan Application

Don Burchett, Planning Manager, introduced the item and explained the history of the property noting that when it was annexed, the city had to allow for mining to occur. The parcel was approved as a PUD with regulations for mining and annexed. In 2020, the Costco development came to fruition and a portion of the area was excluded from the mining plan. The other mining areas remain along with those on city property to the north. At the time when Costco was approved, the reclamation plan was also approved though it is an estimate and actual reclamation will depend on what is mined.

Burchett further explained that O-2021-16 requires that development adjacent to open space be approved by City Council and said this is the first time a project has triggered this requirement. In-N-Out is proposing a 3,800 square foot drive thru restaurant which does meet the review criteria for a secondary use but because it is a secondary use and technically adjacent to open space on the north, across the right-of-way as prescribed in the ordinance, it is presented to Council for consideration. Burchett added that staff had made finding that the criteria had been met and the plans include parking and stacking to accommodate 38 vehicles as well as spaces for electric vehicle charging in accordance with city regulations. The Planning and Zoning Commission, under PZR 2024-9B, recommended approval with two conditions:

1. Prior to the recordation of Notice of Site Plan Approval for the In-N-Out Restaurant Conditional Secondary Use Site Plan, the Irwin Thomas First Filing, Replat A Minor Subdivision Plat must be recorded.
2. The Applicant agrees to construct an ADA-compliant ramp on the applicant's southern property line concurrently or sooner of an ADA-compliant ramp constructed on the east-west sidewalk on the southside of North Costco Entrance private drive, provided there is an identified pedestrian crossing on the North Costco Entrance private drive in an agreeable location to the applicant.

Council Members recalled that they had previously decided to include the right-of-way separation for things that were across smaller streets, for example, when considering O-2021-16.

Daniel Pocius, Development Manager for In-N-Out, gave a brief presentation about the company, its history and community involvement. He also reviewed the project noting it was designed to meet or exceed code and requirements. He concluded by noting that the company is excited about this opportunity in the City of Longmont.

Mayor Peck opened the public hearing on this item.

Jake Marsing, 1818 Red Cloud Road, expressed his elation that In-N-Out is coming to Longmont and said he was impressed by the dialogue and process to recall discussions that happened years ago and about why things were considered. He urged the Council to adopt the resolution.

Lance Whittaker, 1750 Collyer Street, said it is just another burger joint.

Gary Hodges, 2148 Stuart Street, questioned the logic of having and requiring electric vehicle charging spots at a location that is so clearly designed for people to get in and out quickly.

Greg Morrissey, 1648 Harvard Street, said the In-N-Out in Aurora caused traffic jams and said it is going to be crazy when it opens.

Mayor Peck closed the public hearing.

Council Member Yarbrough asked Daniel Pocius if they offer a veggie burger and he indicated they do not. Yarbrough urged them to create one just for Longmont.

MOTION

Susie Hidalgo-Fahring moved, seconded by Sean McCoy, to approve **R-2024-96**, A Resolution Of The Longmont City Council Conditionally Approving The In-N-Out Conditional Use Site Plan Application

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None
Abstained: None

Carried: 6 – 0

B. Board and Commission Appointments

Dawn Quintana, City Clerk, introduced the board and commission appointment process and asked the Council Members to log in and vote their ballots. After voting concluded, Quintana reviewed the results with the Council. The resulting appointments and votes are captured below.

AIRPORT ADVISORY BOARD

Two (2) regular member terms ending December 31, 2027

A first vote resulted in the appointment of Charles Schilling to a regular member term ending December 31, 2027.

Aren Rodriguez	["Charles Schilling - Recommended", "Do not appoint"]
Shiquita Yarbrough	["Charles Schilling - Recommended", "Do not appoint"]
Susie Hidalgo-Fahring	["Charles Schilling - Recommended", "Do not appoint"]
Sean McCoy	["Tallis Salamatian - Recommended (late app)", "Charles Schilling - Recommended"]
Diane Crist	["Matthew Menza - Recommended", "Charles Schilling - Recommended"]
Joan Peck	["Charles Schilling - Recommended", "Matthew Gibson - Recommended"]

The Council took a second vote because there was no clear winner of the second vacant seat after the first vote and Matthew Gibson was appointed to the second regular member term ending December 31, 2027.

Joan Peck	["Matthew Gibson - Recommended"]
Aren Rodriguez	["Matthew Gibson - Recommended"]
Shiquita Yarbrough	["Matthew Gibson - Recommended"]
Sean McCoy	["Tallis Salamatian - Recommended (late app)"]
Susie Hidalgo-Fahring	["Do not appoint"]
Aren Rodriguez	["Matthew Gibson - Recommended"]

BOARD OF ADJUSTMENT & APPEALS

Two (2) regular member term ending June 30, 2027

Two (2) unexpired regular member terms ending June 30, 2026

Two (2) alternate member terms ending June 30, 2025

No applications were received for this board.

CALLAHAN HOUSE ADVISORY BOARD

Two (2) regular member terms ending December 31, 2027

Jeffrey Gallaher and Julia Brown were appointed to the two regular member terms ending December 31, 2027.

Aren Rodriguez	["Jeffrey Gallaher - Recommended", "Julia Brown - Recommended"]
Shiquita Yarbrough	["Julia Brown - Recommended", "Dianna Lasek - Recommended"]
Susie Hidalgo-Fahring	["Dianna Lasek - Recommended", "Julia Brown - Recommended"]
Sean McCoy	["Julia Brown - Recommended", "Jeffrey Gallaher - Recommended"]
Diane Crist	["Julia Brown - Recommended", "Jeffrey Gallaher - Recommended"]
Joan Peck	["Jeffrey Gallaher - Recommended", "Julia Brown - Recommended"]

One (1) unexpired regular member term ending December 31, 2026

Dianna Lasek was appointed to the unexpired regular member term ending December 31, 2026.

Aren Rodriguez	Dianna Lasek - Recommended
Shiquita Yarbrough	Jeffrey Gallaher - Recommended
Susie Hidalgo-Fahring	Jeffrey Gallaher - Recommended
Sean McCoy	Dianna Lasek - Recommended
Diane Crist	Dianna Lasek - Recommended
Sandra Seader	Dianna Lasek - Recommended

GOLF COURSE ADVISORY BOARD

Three (3) regular member terms ending December 31, 2027

One (1) unexpired regular member term ending December 31, 2026

There was only one applicant for the four vacant seats. Thus, Council voted on which term to appoint the applicant to.

Jesse Branken was appointed to a regular member term ending December 31, 2027.

Aren Rodriguez	Regular Member Term ending December 31, 2027
Shiquita Yarbrough	Regular Member Term ending December 31, 2027
Susie Hidalgo-Fahring	Regular Member Term ending December 31, 2027
Sean McCoy	Regular Member Term ending December 31, 2027
Diane Crist	Regular Member Term ending December 31, 2027
Joan Peck	Unexpired regular member term ending December 31, 2026

HISTORIC PRESERVATION COMMISSION

One (1) unexpired alternate member term ending December 31, 2025

Mary Frances O'Dea was appointed to the unexpired alternate member term ending December 31, 2025.

Aren Rodriguez	Sue Henderson - Recommended
Shiquita Yarbrough	Mary-Frances O'Dea - Recommended
Susie Hidalgo-Fahring	Mary-Frances O'Dea - Recommended
Sean McCoy	Mary-Frances O'Dea - Recommended
Diane Crist	Mary-Frances O'Dea - Recommended
Joan Peck	Sue Henderson - Recommended

One (1) unexpired alternate member term ending December 31, 2026

Sue Henderson was appointed to the unexpired alternate member term ending December 31, 2026

Aren Rodriguez	Mary-Frances O'Dea - Recommended
Shiquita Yarbrough	Sue Henderson - Recommended
Susie Hidalgo-Fahring	Sue Henderson - Recommended
Sean McCoy	Sue Henderson - Recommended
Diane Crist	Sue Henderson - Recommended
Joan Peck	Mary-Frances O'Dea - Recommended

HOUSING AND HUMAN SERVICES ADVISORY BOARD

Three (3) regular member terms ending December 31, 2027

Martha Wilson, Katie Torres and Marc Sisler were appointed as regular member terms ending December 31, 2027.

Aren Rodriguez	["Martha Wilson - Recommended", "Katie Torres - Recommended", "Marc Sisler - Recommended"]
Shiquita Yarbrough	["Marc Sisler - Recommended", "Katie Torres - Recommended", "Martha Wilson - Recommended"]
Susie Hidalgo-Fahring	["Marc Sisler - Recommended", "Katie Torres - Recommended", "Martha Wilson - Recommended"]
Sean McCoy	["Martha Wilson - Recommended", "Marc Sisler - Recommended", "Lisa Gallinar - Recommended"]
Diane Crist	["Martha Wilson - Recommended", "Marc Sisler - Recommended", "Katie Torres - Recommended"]
Joan Peck	["Martha Wilson - Recommended", "Katie Torres - Recommended", "Marc Sisler - Recommended"]

LIBRARY ADVISORY BOARD

Two (2) unexpired regular member terms ending June 30, 2026

Barbara Houlthaus and Charlene Kelsey were appointed to the unexpired regular member terms ending June 30, 2026.

Aren Rodriguez	["Charlene Kelsey - Recommended", "Barbara Houlthaus - Recommended"]
Shiquita Yarbrough	["Barbara Houlthaus - Recommended", "Charlene Kelsey - Recommended"]
Susie Hidalgo-Fahring	["Barbara Houlthaus - Recommended", "Charlene Kelsey - Recommended"]
Sean McCoy	["Barbara Houlthaus - Recommended", "Charlene Kelsey - Recommended"]
Diane Crist	["Charlene Kelsey - Recommended", "Barbara Houlthaus - Recommended"]
Joan Peck	["Barbara Houlthaus - Recommended", "Charlene Kelsey - Recommended"]

MASTER BOARD OF APPEALS

One (1) regular member term ending December 31, 2027

One (1) alternate member term ending December 31, 2027

One (1) unexpired regular member term ending December 31, 2026

One (1) unexpired alternate member term ending December 31, 2026

Noah Huber was appointed to the regular member term ending December 31, 2027.

1 Aren Rodriguez	One (1) regular member term ending December 31, 2027
2 Shiquita Yarbrough	One (1) regular member term ending December 31, 2027
3 Susie Hidalgo-Fahring	One (1) regular member term ending December 31, 2027
4 Sean McCoy	One (1) regular member term ending December 31, 2027
5 Diane Crist	One (1) regular member term ending December 31, 2027
6 Joan Peck	One (1) regular member term ending December 31, 2027

MUSEUM ADVISORY BOARD

One (1) unexpired regular member term ending June 30, 2027

Michael Gallifrey was appointed to the unexpired regular member term ending June 30, 2027.

Aren Rodriguez	Michael Gallifrey - Recommended
Shiquita Yarbrough	Michael Gallifrey - Recommended
Susie Hidalgo-Fahring	Michael Gallifrey - Recommended
Sean McCoy	Michael Gallifrey - Recommended
Diane Crist	Michael Gallifrey - Recommended
Joan Peck	Michael Gallifrey - Recommended

PARKS AND RECREATION ADVISORY BOARD

Two (2) regular member terms ending December 31, 2027

Erin Angel and Brandi Reyes were appointed to the regular member terms ending December 31, 2027.

Aren Rodriguez ["Erin Angel - Recommended", "Brandi Reyes -

	Recommended"]
Shiquita Yarbrough	["Erin Angel - Recommended", "Brandi Reyes - Recommended"]
Susie Hidalgo-Fahring	["Erin Angel - Recommended", "Brandi Reyes - Recommended"]
Sean McCoy	["Erin Angel - Recommended", "Brandi Reyes - Recommended"]
Diane Crist	["Rhonda Beaupre", "Elizabeth Storm"]
Joan Peck	["Erin Angel - Recommended", "Brandi Reyes - Recommended"]

SENIOR CITIZENS' ADVISORY BOARD

Two (2) regular member terms ending December 31, 2027

David Brenna and Marta Valenzuela Moreno were appointed to the regular member terms ending December 31, 2027.

Aren Rodriguez	["Marta Valenzuela Moreno - Recommended", "David Brenna - Recommended"]
Shiquita Yarbrough	["David Brenna - Recommended", "Marta Valenzuela Moreno - Recommended"]
Susie Hidalgo-Fahring	["David Brenna - Recommended", "Marta Valenzuela Moreno - Recommended"]
Sean McCoy	["Marta Valenzuela Moreno - Recommended", "John Pillmann - Recommended"]
Diane Crist	["David Brenna - Recommended", "John Pillmann - Recommended"]
Joan Peck	["Marta Valenzuela Moreno - Recommended", "John Pillmann - Recommended"]

One (1) unexpired member term ending December 31, 2025

John Pillman was appointed to the unexpired member term ending December 31, 2025.

Aren Rodriguez	John Pillmann - Recommended
Shiquita Yarbrough	John Pillmann - Recommended
Susie Hidalgo-Fahring	John Pillmann - Recommended
Joan Peck	Marta Valenzuela Moreno - Recommended
Sean McCoy	John Pillmann - Recommended
Diane Crist	John Pillmann - Recommended

B. Board and Commission Appointments

Dawn Quintana, City Clerk, introduced the board and commission appointment process and asked the Council Members to log in and vote their ballots. After voting concluded, Quintana reviewed the results with the Council. The resulting appointments and votes are captured below.

AIRPORT ADVISORY BOARD

Two (2) regular member terms ending December 31, 2027

A first vote resulted in the appointment of Charles Schilling to a regular member term ending December 31, 2027.

Aren Rodriguez	["Charles Schilling - Recommended", "Do not appoint"]
Shiquita Yarbrough	["Charles Schilling - Recommended", "Do not appoint"]
Susie Hidalgo-Fahring	["Charles Schilling - Recommended", "Do not appoint"]
Sean McCoy	["Tallis Salamatian - Recommended (late app)", "Charles Schilling - Recommended"]
Diane Crist	["Matthew Menza - Recommended", "Charles Schilling - Recommended"]
Joan Peck	["Charles Schilling - Recommended", "Matthew Gibson - Recommended"]

The Council took a second vote because there was no clear winner of the second vacant seat after the first vote and Matthew Gibson was appointed to the second regular member term ending December 31, 2027.

Joan Peck	["Matthew Gibson - Recommended"]
Aren Rodriguez	["Matthew Gibson - Recommended"]
Shiquita Yarbrough	["Matthew Gibson - Recommended"]
Sean McCoy	["Tallis Salamatian - Recommended (late app)"]
Susie Hidalgo-Fahring	["Do not appoint"]
Aren Rodriguez	["Matthew Gibson - Recommended"]

BOARD OF ADJUSTMENT & APPEALS

Two (2) regular member term ending June 30, 2027

Two (2) unexpired regular member terms ending June 30, 2026

Two (2) alternate member terms ending June 30, 2025

No applications were received for this board.

CALLAHAN HOUSE ADVISORY BOARD

Two (2) regular member terms ending December 31, 2027

Jeffrey Gallaher and Julia Brown were appointed to the two regular member terms ending December 31, 2027.

Aren Rodriguez	["Jeffrey Gallaher - Recommended", "Julia Brown - Recommended"]
Shiquita Yarbrough	["Julia Brown - Recommended", "Dianna Lasek - Recommended"]
Susie Hidalgo-Fahring	["Dianna Lasek - Recommended", "Julia Brown - Recommended"]
Sean McCoy	["Julia Brown - Recommended", "Jeffrey Gallaher - Recommended"]
Diane Crist	["Julia Brown - Recommended", "Jeffrey Gallaher - Recommended"]
Joan Peck	["Jeffrey Gallaher - Recommended", "Julia Brown - Recommended"]

One (1) unexpired regular member term ending December 31, 2026

Dianna Lasek was appointed to the unexpired regular member term ending December 31, 2026.

Aren Rodriguez	Dianna Lasek - Recommended
Shiquita Yarbrough	Jeffrey Gallaher - Recommended
Susie Hidalgo-Fahring	Jeffrey Gallaher - Recommended
Sean McCoy	Dianna Lasek - Recommended
Diane Crist	Dianna Lasek - Recommended
Sandra Seader	Dianna Lasek - Recommended

GOLF COURSE ADVISORY BOARD

Three (3) regular member terms ending December 31, 2027

One (1) unexpired regular member term ending December 31, 2026

There was only one applicant for the four vacant seats. Thus, Council voted on which term to appoint the applicant to.

Jesse Branken was appointed to a regular member term ending December 31, 2027.

Aren Rodriguez	Regular Member Term ending December 31, 2027
Shiquita Yarbrough	Regular Member Term ending December 31, 2027
Susie Hidalgo-Fahring	Regular Member Term ending December 31, 2027
Sean McCoy	Regular Member Term ending December 31, 2027
Diane Crist	Regular Member Term ending December 31, 2027
Joan Peck	Unexpired regular member term ending December 31, 2026

HISTORIC PRESERVATION COMMISSION

One (1) unexpired alternate member term ending December 31, 2025

Mary Frances O'Dea was appointed to the unexpired alternate member term ending December 31, 2025.

Aren Rodriguez	Sue Henderson - Recommended
Shiquita Yarbrough	Mary-Frances O'Dea - Recommended
Susie Hidalgo-Fahring	Mary-Frances O'Dea - Recommended
Sean McCoy	Mary-Frances O'Dea - Recommended
Diane Crist	Mary-Frances O'Dea - Recommended
Joan Peck	Sue Henderson - Recommended

One (1) unexpired alternate member term ending December 31, 2026

Sue Henderson was appointed to the unexpired alternate member term ending December 31, 2026

Aren Rodriguez	Mary-Frances O'Dea - Recommended
Shiquita Yarbrough	Sue Henderson - Recommended
Susie Hidalgo-Fahring	Sue Henderson - Recommended
Sean McCoy	Sue Henderson - Recommended
Diane Crist	Sue Henderson - Recommended
Joan Peck	Mary-Frances O'Dea - Recommended

HOUSING AND HUMAN SERVICES ADVISORY BOARD

Three (3) regular member terms ending December 31, 2027

Martha Wilson, Katie Torres and Marc Sisler were appointed as regular member terms ending December 31, 2027.

Aren Rodriguez	["Martha Wilson - Recommended", "Katie Torres - Recommended", "Marc Sisler - Recommended"]
Shiquita Yarbrough	["Marc Sisler - Recommended", "Katie Torres - Recommended", "Martha Wilson - Recommended"]
Susie Hidalgo-Fahring	["Marc Sisler - Recommended", "Katie Torres - Recommended", "Martha Wilson - Recommended"]
Sean McCoy	["Martha Wilson - Recommended", "Marc Sisler - Recommended", "Lisa Gallinar - Recommended"]
Diane Crist	["Martha Wilson - Recommended", "Marc Sisler - Recommended", "Katie Torres - Recommended"]
Joan Peck	["Martha Wilson - Recommended", "Katie Torres - Recommended", "Marc Sisler - Recommended"]

LIBRARY ADVISORY BOARD

Two (2) unexpired regular member terms ending June 30, 2026

Barbara Houlthaus and Charlene Kelsey were appointed to the unexpired regular member terms ending June 30, 2026.

Aren Rodriguez	["Charlene Kelsey - Recommended", "Barbara Houlthaus - Recommended"]
Shiquita Yarbrough	["Barbara Houlthaus - Recommended", "Charlene Kelsey - Recommended"]
Susie Hidalgo-Fahring	["Barbara Houlthaus - Recommended", "Charlene Kelsey - Recommended"]
Sean McCoy	["Barbara Houlthaus - Recommended", "Charlene Kelsey - Recommended"]
Diane Crist	["Charlene Kelsey - Recommended", "Barbara Houlthaus - Recommended"]
Joan Peck	["Barbara Houlthaus - Recommended", "Charlene Kelsey - Recommended"]

MASTER BOARD OF APPEALS

One (1) regular member term ending December 31, 2027

One (1) alternate member term ending December 31, 2027

One (1) unexpired regular member term ending December 31, 2026

One (1) unexpired alternate member term ending December 31, 2026

Noah Huber was appointed to the regular member term ending December 31, 2027.

1 Aren Rodriguez	One (1) regular member term ending December 31, 2027
2 Shiquita Yarbrough	One (1) regular member term ending December 31, 2027
3 Susie Hidalgo-Fahring	One (1) regular member term ending December 31, 2027
4 Sean McCoy	One (1) regular member term ending December 31, 2027
5 Diane Crist	One (1) regular member term ending December 31, 2027
6 Joan Peck	One (1) regular member term ending December 31, 2027

MUSEUM ADVISORY BOARD

One (1) unexpired regular member term ending June 30, 2027

Michael Gallifrey was appointed to the unexpired regular member term ending June 30, 2027.

Aren Rodriguez	Michael Gallifrey - Recommended
Shiquita Yarbrough	Michael Gallifrey - Recommended
Susie Hidalgo-Fahring	Michael Gallifrey - Recommended
Sean McCoy	Michael Gallifrey - Recommended
Diane Crist	Michael Gallifrey - Recommended
Joan Peck	Michael Gallifrey - Recommended

PARKS AND RECREATION ADVISORY BOARD

Two (2) regular member terms ending December 31, 2027

Erin Angel and Brandi Reyes were appointed to the regular member terms ending December 31, 2027.

Aren Rodriguez	["Erin Angel - Recommended", "Brandi Reyes - Recommended"]
Shiquita Yarbrough	["Erin Angel - Recommended", "Brandi Reyes - Recommended"]
Susie Hidalgo-Fahring	["Erin Angel - Recommended", "Brandi Reyes - Recommended"]
Sean McCoy	["Erin Angel - Recommended", "Brandi Reyes - Recommended"]

	Recommended"]
Diane Crist	["Rhonda Beaupre", "Elizabeth Storm"]
Joan Peck	["Erin Angel - Recommended", "Brandi Reyes - Recommended"]

SENIOR CITIZENS' ADVISORY BOARD

Two (2) regular member terms ending December 31, 2027

David Brenna and Marta Valenzuela Moreno were appointed to the regular member terms ending December 31, 2027.

Aren Rodriguez	["Marta Valenzuela Moreno - Recommended", "David Brenna - Recommended"]
Shiquita Yarbrough	["David Brenna - Recommended", "Marta Valenzuela Moreno - Recommended"]
Susie Hidalgo-Fahring	["David Brenna - Recommended", "Marta Valenzuela Moreno - Recommended"]
Sean McCoy	["Marta Valenzuela Moreno - Recommended", "John Pillmann - Recommended"]
Diane Crist	["David Brenna - Recommended", "John Pillmann - Recommended"]
Joan Peck	["Marta Valenzuela Moreno - Recommended", "John Pillmann - Recommended"]

One (1) unexpired member term ending December 31, 2025

John Pillman was appointed to the unexpired member term ending December 31, 2025.

Aren Rodriguez	John Pillmann - Recommended
Shiquita Yarbrough	John Pillmann - Recommended
Susie Hidalgo-Fahring	John Pillmann - Recommended
Joan Peck	Marta Valenzuela Moreno - Recommended
Sean McCoy	John Pillmann - Recommended
Diane Crist	John Pillmann - Recommended

13. FINAL CALL - PUBLIC INVITED TO BE HEARD

Gary Hodges, raised various points in response to comments raised during the meeting related to homeownership opportunities and community involvement.

Lance Whittaker, suggested there be more fruit trees on city property.

14. MAYOR AND COUNCIL COMMENTS

Council Members McCoy and Crist wished everyone happy holidays, happy hanukkah, feliz navidad and a happy kwanzaa.

Mayor Peck and Council Member Yarbrough expressed what a great holiday parade it was this year with many floats and entries.

15. CITY MANAGER REMARKS

The City Manager had no additional items to bring before City Council.

16. CITY ATTORNEY REMARKS

The City Attorney had no additional items to bring before City Council.

17. ADJOURN

Current Balance in General Fund Council Contingency: \$101,486

MOTION

Sean McCoy moved, seconded by Susie Hidalgo-Fahring, to adjourn the meeting at 10:20 p.m.

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 – 0

CITY OF LONGMONT, COLORADO

Mayor

ATTEST:

City Clerk

The video of this meeting can be found at <https://www.youtube.com/@cityoflongmont>