



MINUTES
City Council Regular Session (livestreamed)
May 6, 2025
City Council Chambers, 350 Kimbark St., Longmont, CO

1. MEETING CALLED TO ORDER

The May 6, 2025, 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.

MOTION

Joan Peck moved, seconded by Sean McCoy, to allow Mayor Pro Tem Hidalgo-Fahring to participate in the meeting remotely

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

Dissented: None

Abstained: None

Carried: 7 – 0

2. ROLL CALL - PLEDGE OF ALLEGIANCE

Krystal Shed, Deputy City Clerk, called the roll. Those present were Mayor Peck and Council Members Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Matthew Popkin, Aren Rodriguez, and Shiquita Yarbrough.

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. April 22, 2025 – Regular Session

MOTION

Sean McCoy moved, seconded by Diane Crist, to approve the April 22, 2025 – Regular Session minutes as presented

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

Dissented: None

Abstained: None

Carried: 7 – 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 amend the agenda by moving the General Business agenda item, O-2025-33 before the Consent Agenda and after Public Invited to be Heard

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

Dissented: None

Abstained: None

Carried: 7 – 0

MOTION

Sean McCoy moved, seconded by Diane Crist, to direct staff to bring back a discussion regarding the Longmont Fair Campaign Practices Act regarding the issue of LLC contributions for the upcoming election

Approved: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Matthew Popkin, Shiquita Yarbrough

Dissented: Aren Rodriguez

Abstained: None

Carried: 6 – 1

MOTION

Diane Crist moved, seconded by Susie Hidalgo-Fahring, to ask Boulder County to bring

back a composting presentation on a future agenda to inform the community

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

Dissented: Matthew Popkin

Abstained: None

Carried: 6 – 1

6. CITY MANAGER'S REPORT

There was no report from the City Manager.

7. SPECIAL REPORTS AND PRESENTATIONS

- A.** A Proclamation Designating May 6, 2025 As, "Longmont Sister Cities Appreciation Day" In Longmont, Colorado.

Mayor Peck read the proclamation into the record and invited Courtney Michelle, Longmont Sister Cities Association President, to accept the proclamation. Mayor Imai of Chino, Japan, delivered a statement in Japanese, followed by an English translation read by city staff. Gifts were exchanged between the City of Longmont and the City of Chino.

- B.** A Proclamation Designating The Week of May 11-17, 2025 As "National Police Week" And Further Designating May 15, 2025 As "Peace Officers' Memorial Day" in Longmont, Colorado.

Mayor Peck read the proclamation into the record and invited Master Police Officer Ryan Douglas and Crystal Nunez to accept the proclamation.

8. FIRST CALL - PUBLIC INVITED TO BE HEARD

Melissa Irwin, 2094 Winding Drive, thanked Council for drafting the sex offender registry ordinance and shared findings from a 2023 report on halfway houses, citing poor oversight and high recidivism. She raised concerns about Mobarez Solutions lack of behavioral health support and called for transparency and true rehabilitation.

Chelsea Jewell, 2040 Sunlight Drive, spoke in support of the ordinance and said the home at 2200 Winding Drive is not a legitimate sober living facility. She criticized Mobarez Solutions for misrepresentation and urged immediate action to protect families.

Jo Snyder, 2271 Dexter Place, called the situation at 2200 Winding Drive an emergency, noting the number of sex offenders had grown to eight. He urged the city to enforce occupancy limits and act quickly to protect children.

Bobette Berger, 2196 Winding Drive, urged Council to enforce laws and adopt strong ordinances, stressing that this is a citywide issue, not just one neighborhood.

Annemarie Morris, 2407 Whistler Drive, a psychiatric nurse, shared concerns from medical professionals about the need for third-party supervision and transparency at homes housing sex offenders. She proposed bi-monthly psychological evaluations be reported to Council to ensure accountability.

Steve Faas, 2900 Cormorant Place, spoke in support of the ordinance and emphasized the need to protect vulnerable community members, especially children. He urged the city to set boundaries to reduce the risk of reoffending and stated that public safety must be a top priority.

Michael Poompan, 2200 Winding Drive, Director of Operations at Mobarez Solutions, acknowledged community concerns and explained that their structured home supports recovery and accountability. He warned that banning such housing could push people into homelessness and argued that their model reduces risk by promoting change and sobriety.

Greg Stone, 2200 Winding Drive, resident and house lead, shared his story of recovery after incarceration. He credited Mobarez with helping him stay sober, find a job, and build a stable life through peer support and structure.

Sean Stokes, 1760 Sunlight Drive, certified recovery coach, said different offenses carry different risks. He argued that serious offenders should be separated, as the Department of Corrections does, and recommended greater setbacks, up to a mile, for community safety.

Judi Atwood, 1145 Rodriguez, a survivor of sexual abuse, described moving away from a home near sex offenders due to psychological distress. She urged Council to consider the emotional toll on survivors when placing these homes in residential areas.

Jon Kreckler, 403 Olympian Avenue, criticized the city for allowing a sex offender treatment center in a neighborhood. He warned of potential harm and legal consequences if a tragedy occurred and said such facilities should not be allowed near parks or homes.

Aloex Mezyad, 500 9th Avenue, a therapist and survivor, urged the community to look beyond fear and support restorative justice. She said structured housing like Mobarez helps reduce risk and called for dialogue, accountability, and compassion for those trying to rebuild their lives.

Nathan Drashner, 2205 Winding Drive, thanked Council for refining the ordinance and supported the addition of occupancy limits. He questioned whether having eight people in a six-bedroom home is appropriate and called for more transparency around housing norms.

Gary Hodges, 2148 Stuart Drive, commented that buffer zones will not fix the problem and may move it to different neighborhoods. He urged Council to reconsider the rule allowing many unrelated adults in one home and possibly push for changes at the state level.

Steve Altschuler, 1555 Taylor Mountain Drive, questioned why Longmont has far more sex offenders than Boulder and asked what criteria are used to set those numbers. He suggested setting a citywide cap and called for more clarity and control over placement policies.

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

Krystal Shed, Deputy City Clerk, read the titles of the ordinances and the Second Reading and Public Hearing Date into the record and reviewed all of the items on the Consent Agenda.

The Second Reading and Public Hearing for all ordinances introduced on this consent agenda will be held on May 20, 2025.

- A. O-2025-30, A Bill For An Ordinance Making Additional Appropriations For Expenses And Liabilities Of The City Of Longmont For The Fiscal Year Beginning January 1, 2025**

MOTION

Matthew Popkin moved, seconded by Sean McCoy, to approve the consent agenda except items B, C

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

Dissented: None

Abstained: None

Carried: 7 – 0

- B. O-2025-31, A Bill For An Ordinance Authorizing The Consent To Vance Brand Municipal Airport Lease Assignment For Hangar Parcel H-44A To Doug Lyle**

Council Member Popkin asked why both airport lease agreements (Items 9B and 9C) are considered to serve the public interest.

Eugene Mei, City Attorney, explained the law requires such a finding and noted benefits like revenue, economic development, and support for aviation. Levi Brown, Airport Manager agreed with that assessment.

MOTION

Matthew Popkin moved, seconded by Sean McCoy, to approve **O-2025-31, A Bill For An Ordinance Authorizing The Consent To Vance Brand Municipal Airport Lease Assignment For Hangar Parcel H-44a To Doug Lyle**

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

Dissented: None

Abstained: None

Carried: 7 – 0

- C. O-2025-32, A Bill For An Ordinance Authorizing The Consent To Vance Brand Municipal Airport Lease Assignment For Hangar Parcel SH-6-T To Silver Wings At Longmont HOA, LLC**

MOTION

Matthew Popkin moved, seconded by Diane Crist, to approve **O-2025-32, A Bill For An Ordinance Authorizing The Consent To Vance Brand Municipal Airport Lease Assignment For Hangar Parcel SH-6-T To Silver Wings At Longmont HOA, LLC**

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

Dissented: None

Abstained: None

Carried: 7 – 0

- D. R-2025-21,** A Resolution Of The Longmont City Council Approving The Intergovernmental Agreement Between The City Of Longmont And The State Board Of The Great Outdoors Colorado Trust Fund For Grant Funding For The Completion Of The Resilient Together Project For Neighborhood Cooling And Community Building

MOTION

Matthew Popkin moved, seconded by Sean McCoy, to approve the consent agenda except items B, C

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

Dissented: None

Abstained: None

Carried: 7 – 0

- E. R-2025-22,** A Resolution Of The Longmont City Council Approving The Intergovernmental Agreement Between The City And The State Of Colorado Department Of Local Affairs For Grant Funding For The True North Affordable-Attainable Neighborhood Project Under The Affordable Homeownership Program

MOTION

Matthew Popkin moved, seconded by Sean McCoy, to approve the consent agenda except items B, C

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

Dissented: None

Abstained: None

Carried: 7 – 0

- F. R-2025-23**, A Resolution Of The Longmont City Council Authorizing Agreements Between The City Of Longmont And 1st Avenue Storage, LLC For The Purchase Of Real Property At 613 1st Avenue And 740 Boston Avenue For The 1st And Main Transit Station Facilities Project

MOTION

Matthew Popkin moved, seconded by Sean McCoy, to approve the consent agenda except items B, C

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

Dissented: None

Abstained: None

Carried: 7 – 0

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

- A. O-2025-27**, A Bill For An Ordinance Conditionally Approving The Vacation Of A LPC And Water Easement And A Utility Easement Generally Located West Of Sunset Street And North Of Donovan Drive, Along The Southern Boundary Of Lots 1 & 2 Bacon's Subdivision Replat B

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

Molly Day, Associate Planner, informed Council that this vacation is related to the Habitat for Humanity project.

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 Joan Peck, to pass and adopt **O-2025-27**, A Bill For An Ordinance Conditionally Approving The Vacation Of A LPC And Water Easement And A Utility Easement Generally Located West Of Sunset Street And North Of Donovan Drive, Along The Southern Boundary Of Lots 1 & 2 Bacon's Subdivision Replat B

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

Matthew Popkin, Aren Rodriguez, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 7 – 0

- B. O-2025-28,** A Bill For An Ordinance Approving The Vacation Of An Utility Easement On Parcels A, B, And C Of A Tract Of Land North Of Sunset Diagonal Business Park And West Of Fletcher Minor Subdivision Plat, Generally Located Southeast Of The Intersection Of Nelson Road And Fairgrounds Road

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 Diane Crist, to pass and adopt **O-2025-28**, A Bill For An Ordinance Approving The Vacation Of An Utility Easement On Parcels A, B, And C Of A Tract Of Land North Of Sunset Diagonal Business Park And West Of Fletcher Minor Subdivision Plat, Generally Located Southeast Of The Intersection Of Nelson Road And Fairgrounds Road

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

Dissented: None

Abstained: None

Carried: 7 – 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. O-2025-33,** A Bill for an Ordinance Amending Title 10 of The Longmont Municipal

Code Concerning Residency Restrictions for Registered Sex Offenders

Mayor Peck read the title of the ordinance into the record and staff noted that the ordinance would come back for a second reading on May 20, 2025.

Jeremy Tyrrell, Assistant City Attorney, gave a presentation to Council on a proposed ordinance related to sex offender residency restrictions.

Tyrrell summarized the proposed ordinance, which had been drafted based on prior Council direction. The ordinance outlined four categories of sex offenders who would be subject to the new regulations: sexually violent predators, offenders with multiple victims, those with multiple offenses, and offenders with felony convictions involving minors. It proposed 1,000-foot setbacks from schools and daycares, and 500-foot setbacks from public and private parks. It also limited the number of unrelated registered sex offenders allowed to live together to no more than three.

Tyrrell explained that when a registered sex offender provides an address to the Longmont Police Department, the address would be reviewed for compliance with these setback requirements and occupancy limits. Importantly, the ordinance was drafted to be forward-looking, allowing current residents to remain in place even if they do not comply with the new restrictions, until they move. Violations would be enforced through a summons to municipal court, with potential penalties of up to \$500 in fines and up to 90 days in jail, or both.

Tyrrell outlined several exceptions: individuals not falling into one of the four designated categories, those who are no longer required to register, and placements made through state-licensed foster care programs, which are exempt due to state preemption. He also reviewed the city's setback map, which indicated areas where sex offenders would be prohibited from living, based on the ordinance.

Council then debated whether to proceed with the ordinance as drafted or to amend it.

MOTION

Matthew Popkin moved, seconded by Joan Peck, to amend **O-2025-33**, A Bill for an Ordinance Amending Title 10 of The Longmont Municipal Code Concerning Residency Restrictions for Registered Sex Offenders to 500 feet

Approved: Joan Peck, Matthew Popkin, Aren Rodriguez, Shiquita Yarbrough
Dissented: Diane Crist, Susie Hidalgo-Fahring, Sean McCoy
Abstained: None

Carried: 4 – 3

MOTION

Aren Rodriguez moved, seconded by Matthew Popkin, to amend **O-2025-33**, A Bill for an Ordinance Amending Title 10 of The Longmont Municipal Code Concerning Residency Restrictions for Registered Sex Offenders by removing congregate living

Approved: Aren Rodriguez
Dissented: Joan Peck, Diane Crist, Susie Hidalgo-Fahring, Sean McCoy, Matthew Popkin, Shiquita Yarbrough
Abstained: None

Failed: 1 – 6

MOTION

Matthew Popkin moved, seconded by Aren Rodriguez, to amend **O-2025-33**, A Bill for an Ordinance Amending Title 10 of The Longmont Municipal Code Concerning Residency Restrictions for Registered Sex Offenders by removing lines 17-19 on page 1 and replacing them with “Balancing public safety concerns alongside the public interest of not unduly risking increasing housing instability and homelessness is an important goal of the city”

Approved: Joan Peck, Susie Hidalgo-Fahring, Sean McCoy, Matthew Popkin, Aren Rodriguez, Shiquita Yarbrough
Dissented: Diane Crist
Abstained: None

Carried: 6 – 1

MOTION

Joan Peck moved, seconded by Matthew Popkin, to approve **O-2025-33**, A Bill for an Ordinance Amending Title 10 of The Longmont Municipal Code Concerning Residency Restrictions for Registered Sex Offenders as amended

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

Matthew Popkin, Shiquita Yarbrough

Dissented: Aren Rodriguez

Abstained: None

Carried: 6 – 1

Harold Dominguez, City Manager, explained that while Council worked on the policy side of the ordinance, staff had been handling the operational components. This included coordinating with Planning and Legal staff and submitting several formal open records requests to other agencies to gather necessary information.

Staff first requested licensing records from the Colorado Department of Human Services (CDHS), which responded that no records were available. They then contacted CARR, who said their certification was still pending as of March 12. Additional requests were made for documentation, but CARR initially declined to share the application and later stated they weren't subject to CORA. Some redacted documents were eventually provided by CARR, and CDHS required a payment before releasing partial records.

Dominguez noted that staff continues to follow up on outstanding items and that this information was essential to addressing the operational aspects of the ordinance.

13. FINAL CALL - PUBLIC INVITED TO BE HEARD

Tiernan Pfause, 20th Judicial District Probation Officer, emphasized that stable housing is essential for successful rehabilitation. He warned that restrictive ordinances can disrupt treatment and family reunification, and urged council to balance public concerns with evidence-based practices.

Carol Peebles, 1250 North Humboldt Street, Denver, Colorado, founder of Reemerge, said housing restrictions increase homelessness and urged evidence-based approaches. She offered to share details of her reentry program and encouraged the city to continue broader conversations on reintegration.

Greg Ching, Lafayette resident and Longmont landlord, shared his experience renting to former inmates. He said restrictive housing policies create ripple effects, pushing people into homelessness, and called for fair, inclusive treatment.

Bobette Berger, 2196 Winding Drive, asked why public housing can exclude sex offenders while private homeowners cannot, and raised concerns about zoning violations being ignored.

Aiden Allen, Bright Collaborative, explained their role in hosting restorative justice services at the Mobarez home during the upcoming open house. He said the goal is to allow dialogue among residents and neighbors, not to advocate for any position.

Julia Munster, a therapist, supported Mobarez Solutions, describing the program's strong structure and accountability, and said her clients show remorse and benefit from the safe, sober environment.

Taylor, a Boulder County resident, counseling student, and anthropologist, urged a shift from fear-based decisions to community-based safety and said Mobarez's structured approach reduces recidivism and promotes healing through accountability.

Roohallah Mobarez, founder of Mobarez Solutions, defended the program and criticized the ordinance for pushing housing into low-income areas. He urged the council to revise the occupancy limit to five, citing their 0% recidivism rate and protections under the Americans with Disabilities Act (ADA).

Melissa Irwin, 2094 Winding Drive, argued that while rehabilitation is good, it shouldn't happen in residential neighborhoods and accused Mobarez of misrepresenting itself, and noted their late certification.

Nathan Drashner, 2205 Winding Drive, questioned why Mobarez claims five residents are ideal but houses eight. He said they avoided regulations and called their outreach efforts disingenuous and urged legal action against the state for lack of oversight.

Charlotte Iverson, 182 Olympia, commented that Mobarez opened without proper certification and violated zoning. She accused them of rebranding to bypass rules and stressed this is a citywide issue requiring council action.

Michael Poompan clarified that CARR instructed them to open while awaiting certification, and that all eight residents are in substance use programs.

14. MAYOR AND COUNCIL COMMENTS

Mayor Peck thanked the Japanese delegation for visiting, noting Mayor Emi had never flown before. She emphasized the importance of the Sister Cities program in promoting youth cultural exchange and helping young people develop global understanding.

Council Member Crist praised the delegation visit and thanked the Mayor for traveling to Japan. She noted Lafayette's ordinance regarding sex offender housing passed in 2000.

Mayor Pro Tem Hidalgo-Fahring thanked Council for allowing her to join virtually while recovering from pneumonia. She highlighted progress on attainable housing projects and community improvements like Kensington Park, noting these efforts take time and teamwork.

Council Member McCoy thanked attendees of the Cinco de Mayo event and suggested scheduling an executive session to discuss legal options related to potential lawsuits mentioned during public comment.

Council Member Popkin appreciated the Cinco de Mayo celebration and gave an update on the state construction defects bill. He thanked all speakers, especially those sharing experiences with reentry and recovery, and stressed the importance of evidence-based decision-making in public safety and housing policy.

15. CITY MANAGER REMARKS

Harold Dominguez, City Manager, reported that 700 to 800 people joined the True North interest list, with over 150 applications being submitted for the first 55 units. Qualified applicants will move into later phases, and preference points for Longmont employees remain in place.

16. CITY ATTORNEY REMARKS

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

17. ADJOURN

2025 Council Contingency: \$20,000

Carryover Contingency from 2024: \$101,486*

*(will be carried over after 2024 fiscal year close-out)

MOTION

Sean McCoy moved, seconded by Diane Crist, to adjourn the meeting at 10:04 p.m.

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

Dissented: None

Abstained: None

Carried: 7 – 0

CITY OF LONGMONT, COLORADO

Mayor

ATTEST:

City Clerk

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