



## MINUTES

### City Council Regular Session (Livestreamed)

January 14, 2025

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

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#### 1. MEETING CALLED TO ORDER

The January 14, 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/Longmontyoutube>*
- *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

Krystal Shed, Deputy 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.

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 17, 2024 – Regular Session

##### **MOTION**

Susie Hidalgo-Fahring moved, seconded by Sean McCoy, to approve the December 17, 2024 – Regular Session minutes 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**

Diane Crist moved, seconded by, to revisit the Airport Advisory Board due to that board not being fully seated.

**Motion failed due to lack of a second.**

**Approved:** None

**Dissented:** None

**Abstained:** None

**0 – 0**

**MOTION**

Susie Hidalgo-Fahring moved, seconded by Sean McCoy, to direct staff to explore the option of library lockers or library cabinets to make services more accessible to the public and bring that information back to Council on a future agenda

**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**

There was no report from the City Manager.

**7. SPECIAL REPORTS AND PRESENTATIONS**

- A.** A Proclamation Designating January 1-31, 2025, As “National Radon Action Month” In Longmont, Colorado

Mayor Peck read the proclamation into the record and invited Patty Dooley-Strappelli, Boulder County Public Health (BCPH) Environmental Health Specialist, to accept the proclamation.

- B.** A Proclamation Designating January 13-20, 2025, As “Honoring Dr. Martin Luther King, Jr. Week” In Longmont, Colorado

Mayor Peck read the proclamation into the record and invited Glenda Robinson to accept the proclamation and provide a brief statement about activities taking place to celebrate Dr. Martin Luther King, Jr. Robinson also commended Carmen Palacios Ramirez for her untiring commitment and dedication to the Longmont Community and beyond.

- C.** A Proclamation Designating January 2025 As “Human Trafficking Awareness Month” In Longmont, Colorado

Mayor Peck read the proclamation into the record and invited Alyssa Nissen, Longmont Ending Violence Initiative (LEVI) Coordinator, to accept the proclamation.

## **8. FIRST CALL - PUBLIC INVITED TO BE HEARD**

Ruby Bowman, 1512 Lefthand Drive, opposed the Tull Distel land exchange, citing concerns about the development's impact on open space, wildlife habitats, and the lack of consideration for alternative locations, and urged for a comprehensive environmental assessment and public engagement.

Robert Morris III, 170 South Pratt Parkway, invited the community to Silver Creek High School on January 20th to celebrate Dr. Martin Luther King Jr.'s legacy through two programs highlighting history, accomplishments, and ongoing efforts for justice and equality.

Alex Kalkhofer, 538 Bross Street, expressed support for the proposed composting facility to reduce costs, increase composting usage, and provide benefits for community gardens and farmers, while also urging the city to develop a fire preparation plan.

Coral Amani, 932 Alta Street, expressed strong support for a composting facility in Boulder County, emphasizing the need for public education, a ban on single-use plastics, and policies to promote sustainable practices for maximum environmental benefit.

Nickoal Eichmann, 1106 Frontier Drive, urged the City Council to prioritize transparency in the process of replacing a council member and invest in mutual aid to support vulnerable populations while addressing systemic issues.

Rick Accountius, 2027 Creekside Drive, requested the Council reconsider his disqualified

application for the open Ward 2 Council seat, citing a miscommunication regarding an email he did not receive and confirming his qualifications met the stated requirements.

Giselle Herzfeld, 2143 Lincoln Street, urged the council to take a moral stand on global and local issues, support marginalized communities, ensure protections for undocumented residents, and refrain from criminalizing mutual aid efforts to assist vulnerable populations.

Shari Malloy, 1632 Sherman Way, opposed the proposed land exchange between the Distel and Tull properties, citing concerns about the loss of open space, lack of public benefit, insufficient environmental studies, and the precedent it sets for future open space designations.

Conrad Kawalok, 1043 Willow Creek Circle, urged the council to consider the 8902 Quail Road annexation and concept plan separately, citing neighborhood opposition to the high-density, all-rental apartment proposal and emphasizing the need for family-oriented housing and community compatibility.

Cathy Peterson, 816 Bross Street, opposed the 8902 Quail Road annexation, expressing concerns about high-density apartments, lack of diverse housing options like starter homes, and the burden on infrastructure and affordability.

Chris Ennis, 5606 Blue Mountain Circle, opposed the 8902 Quail Road annexation, citing concerns about high-density apartments, traffic impacts from changes to the diagonal highway, and the need for alternative housing options and civic spaces in the area.

Gordon Pedrow, 2639 Falcon Drive, opposed the proposed open space land exchange, citing insufficient analysis, non-compliance with municipal code requirements, and concerns about the impact of continued Public Works use on the Tull property.

Gary Hodges, 2148 Stuart Street, commented on the upcoming council appointment, highlighting the diverse pool of candidates, the need for fresh perspectives on key issues such as housing, homelessness, and traffic, and urged the council to consider candidates outside the majority viewpoint.

Roger Trudell, 412 Main Street, St Vrain Archery Club, requested the council's assistance in securing a new lease for the club after losing their previous location, highlighting the club's contributions to the community and youth programs over the past 25 years.

Steve Altschuler, 1555 Taylor Mountain Drive, raised concerns about Longmont's rapid growth and reliance on high-density housing, urging the council to prioritize economic

development and local business prosperity over population expansion, and supported the council's previous decision to remain neutral on Middle East issues.

Avery Schlender, 1230 3<sup>rd</sup> Avenue, expressed strong support for a Boulder County composting facility, emphasizing its importance for sustainable agriculture and urging the city to continue exploring options, including the Distel Tull land exchange, to make the project a reality.

Audrey Dunn, a Longmont resident, spoke and raised concerns about recurring water pipe breaks at their housing unit since 2011, emphasizing the need for better insulation and long-term solutions to prevent ongoing disruptions and repair costs.

## **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 28, 2025.*

- A. O-2025-07, A Bill For An Ordinance Conditionally Approving The Vacation Of An Access Easement Generally Located Within Hall Ranch Open Space Along Antelope Road**

### **MOTION**

Susie Hidalgo-Fahring moved, seconded by Diane Crist, to approve the consent agenda except items , C

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

**Dissented:** None

**Abstained:** None

**Carried: 6 – 0**

- B. O-2025-08, A Bill For An Ordinance Amending Section 4.04.290 Of The Longmont Municipal Code Concerning A Code Correction On Use Tax Exemption For Construction Material**

### **MOTION**

Susie Hidalgo-Fahring moved, seconded by Diane Crist, to approve the consent agenda except items , C

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

**Dissented:** None

**Abstained:** None

**Carried: 6 – 0**

- C. O-2025-09,** A Bill For An Ordinance Conditionally Approving The 8902 Quail Road Annexation And Concept Plan (Generally Located In The Northwest Quarter Of Section 17, Township 2 North, Range 69 West Of The 6th Principal Meridian), And Zoning The Property Residential-Mixed Neighborhood (R-MN)

Council Members raised concerns about the annexation, questioning the inclusion of for-sale units and emphasizing the importance of staying below the 310-unit maximum. Some members prioritized homeownership opportunities, reflecting community feedback and opposing the annexation in its current form, citing Longmont's reputation as "Apartment Mont." While the project complies with existing codes, the Council highlighted the need for development that aligns with community expectations. Supporters acknowledged the thoughtful site planning, including green space buffers and collaboration with Habitat for Humanity.

Tyler Ericson, Vista Residential Partners, detailed their collaboration with Habitat for Humanity to provide affordable for-sale units, fulfilling the required 12% affordability through a mix of land dedication and in-lieu fees.

### **MOTION**

Susie Hidalgo-Fahring moved, seconded by Aren Rodriguez, to approve **O-2025-09,** A Bill For An Ordinance Conditionally Approving The 8902 Quail Road Annexation And Concept Plan (Generally Located In The Northwest Quarter Of Section 17, Township 2 North, Range 69 West Of The 6th Principal Meridian), And Zoning The Property Residential-Mixed Neighborhood (R-MN)

**Approved:** Joan Peck, Susie Hidalgo-Fahring, Aren Rodriguez, Shiquita Yarbrough

**Dissented:** Diane Crist, Sean McCoy

**Abstained:** None

**Carried: 4 – 2**

- D. O-2025-10**, A Bill For An Ordinance Amending Chapter 15.05, Section 15.05.140.D, And Amending Chapter 15.06, Sections 15.06.010.B And 15.06.020 Of The Longmont Municipal Code Concerning Exempting Certain Lights And Signs From Outdoor Lighting And Sign Requirements

**MOTION**

Susie Hidalgo-Fahring moved, seconded by Diane Crist, to approve the consent agenda except items , C

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

**Dissented:** None

**Abstained:** None

**Carried: 6 – 0**

- E. R-2025-01**, A Resolution Of The Longmont City Council Approving An Agreement For Economic Development Services With The Latino Chamber Of Commerce Of Boulder County

**MOTION**

Susie Hidalgo-Fahring moved, seconded by Diane Crist, to approve the consent agenda except items , C

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

**Dissented:** None

**Abstained:** None

**Carried: 6 – 0**

- F. R-2025-02**, A Resolution Of The Longmont City Council Approving The Intergovernmental Agreement Between The City And The Colorado Department Of Public Safety Division Of Criminal Justice Office For Victims Of Crime Act (VOCA) Grant Funding For Longmont Victim Services



**MOTION**

Susie Hidalgo-Fahring moved, seconded by Diane Crist, to approve the consent agenda except items , C

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

**Dissented:** None

**Abstained:** None

**Carried: 6 – 0**

- G. R-2025-03,** A Resolution Of The Longmont City Council Supporting The City's Grant Application For A Community Impact Program From The State Board Of The Great Outdoors Colorado Trust Fund And The Completion Of Resilient Together Project: Neighborhood Cooling And Community Building

**MOTION**

Susie Hidalgo-Fahring moved, seconded by Diane Crist, to approve the consent agenda except items , C

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

**Dissented:** None

**Abstained:** None

**Carried: 6 – 0**

- H. R-2025-04,** A Resolution Of The Longmont City Council Approving The Intergovernmental Agreement Between The City And Boulder County For Funding To The City's Microtransit Operations

**MOTION**

Susie Hidalgo-Fahring moved, seconded by Diane Crist, to approve the consent agenda except items , C

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

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

Mayor Peck raised concerns about relying on average income figures and requested information on the median income of employees to better align with affordable housing considerations.

Erin Fosdick, Longmont Economic Development Partnership, clarified that current calculations are based on average area wages per city code but agreed to provide median income data in the future. Representatives from Stored Energy Systems outlined their company's diverse range of positions, including engineering, production, sales, and marketing roles, noting their plans to expand from 100 to over 200 employees.

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

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

**Dissented:** Joan Peck

**Abstained:** None

**Carried: 5 – 1**

**B. 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**

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

Mayor Peck highlighted the importance of flexibility to encourage affordable housing construction while meeting density and cost efficiency goals.

Harold Dominguez, City Manager, explained that all-electric developments reduce infrastructure costs and facilitate higher density, citing a recent housing project where removing natural gas lines saved \$1.6 million and supported affordability.

Mayor Peck opened a public hearing on this item.

Gary Hodges, 2148 Stewart Street, expressed concerns about all-electric housing developments, citing rising electricity costs associated with renewable energy adoption, and advocated for retaining natural gas as an option to avoid burdening residents with high utility expenses.

Steve Altschuler, 1555 Taylor Mountain Drive, argued that electric heating is significantly more expensive than gas, emphasized the reliability of gas during power outages, and cautioned against the risks of relying solely on electric systems, which could lead to increased homelessness due to unaffordable energy costs.

Alex Kalkhofer, 538 Bross Street, shared personal experiences comparing the costs of all-electric and gas-heated homes, suggested that energy efficiency studies be conducted, and advocated for allowing the market to decide energy preferences while ensuring developments are energy efficient.

Mayor Peck closed the public hearing.

**MOTION**

Susie Hidalgo-Fahring moved, seconded by Shiquita Yarbrough, to pass and adopt **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**

**Approved:** Joan Peck, Susie Hidalgo-Fahring, Aren Rodriguez, Shiquita Yarbrough

**Dissented:** Diane Crist, Sean McCoy

**Abstained:** None

**Carried: 4 – 2**

- C. 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)

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

Council Member McCoy expressed concerns about noise complaints related to skydiving operations and suggested limiting lease terms to 15 years for better oversight.

Levi Brown, Airport Manager, clarified that the lease is for the ground under a privately-owned hangar, with a standard 30-year term, and that noise mitigation efforts are separate from this ordinance.

Council Member Crist inquired whether the upcoming airport master plan might affect the lease.

Brown explained that while the master plan is still in development, no foreseeable changes or Federal Aviation Administration (FAA) regulations are expected to impact the lease. Brown also clarified that the lease term was already reduced from 60 years to a standard 30 years without renewal options, in compliance with regulatory requirements.

Mayor Peck opened a public hearing on this item.

Scott Stewart, 229 Grant Street, raised concerns about the lease rates not covering airport operational expenses, outdated information on the city website, and unreported off-site skydiving incidents impacting transparency.

Mayor Peck closed the public hearing.

## **MOTION**

Diane Crist moved, seconded by Aren Rodriguez, to pass and adopt **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)

**Approved:** Diane Crist, Aren Rodriguez, Shiquita Yarbrough

**Dissented:** Joan Peck, Susie Hidalgo-Fahring, Sean McCoy

**Abstained:** None

**Failed: 3 – 3**

- D. 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)

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.

Scott Stewart, 229 Grand Street, did not speak at the podium but reiterated his previous comment.

Mayor Peck Closed the public hearing.

#### **MOTION**

Sean McCoy moved, seconded by Diane Crist, to pass and adopt **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)

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

**Dissented:** None

**Abstained:** None

**Carried: 6 – 0**

- E. 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)

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

Mayor Peck inquired about the responsibility for maintaining the damaged sundial-like structure near the property.

Sandi Seader, Assistant City Manager, clarified that the structure is not a sundial but part of a historic mill display, which remains city property. The City, not the lessee, is responsible for its maintenance, while routine maintenance of items inside the building falls under the lessee's responsibility.

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 Shiquita Yarbrough, to pass and adopt **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)

**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. Proposed Land Exchange Between The City's Tull Property (Utilities, Public Works) And Its Distel Property (Open Space): Initiation By Referral To The Parks And Recreation Advisory Board**

Harold Dominguez, City Manager, introduced the item with an overview of the history and current considerations surrounding the Distel and Tull properties acquired by the city in 2019 from Aggregate Industries. The Distel property, a 115-acre site, was purchased using open space funds, while the 215-acre Tull property was acquired with a combination of utility, public works, and limited open space funds. Recently, Council directed staff to enhance composting options in collaboration with Boulder County, prompting an evaluation of both properties. This evaluation highlighted key considerations, including the Tull property's conditional water rights for water storage, which could support irrigation for open space lands and river augmentation efforts. Additionally, floodplain mapping revealed significant portions of the Tull site fall within the floodway, complicating its use. Meanwhile, the Distel property, already an industrial site, was identified as the most viable location for a composting facility. However, its designation as open space restricts such use without Council approval and referral to the Parks and Recreation Advisory Board (PRAB). Dominguez emphasized the city's commitment to ensuring open space remains "more than whole" in any land exchange, with potential acreage increases and alignment with sustainability goals such as composting. This marks the initial step in the process, with Council set to decide whether to proceed with a referral or request additional information before further public input and PRAB deliberation.

Chris Huffer, Assistant Director of Water and Waste, provided an overview of the proposed land exchange that involves transferring a portion or all of the Distel property to Public Works and Utilities for municipal uses, such as a regional composting site, recycling center, or other facilities, while designating a significant portion of the Tull property as open space, with areas reserved for clean fill disposal and potential raw water storage. Huffer emphasized environmental benefits, including enhancing the riparian corridor along Boulder Creek, creating upland prairie habitat, and leveraging a conditional water right tied to the Tull property, though further analysis is needed. Per Longmont Municipal Code Section 14.52, Council must first decide whether to refer the proposal to the Parks and Recreation Advisory Board (PRAB) for review and recommendation, after which Council will make the final decision following PRAB's input.

Council, Dominguez, Huffer, Danielle Cassidy, Open Space Manager, and David Hornbacher, Assistant City Manager Utilities and Public Works, engaged in further discussion regarding trail connectivity, property reclamation, use and buffers, wildlife and environmental concerns, a composting facility near residences, public access to public space, and the lease agreement for sand and gravel.

**MOTION**

Joan Peck moved, seconded by Susie Hidalgo-Fahring, to refer the Proposed Land Exchange Between The City's Tull Property (Utilities, Public Works) And Its Distel Property (Open Space): Initiation By Referral To The Parks And Recreation Advisory Board

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

**Dissented:** None

**Abstained:** None

**Carried: 6 – 0**

**B. Presentation Of 2025-2032 Water Efficiency Plan**

Hope Bartlett, Water Conservation Specialist, introduced the 2025 Water Efficiency Plan for Council's acceptance, as required by the Colorado Water Conservation Board. She highlighted public engagement efforts, including an online survey yielding over 100 responses with valuable insights. Bartlett acknowledged consultants Peter Mayer from WaterDM and Courtney Black from Intera for their contributions to the plan and emphasized the importance of water efficiency for Longmont, noting its role in ensuring a sustainable water supply, promoting climate resiliency, reducing carbon footprints, delaying infrastructure expansion, and preserving agricultural spaces.

Peter Mayer, a consultant with WaterDM, reviewed the 2025 Water Efficiency Plan update presentation, highlighting Longmont's success in achieving the 2017 plan's 10% water use reduction goal ahead of schedule. The updated plan aims for an additional 3% reduction over seven years, building on strategies such as updated codes, outdoor efficiency programs, public education, and raw water use for irrigation. Mayer noted the plan's focus on



landscape efficiency, turf replacement, water loss audits, and integrating water considerations into land use planning. He emphasized that the plan exceeds Colorado Water Conservation Board requirements and urged Council's approval.

**MOTION**

Sean McCoy moved, seconded by Susie Hidalgo-Fahring, to accept the 2025-2032 Water Efficiency Plan

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

**Dissented:** None

**Abstained:** None

**Carried: 6 – 0**

**C. Compensation Review for Municipal Judge**

**MOTION**

Sean McCoy moved, seconded by Aren Rodriguez, to move the Municipal Judge to 100% of market compensation for 2024, plus a 3% adjustment to account for 2025 range movement consistent with the citywide pay plan with the new total compensation at \$215,376.45 per year and the adjustment to be effective retroactive to December 10, 2024, based on the date of the Municipal Judge Executive Session.

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

**Dissented:** None

**Abstained:** None

**Carried: 6 – 0**

**D. 2025 Draft City Council Retreat Agenda**

Sandi Seader, Assistant City Manager, presented the draft agenda for the City Council Retreat scheduled for February 21-22, 2025, and invited feedback from Council Members to finalize the agenda, emphasizing flexibility to extend discussions into a second day if necessary.

Councils feedback included:

- Suggested preparing for complex topics to spill over into a second day if necessary.
- Emphasized prioritizing projects over in-depth discussions to efficiently manage staff time.
- Proposed adding team-building activities to improve understanding of different communication styles.
- Recommended a deeper review of the customer satisfaction survey to improve public engagement and refine questions.
- Requested updates on the Envision Longmont refresh and airport master plan.
- Highlighted the need to plan for the growing 65+ population by 2050, addressing infrastructure and housing affordability challenges.
- Suggested reviewing policies to promote purchasable housing and adjusting the land code.
- Proposed discussing progress on accessory dwelling units (ADUs) and short-term rental regulations, referencing a resident's request from two years ago.
- Composting slides if they are ready

### **13. FINAL CALL - PUBLIC INVITED TO BE HEARD**

Ashley Stolzman, Boulder County Commissioner, expressed support for composting and open space preservation, commended Longmont staff for their expertise, and highlighted Boulder County's commitment to funding and partnership opportunities.

Jon Pfile, whose property is surrounded by the Distel site, expressed concerns that the Tull property, located in a floodway, is already classified as open space with no additional value, and argued against trading the Distel property, which he believes should remain open space due to its environmental significance and existing wildlife habitats.

Kenneth Schell, 1580 WCR 20 ½, emphasized the unique and pristine value of the Tull property as a premium open space with abundant wildlife and existing trails, urging the Council to preserve it for future generations rather than allowing development that could irreparably harm its ecological and recreational benefits.

George Avery, 1757 WCR 20 ½, expressed concerns about the human impact, including

increased traffic and potential health hazards, advocating for the Tull property to remain open space for community use and water storage while questioning the suitability of locating a composting plant in the area.

David Rex opposed the plan for a commercial composting facility, citing increased truck traffic, loss of peace and quiet, and concerns about Boulder County's waste being handled in Weld County, questioning the long-term plans for the property.

Linda Bitner, 9480 North 89<sup>th</sup> Street, emphasized the need to coordinate the Quail annexation with a neighboring parcel for efficient design and access, advocated for diverse housing types and homes for purchase rather than rentals, and urged a development moratorium to thoughtfully plan Longmont's limited remaining parcels based on existing housing data.

Katie Filkins, 9615 N 89<sup>th</sup> Street, urged council to prioritize attainable housing for purchase, emphasizing the need for contracts to ensure commitments to Habitat for Humanity and diverse housing options.

Holly Rex, a resident on Weld County Road 20 ½, expressed concerns about increased truck traffic, potential property value impacts, and windblown debris from a proposed recycling center near her home, urging the facility to be located on Boulder County land instead.

Jen Morrison, 9569 Schlagel Street, urged the council to prioritize thoughtful and creative housing developments that focus on affordability and homeownership opportunities rather than additional high-cost rental apartments, opposing the 8902 Quail Road annexation until a more suitable proposal aligns with Longmont's long-term needs.

Gary Hodges, 2148 Stuart Street, expressed concern over the city's focus on affordable housing, arguing it increases costs for market-rate housing, emphasized the need for single-family homes instead of an overabundance of apartments, and opposed placing a recycling center at the Distel property due to its inconvenience and impact on residents.

Steve Altschuler, 1555 Taylor Mountain Drive, highlighted that city fees contribute to 24% of new home costs, inflating property prices, taxes, and insurance, inadvertently worsening housing affordability and homelessness.

Scott Stewart, 229 Grant Street, suggested revising short-term rental rules to allow only owner-occupied properties, such as accessory dwelling units or ADUs, which could free up housing stock for long-term rentals or potential sales, addressing housing availability in

neighborhoods.

David Kimmett, 9536 Schlagel Street, urged the Council to pause the 8902 Quail Road annexation to consider safety, transportation, and zoning impacts, suggesting a unified development plan with adjacent properties, prioritization of "missing middle" housing, and use of a Planned Unit Development (PUD) model for better outcomes.

#### **14. MAYOR AND COUNCIL COMMENTS**

Mayor Pro Tem Hidalgo-Fahring commented that she has taken steps to ensure fairness in the Ward 2 application process by asking that the names be redacted and using a rubric based on resident priorities to select a representative who understands operational knowledge and local government policy. Additionally, she said she was working with the St. Vrain Valley Education Foundation to increase participation in the 529 Jump Program by raising awareness about this savings opportunity for college or trade schools, especially for lower-income families.

#### **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**

**2025 Council Contingency: \$60,000**

**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 10:46 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

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Mayor

ATTEST:

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City Clerk

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