AGENDA

CITY COUNCIL MEETING
CITY OF WHEAT RIDGE, COLORADO

Monday, January 12, 2026
6:30 p.m.

This meeting will be conducted as a virtual meeting, and in person, at: 7500 West 29th Avenue, Municipal Building, Council Chambers.

City Council members and City staff members will be physically present at the Municipal building for this meeting. The public may participate in these ways:

a. Attend the meeting in person at City Hall. Use the appropriate roster to sign up to speak upon arrival.

b. Provide comment in advance at www.wheatridgespeaks.org (comment by noon on January 12, 2026)

c. Virtually attend and participate in the meeting through a device or phone:

   Click here to pre-register and provide public comment by Zoom (You must preregister before 5:00 p.m. on January 12, 2026)

d. View the meeting live or later at www.wheatridgespeaks.org, Channel 8, or YouTube Live at https://www.ci.wheatridge.co.us/view

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Individuals with disabilities are encouraged to participate in all public meetings sponsored by the City of Wheat Ridge. The City will upon request, provide auxiliary aids and services leading to effective communication for people with disabilities, including qualified sign language interpreters, assistive listening devices, documents in Braille, and other ways of making communications accessible to people who have speech, hearing, or vision impairments. To request auxiliary aid, service for effective communication, or document in a different format, please use this form or contact ADA Coordinator, (Kelly McLaughlin at ada@ci.wheatridge.co.us or 303-235-2885) as soon as possible, preferably 7 days before the activity or event.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS

APPROVAL OF MINUTES

Study Session Notes, December 01, 2025
City Council Meeting Minutes, December 08, 2025
Study Session Notes, December 15, 2025

APPROVAL OF AGENDA

PROCLAMATIONS AND CEREMONIES

1. Proclamation – National Radon Month

PUBLICS' RIGHT TO SPEAK

a. Public may speak on any matter not on the agenda for a maximum of 3 minutes under Publics' Right to Speak. Please speak up to be heard when directed by the mayor.

b. Members of the Public who wish to speak on a Public Hearing item or Decision, Resolution, or Motion may speak when directed by the mayor at the conclusion of the staff report for that specific agenda item.

c. Members of the Public may comment on any agenda item in writing by noon on the day of the meeting at www.WheatRidgeSpeaks.org. Comments made on Wheat Ridge Speaks are considered part of the public record.

1.CONSENT AGENDA

a. Resolution No. 01-2026 – a resolution designating official public notice locations for City publications in 2026

b. Motion to cancel the March 16, 2026, Study Session

c. Motion to approve monthly payments to Colorado Employer Benefit Trust (CEBT) for 2026 medical, dental, employee assistance program and life insurance membership billing in an amount not to exceed $2,775,977

d. Motion to approve payment to Colorado Intergovernmental Risk Sharing Agency (CIRSA) for the 2026 Property and Casualty premium in the amount of $720,064

PUBLIC HEARINGS AND ORDINANCES ON SECOND READING

None

ORDINANCES ON FIRST READING

2. Council Bill 01-2026, amending the Code of Laws to align with certain provisions of state law

DECISIONS, RESOLUTIONS, AND MOTIONS

3. Motion to elect the Mayor Pro Tem
4. Motion to approve agreement relating to City of Wheat Ridge sales and use taxes between the City and Intermountain Front Range, Inc., d/b/a Intermountain Health Lutheran Hospital and authorize the Mayor and City Clerk to execute the same

CITY MANAGER'S MATTERS

CITY ATTORNEY'S MATTERS

ELECTED OFFICIALS' MATTERS

CITY OF WHEAT RIDGE, COLORADO
CITY COUNCIL STUDY SESSION

STUDY SESSION NOTES
Hybrid – Virtual Meeting

December 1, 2025

1. Call to Order
Mayor Korey Stites called the Study Session to order at 6:30 p.m. in the Council Chambers of City Hall, 7500 W. 29th Avenue, Wheat Ridge, Colorado.

2. Roll Call
Members present**:** Rachel Hultin, Dan Larson, Scott Ohm, Jenny Snell, Patrick Quinn, Mike Okada, and Kathleen Martell. (One vacancy exists.)

Absent: None.

Staff present: City Manager Patrick Goff, Deputy City Manager Marianne Schilling, and Sr. Deputy City Clerk Margy Greer.

3. Public's Right to Speak
Renee Schreiner, Wheat Ridge Chamber of Commerce, informed the council about two upcoming events: a celebratory lunch for Mayor Starker on Thursday from 11:30 to 1:00 PM (tickets available on the Wheat Ridge Chamber website), and a holiday celebration on December 11th from 5:30 to 8:00 PM featuring a casino night.

Leah Dozeman, resident, expressed her support for appointing Maki Delaet to the District III vacancy.

Larry Burnett, resident, spoke in support of appointing Maki Delaet to the District III vacancy.

Ihor Figlus, resident, spoke in support of appointing Justin Slocum to the District III vacancy.

4. Wheat Ridge 102 Presentations

Deputy City Manager Marianne Schilling introduced the Wheat Ridge 102 presentations. She explained that Wheat Ridge 102 grew out of the Wheat Ridge 101 Civic Academy and allows participants to create solutions for needed changes in the community. The participants were given projects specifically selected by city staff that the city lacked resources to research fully. The two projects presented were youth engagement and neighborhood mediation.

A. Youth Engagement Project Presentation

The Youth Engagement Project group, consisting of Alex Gouldsmith, Brianna Zafian, Renee Schreiner, and Emily Cohen (who was not present), gave a PowerPoint presentation and their proposal for strengthening youth involvement in Wheat Ridge. They explained that while Wheat Ridge has opportunities for adult civic engagement (Wheat Ridge 101, Citizens Police Academy, committees, etc.), there was a gap in opportunities for youth.

The group conducted research by speaking with representatives from youth councils in Thornton, Broomfield, Boulder, and the Colorado Youth Advisory Council. They also surveyed middle and high school students and spoke with the teen services coordinator at Jefferson County Public Library and the principal of Wheat Ridge High School.

Their proposal recommended creating a Wheat Ridge Youth Council with these key features:

- Including both high school students (serving as the council) and middle school students (serving as constituents)
- Following the school year calendar with fall focused on learning/foundation and spring on leadership/action
- Culminating in a presentation to city council
- Building in incentives and recognition (certificates, recommendations, etc.)
- Possibly piloting initially with Wheat Ridge High School and Everett Middle School

The group recommended next steps including establishing mentors and volunteers, finalizing logistics, and beginning student outreach and recruitment.

During the question period, Council members expressed strong support for the proposal. Councilmember Quinn asked about academic credit possibilities and inclusion of homeschool students. Councilmember Ohm praised the idea of creating a leadership pipeline. Councilmember Martell inquired about the selection process, and the group explained they envisioned a combination of teacher recommendations and at-large applications. Several council members expressed interest in the potential for youth Councilmembers to attend the National League of Cities conference.

(This agenda item was strictly an update to council and required no action or consensus from council.)

B. Neighborhood Mediation Project Presentation

The Neighborhood Mediation group, consisting of Andy Sulak, Katy Duncan, Kristen Maikranz, Officer Joe Mallory, and Officer Kylee Fisher, presented their proposal to reduce neighbor conflicts without police intervention. They explained that many calls to police involve civil issues where no ordinances are broken but neighbors have disagreements.

The group shared that Jefferson County's mediation services ended in 2021, leaving Wheat Ridge with limited options. Through their research, they discovered the Mediation Association of Colorado (MAC), which is launching a pilot program offering comprehensive mediation services to communities. They recommended Wheat Ridge:

- participate in the MAC pilot program starting in March 2026
- coordinate with Local Works and city events to raise awareness
- use this partnership rather than creating an in-house program (which other cities found resource-intensive)

The presenters explained that the MAC offers onboarding, promotion, reporting, and mediation services with consistent processes across municipalities. They noted that while there is an annual fee based on case volume, the cost would be far less than the $500-700 per police call that these situations currently generate.

During questions, council members inquired about specific types of conflicts that would benefit from mediation, including noise complaints and neighbor disputes over issues like lights, dogs, or early morning noise. Officer Fisher explained that while code violations would still be handled through enforcement, situations where no laws are broken could be referred to mediation. The group also clarified that residents could self-refer or referred by police or code enforcement officers.

(This agenda item was strictly an update to council and required no action or consensus from council.)

5. City Council District III Vacancy Interviews

Mayor Stites explained that the candidates' names had been drawn to determine the order of presentations. Each candidate was given five minutes to present followed by questions from the council.

In this order, Justin Slocum, Maki DeLaet, Simon McGowan, Rebecca Groth, and Susan Wood were interviewed.

Mayor Stites explained that the appointment would be made at the beginning of the next council meeting on December 8, allowing the appointed Councilmember to participate in that meeting.

6. Staff Report(s)

City Manager Patrick Goff reminded everyone about the holiday lighting ceremony at the Green on Saturday, starting at 3 PM with the lighting at 6:15 PM. He also informed council members that registration was open for the National League of Cities conference in March in Washington, DC, and encouraged interested members to register soon as hotels fill up quickly.

7. Elected Officials' Report(s)

Councilmember Hultin acknowledged the death of State Senator Faith Winter, who died in a car crash the previous Wednesday. She also reported on the Legislative Committee's work to revise the city's legislative agenda for the upcoming session starting in January. She mentioned that Sustainable Wheat Ridge was surveying members to identify priorities for 2026 and noted potential synergy with the IDEA committee around community engagement efforts.

Councilmember Martell reminded everyone about the Festival of Trees that had kicked off the previous Saturday, featuring 18 trees sponsored by local businesses and organizations. She explained that the trees were being auctioned to benefit Foothills Animal Shelter, with awards for the tree raising the most money and People's Choice. The awards to be announced at the tree lighting ceremony.

Councilmember Snell announced that she and Councilmember Martell were planning a District I meeting for the following Wednesday at the Wheat Ridge Center for Music and Arts from 6-8 PM. The meeting would include a food and clothing drive and a warm soup meal. She also thanked all the candidates who applied for the District III vacancy.

Councilmember Larson mentioned his Thanksgiving travels to Chicago and the challenging icy drive back, counting 26 cars and 15 trucks that had slid off the road.

Mayor Stites shared that he and his wife attended Thanksgiving dinner with members of the Active Adult Center, praising the food and entertainment. He also participated in the Turkey Trot at Prospect Park with a team of nearly 30 people from Personal Chief Martial Arts. The Mayor announced upcoming ribbon cuttings for PNC Bank at Kipling and 38th Avenue (10:45 am the following day) and for Panorama Park's new basketball and tennis courts (4 pm). He reminded Councilmembers that group photos would be taken after next Monday's regular meeting wherein the new District III Councilmember would be appointed.

8. Adjournment

There being no further business to come before Council, the Mayor adjourned the meeting at 9:15 p.m.

Korey Stites, Mayor

Margy Greer, Sr. Deputy City Clerk

MINUTES

CITY COUNCIL REGULAR MEETING
CITY OF WHEAT RIDGE, COLORADO

DATE: Monday, December 8, 2025
TIME: 6:30 p.m.

This meeting was conducted in a hybrid format, with some members of the Council and City staff physically present at the Municipal Building, 7500 W. 29th Avenue, Wheat Ridge, Colorado, and others attending virtually. Members of the public participated both in person and online.

1. Call to Order

Mayor Korey Stites called the regular meeting of the City Council to order at 6:30 p.m.

2. Pledge of Allegiance

Those present stood and recited the Pledge of Allegiance.

3. Roll Call

Councilmembers present: Rachel Hultin, Dan Larson, Kathleen Martell, Scott Ohm, Mike Okada, Patrick Quinn, Jenny Snell. (There is one vacancy.) A quorum was present

Also present: City Manager Patrick Goff, City Attorney Gerald Dahl, Deputy City Manager Marianne Schilling, Police Chief Chris Murtha, Community Development Director Lauren Mikulak, Parks and Recreation Director Karen O'Donnell, Deputy City Clerk Onorina Maloney.

4. Approval of Minutes

Minutes and study session notes dated August 11, August 18, August 25, September 8, September 15, September 22, October 6, October 13 (regular and special study session), October 20, October 27, November 10 (regular and special study session), and November 17, 2025, were approved as presented.

5. Approval of Agenda

Councilmember Martell moved to amend the agenda to move Motion to make an appointment to fill the District III City Council vacancy, term ending November 8, 2027, to before Proclamations, Awards, and Ceremonies. Motion seconded by Councilmember Ohm.

Vote: 7 ayes; 0 nays. The motion carried

6. Motion to Make an Appointment to Fill the District III City Council Vacancy, term ending November 8, 2027.

Issue:
Councilmember Stites was elected as Mayor at the November 4, 2025, election. Mr. Stites resigned from his District III City Council seat on November 10, 2025. Wheat Ridge City Charter Section 4.5 states that "within thirty (30) days after a vacancy occurs on the council, the remaining councilmembers shall choose by majority vote of a duly qualified person from the property district to fill such vacancy". After advertising for the vacancy, five qualified applications were received from interested candidates for the vacant seat, and interviews were conducted by City Council at the December 1 study session.

Councilmember Quinn read the title and issue into the record.

Mayor Stites opened the public hearing.

Public Comments

In person:

Tracey Boggus requested the appointment of Justin Slocum, noting he had received 42% of votes when he ran for District 3 in the recent election

Justin Slocum spoke about his campaign for the District III seat and noted he was the only applicant who had run when the seat was before voters.

Margaret Nelson spoke in favor of appointing Justin Slocum stating that Mr. Slocum made the effort to run for election

Ihor Figlus also voiced support for appointing Slocum based on his having run for the position.

Comments via Zoom:

Janeece Hoppe spoke remotely about the historical precedent and process established in 2015 for council vacancies, emphasizing the importance of following the established appointment process.

Comments via Wheat Ridge Speaks on MOTION to Appoint District III Council Vacancy

Carol Mathews

City Councilors, please carefully consider the appointment of candidates for the open position in District #3, which Korey Stites created. Please consider qualification, expertise and the initiative of Justin Slocum who stepped forward as a candidate for the other District #3 seat on City Council. Justin launched a campaign, went door to door to talk to his constituents, spoke to local groups, and gained insight into the wants and needs of the Wheat Ridge community. Although he is very outspoken at times, he has valuable

knowledge from his work experience with CDOT about infrastructure and general construction, which is probably the number one issue in the immediate future for Wheat Ridge. The appointment of Justin would give voice to the 1,308 Wheat Ridge Citizens in District #3 who voted for him in the recent election. His appointment would give confidence that the Wheat Ridge City Council respects competence and diversity vs having a solely political agenda. Thank you for your consideration, Carol Anne Mathews

Steven Lee Whitney

As a resident of Wheat Ridge for the last 28 years I would like to place my vote for Maki DeLeat to be added to the City Council for District 3. I have known her for several years and she is a wonderful person who would act in the best interests of the citizens of Wheat Ridge and the city itself.

Comment Via Electronic Mail to staff

Dear Leadership of Wheat Ridge

I am hoping you will fill the District # 3 position with Justin Slocum. Justin ran a good race and secured over 1000 votes from his District. This indicates the desire of "the people in his District" for Justin to Represent them.
He has valuable knowledge from his work experience with CDOT about infrastructure and general construction, which the city of Wheat Ridge could receive a lot of value.
Justin sincerely cares about the future of Wheat Ridge, he is honest, hardworking and fair.

Please fill the vacancy with Justin Slocum.

Thank you from a Wheat Ridge resident,

Liz Veeder

Council questions:

Mayor Stites requested clarification from the City Attorney regarding the City Council vacancy process, including whether an earlier resignation would have changed the procedure. The City Attorney explained that, under the Charter, any Council vacancy must be filled by appointment within 30 days of the vacancy occurring and does not result in a special election. He noted that the same process would have applied had a resignation occurred earlier. Mayor Stites thanked the City Attorney and stated the clarification was intended to ensure public understanding of the Charter's requirements.

Motion: Councilmember Quinn moved to appoint Susan Wood to District III City Council seat, term to expire November 8, 2027. Councilmember Okada seconded the motion.

Councilmember Quinn stated the council appointment was a difficult decision, as all applicants were highly qualified and committed to the community. He explained that appointments differ from elections, resembling job interviews that demand judgment and accountability. Drawing on twenty years of union experience, he emphasized values of

fairness, hard work, and trust, which guided his nomination of Susan Wood. Quinn highlighted her integrity, work ethic, and Planning Commission service as strong preparation for City Council. He thanked all applicants and community members for their engagement and participation.

Councilmember Hultin proposed a substitute motion to appoint Simon McGowan. The substitute motion was seconded by Councilmember Ohm.

During discussion on the substitute motion, Councilmembers noted the difficulty of the decision, with several expressing appreciation for all applicants.

Vote on substitute motion: 3 ayes; 4 nays. The substitute motion failed

Councilmembers voting in favor: Okada, Hultin, Snell.
Councilmembers voting opposed: Larson, Ohm, Martell, Quinn.

The original motion to appoint Susan Wood was back on the floor and discussed with Councilmembers highlighting Ms. Wood's planning expertise and qualifications. Council thanked all applicants and the knowledge and depth of experience of all that applied to fill the vacancy.

Council voted on the original motion to appoint Susan Wood to District III City Council seat, term to expire November 8, 2027.

Vote: 7 ayes; 0 nays. The original motion carried.

Mayor Stites closed the public hearing.

Judge Lucero administered the oath of office to Susan Wood, who was sworn in as Councilmember of the City Council for District III.

7. Proclamations, Awards and Ceremonies

a. Recognition of Wheat Ridge 102 Graduates

Mayor Stites and City Council recognized participants of the 2025 Wheat Ridge 102 program. The Mayor explained that Wheat Ridge 102 builds upon skills learned in Wheat Ridge 101 and allows participants to facilitate community changes. This year's projects included the implementation of a youth engagement program and a neighborhood program. Eight graduates were recognized with certificates: Emily Cohen, Katy Duncan, Alex Gouldsmith, Roger Jones, Renee Schreiner, Andy Sulak and Brianna Zafian.

b. Recognition of Police Recruit Graduates

Chief Murtha introduced two new police officers who had recently graduated from the academy, Samuel Marsh and Alejandro Montes. Both officers shared their backgrounds and enthusiasm for serving the Wheat Ridge community. Chief Martha noted the

department's success in attracting talented recruits, and council congratulated the new officers.

8. Publics' Right to Speak

In person:

Margaret Nelson expressed concerns about the dangerous intersection at 38th and Kipling, requesting red light cameras to address frequent accidents.

Mike and Gretchen Josten discussed issues with Auto Wash at Lakeside, noting that despite some improvements, the car wash continues to operate in a way that creates noise pollution affecting the neighborhood. They requested the city enforce compliance with noise ordinances.

Jan Facinelli, who operates a veterinary practice near the car wash, detailed how the noise continues to disrupt her examinations despite some operational changes by the business.

Chris Nietzold played a recording of the car wash noise from his property, challenging Councilmembers to experience the noise firsthand.

Councilmember Ohm asked staff about the status of noise complaints. City Attorney explained that the Community Development Department is working to conduct independent sound testing post-installation of the sound fence.

Councilmember Hultin inquired about enforcement of the car wash's voluntary restricted hours (7am-10pm). Staff indicated police would monitor the area, though enforcement mechanisms were still being determined since the business operates without on-site staff.

9. Motion to Adopt the 2026 City Council Meeting Calendar

Issue:
The calendar of the City Council meetings is adopted by a motion of the City Council annually. Adopting the meeting calendar for the year is more efficient and enables the Mayor, Council, and staff to schedule other events and travel in advance. The Council will be able to amend the calendar by motion throughout the year, if necessary.

The following City Council meetings that conflict with observed City holidays or other known events during the year are recommended for cancellation:

- Study Session, January 19, 2026 – Martin Luther King, Jr. Day
- Study Session, February 16, 2026 – President’s Day
- Regular City Council Meeting, May 25, 2026 – Memorial Day
- Study Session, September 7, 2026 – Labor Day
- Regular City Council Meeting, October 12, 2026 – Indigenous Peoples’ Day
- Regular City Council Meeting, December 28, 2026 – Christmas holiday

Councilmember Snell read the title and issue into the record.

Mayor Stites opened the public hearing.

No member of the public signed up to speak.

Mayor Stites closed the public hearing.

Motion: Councilmember Snell, moved to adopt the 2026 City Council Meeting Calendar as presented. The motion was seconded by Councilmember Martell.

Vote: 8 ayes; 0 nays. The motion carried.

10. Motion to Approve Appointments to Boards, Commissions, and Committees

Issue:
In 2015, the Colorado Legislature passed HB15-1348 amending the urban renewal statute requiring the expansion of board membership, among other things, upon the adoption of a new plan area or a substantial modification to an existing plan. City Council amended the Wheat Ridge Code of Laws on May 12, 2025, to comply with HB15-1348. This motion will ratify the Mayor's recommendations to appoint three new members to the Urban Renewal Authority dba Renewal Wheat Ridge (RWR).
Councilmember Hultin read the item and issue into the record.

Mayor Stites opened the public hearing.

The City Manager provided additional context, explaining that the Renewal Wheat Ridge board currently has 7 members and needs to add 3 new members from outside the city (from the county, school district, and other taxing districts). The city is also adding 3 additional city-appointed members.

Mayor Stites closed the public hearing.

Mayor Stites moved to recommend the following appointments to Renewal Wheat Ridge:

Bud Starker to the At-Large Renewal Wheat Ridge seat, term to expire March 2, 2027.
Janeece Hoppe to the At-Large Renewal Wheat Ridge seat, term to expire March 2, 2028.
Kelly Blynn to the At-Large Renewal Wheat Ridge seat, term to expire March 2, 2029.
Dan Larson as City Council Liaison member to Renewal Wheat Ridge with no term limit.

Motion: Councilmember Hultin moved to ratify Mayor Stites recommended appointments. The motion was seconded by Councilmember Ohm.

Vote: 8 ayes; 0 nays. The motion carried.

11. Resolution No. 56-2025

Title: A resolution of support for an application to the Colorado Department of Local Affairs Transit Oriented Communities' Infrastructure Grant Program for the Ives Affordable Housing.

Issue:
The state legislature created the Transit Oriented Communities Infrastructure (TOCI) grant program, as part of House Bill 24-1313, to fund eligible public infrastructure projects that support affordable housing for state-certified Transit Oriented Communities (TOC). The city is pursuing early certification and plans to apply for the first round of grant funds to support Foothills Regional Housing (FRH) in upsizing sanitary sewer lines to construct phase two of the Ives affordable development.

Councilmember Ohm read the title and issue into the record.

Mayor Stites opened the public hearing.

Community Development Director Lauren Mikulak explained that the Transit Oriented Communities Infrastructure grant program funds public infrastructure supporting affordable housing. She noted the city is pursuing early certification and applying for grant funds to support Foothills Regional Housing's Phase 2 Ives development, with the city serving as a pass-through entity. The grant would fund 75% of costs, with a 25% match provided by Foothills Regional Housing.

Mayor Stites closed the public hearing.

Motion: Councilmember Ohm moved to approve Resolution 56-2025, a resolution of support for an application to the Colorado Department of Local Affairs Transit Oriented Communities' Infrastructure grant program for the Ives affordable housing development. The motion was seconded by Councilmember Snell.

Councilmember Hultin commended the city's partnership with Foothills Regional Housing and recognized the state's funding support for affordable housing initiatives. Councilmember Wood praised the Community Development Department for being proactive with new legislation.

Vote: 8 ayes; 0 nays. The motion carried.

12. Resolution No. 57-2025

Title: A Resolution of support for an application to the Colorado Department of Local Affairs Transit Oriented Communities' Infrastructure Grant Program for the Ridge Road Master Plan Redevelopment

Issue:
The state legislature created the Transit Oriented Communities' Infrastructure (TOCI) grant program, as part of House Bill 24-1313, to fund eligible public infrastructure projects that support affordable housing for state-certified Transit Oriented Communities (TOC). The city is pursuing early certification and plans to apply for the first round of grant funds to support

Foothills Regional Housing (FRH) in providing major infrastructure improvements to three main roadways as part of the Ridge Road Master Plan Redevelopment.

Councilmember Larson read the title and issue into the record.

Mayor Stites opened the public hearing.

The City Manager noted this was like the previous item but for a different project - the Ridge Road project instead of Ives. The grant would support Foothills Regional Housing in providing major infrastructure improvements to three main roadways as part of the Ridge Road master plan development.

No members of the public signed up to speak, and Council had no further questions.

The public hearing was closed.

Motion: Councilmember Larson moved to approve Resolution 57-2025, a resolution of support for an application to the Colorado Department of Local Affairs Transit Oriented Communities' Infrastructure grant program for the Ridge Road master plan redevelopment. The motion was seconded by Councilmember Ohm.

Vote: 8 ayes; 0 nays. The motion carried.

13. Resolution No. 58-2025

Title: A Resolution amending the 2025 Capital Improvement Program Budget to reflect the approval of a supplemental budget appropriation in the amount of $1,200,000 for acquisition of property at 4593 Parfet Street for expansion and consolidation of the public works and parks operations facilities.

Councilmember Okada read the title and issue into the record.

Mayor Stites opened the public hearing.

The City Manager explained this was a "cleanup" item, as the property had already been purchased following Council's approval of the loan agreement with Renewal Wheat Ridge on August 25, 2025. However, the Capital Improvement Program budget had not been formally amended to accept and expend the loan.

No members of the public signed up to speak, and Council had no questions

Mayor Stites closed the public hearing.

Motion: Councilmember Okada moved to approve Resolution 58-2025, a resolution amending the 2025 Capital Improvement Program budget to reflect the approval of a supplemental budget appropriation in the amount of $1,200,000 for acquisition of property at 4593 Parfet Street for expansion and consolidation of the Public Works and Parks Operations facilities. The motion was seconded by Councilmember Hultin.

Vote: 8 ayes; 0 nays. The motion carried.

14. City Manager's Matters

City Manager introduced Deputy City Clerk Onorina Maloney. Maloney requested a procedural change to the Zoom public comment sign-up deadline, proposing moving it from 6:00 PM (30 minutes before meetings) to 5:00 PM (90 minutes before meetings). Maloney explained this would give staff adequate time to verify speakers and prepare for the meeting while still providing ample opportunity for public participation.

After a brief discussion, Councilmember Ohm suggested an even earlier deadline and Councilmember Hultin advocated starting with 5:00 PM to maintain accessibility, Council reached consensus to change the deadline to 5:00 PM.

15. City Attorney's Matters

City Attorney welcomed the new council members and wished everyone happy holidays.

16. Elected Officials' Matters

Councilmember Wood thanked everyone for the opportunity to serve and expressed her honor at joining the Council.

Councilmember Quinn highlighted the successful tree lighting event at the Green, praising Parks and Recreation staff for their work.

Councilmember Martell reported on the Festival of Trees event, which raised at least $1,000 for Foothills Animal Shelter, and announced that the Panorama Park Sustainable Neighborhoods' native plant demonstration garden had received a gold certification from the Colorado Native Plant Society.

Councilmember Snell reported on the ribbon-cutting ceremony for new tennis and basketball courts at Panorama Park and reminded everyone about the upcoming District I holiday meet and greet on Wednesday.

Councilmember Okada thanked everyone who engaged in conversations regarding the District III appointment and congratulated Susan Wood.

Councilmember Larson shared he attended the tree lighting and a Chamber of Commerce lunch honoring former Mayor Bud Starker.

Councilmember Ohm praised staff for the Christmas tree lighting event and suggested the possibility of a winter market at the Green in the future.

Councilmember Hultin announced the opening of the Continuous Flow Intersections at 38th and Wadsworth and 44th and Wadsworth and requested a future study session to address snow removal into public rights-of-way, special use permit businesses with noise concerns, and operating hour restrictions for businesses without on-site operators.

Mayor Stites thanked all candidates who applied for the District III vacancy, welcomed the new police recruits, and highlighted the Wheat Ridge 102 program. He announced his first "Coffee with the Mayor" event on Saturday at 9:00 AM at Styles and Crate and reminded everyone about Colorado Gives Day and the Barstool Bingo event benefiting Localworks.

17. Adjournment

Mayor Stites noted this meeting was the last regular meeting of the year, with one more study session scheduled for the following week.

The regular meeting of the Wheat Ridge City Council was adjourned at 8:27 p.m. on Monday December 8, 2025.

_____
Korey Stites, Mayor

ATTEST:

_____
Onorina Maloney, Deputy City Clerk

CITY OF WHEAT RIDGE, COLORADO
CITY COUNCIL STUDY SESSION

STUDY SESSION NOTES
Hybrid – Virtual Meeting

December 15, 2025

1. Call to Order
Mayor Korey Stites called the Study Session to order at 6:30 p.m. in the Council Chambers of City Hall, 7500 W. 29th Avenue, Wheat Ridge, Colorado.

2. Roll Call
Members present**:** Rachel Hultin, Dan Larson, Scott Ohm, Jenny Snell, Patrick Quinn, Mike Okada, Susan Wood, and Kathleen Martell.

Absent: None.

Staff present: City Manager Patrick Goff, Community Development Director Lauren Mikulak, City Attorney Gerry Dahl, and Sr. Deputy City Clerk Margy Greer.

3. Public's Right to Speak

Wheat Ridge Speaks:
Kelly Blynn - Resident
Thanks for the opportunity to comment, and I hope I'm not too late in doing so. I'm a neighbor of the site, a frequent dog walker and runner around the site, and have been a supporter of the redevelopment. I also have a background in city planning and transportation, and work on these issues in my day job in state government. During the master plan and rezoning conversations, I've frequently noted that while I use the space often, few others do, and I'm glad that moving forward the site will become home to many more people and its remaining open spaces more well utilized. To those ends, I do have some thoughts on the site design as I've seen it so far. Mature trees — I really appreciate the attention it sounds like you're paying to trying to retain the mature trees on the site. As it gets hotter in the summers, the amazing cottonwoods on the site offer great shade, and I hope in particular you'll pay close attention to preserving those cottonwoods along the ditch, the ones near "East Park", and throughout the site. Ditch — it sounds like this ship may have sailed, but I'm sad to hear the ditch is getting piped. It offers in my opinion a nice water feature in the summer (my dog also loves it :). I do like that it appears you're considering other water features in lieu of the ditch, and if there is any way to leave some portions of the ditch unpiped, you'd have my full support! Open

space — I think my biggest comments are around the open space and parks you have planned so far, as well as trails. I would love to see the open spaces, parks, and trails be as functional and inviting as possible, and I'm pretty concerned that the spaces planned for the east side of the site along 38th and along the parkway to 32nd will be underutilized. Instead, I'd recommend consolidating that space into places that are more likely to be utilized — for example: - Create larger open spaces in the center of the site, such as along the ditch. - Connect the open space in the center of the site northwest to Dudley Park - Create a wider area along Dudley to include a trail — this would help with connectivity to Crown Hill, a major destination for the community. It also might help ease some of the adjacent neighbor opposition. I'd also be very supportive of seeing higher density in the center areas where it's allowed in exchange for more open space and connective trails around and through the site. Pedestrian and bike-friendly — I'm very concerned about some of the concepts I've seen that retain the slip lanes in and out of the site. These lanes enable and encourage high speed turns with low visibility and are very dangerous for pedestrians to navigate (for more, see: https://archive.strongtowns.org/journal/2019/11/5/slip-lanes-would-never-exist-if-we-prioritized-safety-over-speed). I hope you will work with the city on tightening up these intersections and using modern urban street design standards to make this a pedestrian-friendly neighborhood for all ages from day one. A formalized connection should also be created to the neighborhood to the southeast of the site -- I used to live there and would navigate what is now a very informal access. It would be nice to make sure that neighborhood has access to the site and its amenities. Finally, what is planned in terms of bike and pedestrian connections along the West Lutheran Parkway? Right now, there is basically nothing, and hopefully the plan includes at least high quality sidewalks on both sides and buffered or protected bike lanes. Thank you.

In-Person
Taylor Tait from Congresswoman Pettersen's office addressed the council, congratulating newly elected council members and specifically Councilmember Wood on her appointment. Mr. Tait highlighted the congressional office's constituent services, noting they had recovered and saved over $6 million for constituents through casework in the past year. He encouraged anyone needing assistance with federal agencies to contact their office.

4. Lutheran Legacy Campus Update

City Manager Patrick Goff and Community Development Director Lauren Mikulak provided a comprehensive presentation on the Lutheran Legacy Campus project, giving a historical overview of the project's journey since 2018. Key milestones included:

- In 2018, SCL Health purchased 26 acres at Clear Creek Crossing to build a new state-of-the-art hospital
- SCL merged with Intermountain Health in 2022
- The new hospital opened in August 2024

- The city worked with SCL to pause the sale of the legacy campus in 2020 to develop a master plan
- The master plan was adopted in October 2021 after a 6-month public engagement process

Mikulak explained that the master plan reflected community priorities including open space, mixed housing types, preservation of the Chapel and Blue House, inclusion of civic uses, retail, and thoughtful transitions to surrounding neighborhoods. These priorities were translated into zoning rules and regulations, including:

- 20% of the site designated as public open space
- Low-density perimeter overlays with specific height restrictions
- Requirements to retain the chapel and Blue House
- Campus-specific tree protection and replacement policy

A charter amendment in 2024 limited building heights to 5 stories in the middle of the campus and 2.5 stories along the perimeter, which was approved by 67% of voters.

Goff explained that after the master planning process, Intermountain marketed the campus for sale, and E5X was chosen as the buyer, closing on the property just the week before the meeting. The redevelopment will require significant infrastructure improvements, funded through:

- A Metropolitan District with a maximum debt of $110 million and mill levy of 67 mills (approved February 2025)
- An urban renewal area and plan (approved September 2025)
- A financing agreement with E5X through the Wheat Ridge Urban Renewal Authority for up to $75 million or 25 years

Chris Elliott, owner representative with E5X, presented conceptual plans for the site via PowerPoint Presentation highlighting:

- Transitional density with lower density near existing neighborhoods and higher density in the center
- Preservation of natural features including the Rocky Mountain ditch and tree-lined parkways
- Mediterranean architectural style with Spanish tile and blonde brick throughout
- Public spaces including a winter ice rink/summer lawn area
- Repurposed historic buildings including the chapel and Blue House
- Senior affordable housing
- Multiple pocket parks and pedestrian connections

Council members raised questions about:

- The tree canopy protection policy

- Status of discussions with the library district (which remain ongoing but uncertain)
- Enclosure of the ditch (likely to be enclosed with openings at either end)
- Building demolition timeline (beginning in 4-5 months with asbestos remediation)
- Environmental remediation processes
- Retail plans (minimum 10,000 sq ft of neighborhood-oriented retail)
- Noise and dust management during demolition
- Sustainability features (including potential geothermal)
- Public art requirements
- Design of entry features and walls

After discussion, the Council provided consensus to continue moving forward with the land exchange agreement concept that would provide approximately 4.5 acres on the Lutheran Legacy Campus for a new Civic Center in exchange for the current 4.5-acre City Hall site. Staff will continue negotiations on the agreement and return with more information on financing options and building design.

5. Staff Report(s)

Goff offered holiday wishes and provided two important updates:

1. The annual Point in Time count for individuals experiencing homelessness is scheduled for January 26-27, 2026. Volunteers can sign up through the Jefferson County website.
2. Xcel Energy is potentially planning public safety power shutoffs due to high winds and elevated temperatures forecasts for the week, possibly beginning Wednesday around noon. The emergency management team will meet with Xcel the following day to get more information.

6. Elected Officials' Report(s)

Councilmembers provided various updates:

- Councilmember Hultin noted it was CFI (Continuous Flow Intersection) week with 30th now open and 44th opening the next day. She also acknowledged Hanukkah and expressed concerns about recent events in Australia affecting the Jewish community. She mentioned an issue with a mangy coyote in the neighborhood.
- Councilmember Larson emphasized the importance of checking on neighbors with medical devices during potential power outages and noted it was National Bill of Rights Day.
- Councilmember Ohm thanked fellow Councilmembers for their civility and respect and encouraged residents to help neighbors with snow shoveling when needed.

- Councilmember Quinn mentioned his role on the Tri-County Workforce Development Board, which received a high-performing board award. He noted Wheat Ridge had seen a 7% uptick in employment.
- Councilmember Martell reported on the first District I meeting held with Councilmember Snell and announced they would begin Tuesday morning coffees in January. She highlighted Clear Creek Makerspace volunteers who were making toys to donate to local toy drives.
- Councilmember Snell acknowledged residents who attended their district meeting and emphasized the importance of kindness during the holiday season.
- Councilmember Okada mentioned attending the Historical Society's holiday event and acknowledged that holidays can be difficult for many people.
- Councilmember Wood expressed appreciation for being part of the Council and noted she had tried the new CFI.
- The Mayor reported attending Bar Stool Bingo (which raised over $10,000 for Localworks), the holiday lunch with the business association, the District I meeting and his first Coffee with the Mayor event, and the Historical Society event. He encouraged everyone to shop locally and be safe with the earlier darkness.

7. Adjournment

Mayor Stites adjourned the meeting at 8:01 p.m., noting the Council would reconvene on January 5, 2026.

_____

Korey Stites, Mayor

_____

Margy Greer, Sr. Deputy City Clerk

WHEAT RIDGE, CO



EST. 1969

PROCLAMATION
National Radon Action Month

WHEREAS, radon gas is an invisible, odorless, radioactive gas that threatens the health of our residents and their families; and

WHEREAS, radon gas is a group 1 carcinogen known to cause lung cancer in humans with prolonged exposure; and

WHEREAS, Colorado has been ranked Zone 1, an area with the highest radon potential possible by the U.S. Environmental Protection Agency; and

WHEREAS, Colorado residential radon data has shown 50% of Colorado homes tested as being at or above the U.S. Environmental Protection Agency Radon Action Level of 4.0 pCi/L (picocuries per liter of air); and

WHEREAS, any home in Wheat Ridge may have elevated levels of radon (even if homes in the same neighborhood do not); and

WHEREAS, supporting recommended radon practices and policies to reduce radon exposure is important to protect our community's health and welfare; and

WHEREAS, testing for radon is simple and inexpensive; and

WHEREAS, identified radon problems can be fixed; and

WHEREAS, Jefferson County Public Health, the Colorado Department of Public Health and Environment, the U.S. Environmental Protection Agency and the American Lung Association are supporting efforts to encourage Americans to test their homes for radon, have elevated levels of radon reduced, and have new homes built with radon-resistant features;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and the City Council of Wheat Ridge hereby proclaim January 1-31, 2026, as **National Radon Action Month** in Jefferson County, Colorado.

IN WITNESS THEREOF on this 12th day of January 2026.

Onorina Maloney, Interim Sr. Deputy City Clerk

Korey Stites, Mayor

ITEM NUMBER:1a
DATE: January 12, 2026

REQUEST FOR CITY COUNCIL ACTION

RESOLUTION NO. 01-2026

TITLE: A RESOLUTION DESIGNATING OFFICIAL PUBLIC NOTICE POSTING LOCATIONS FOR CITY PUBLIC NOTICES AND PUBLICATIONS IN 2026

☐PUBLIC HEARING
☐BIDS/MOTIONS
☒RESOLUTIONS
☐ORDINANCES FOR 1st READING
☐ORDINANCES FOR 2nd READING

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:
State statutes require that each municipality annually establish the location for posting public notices, as well as the newspaper in which the notices will be published. Local government entities are also allowed to publish notices online for public meetings. These include meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or meetings at which a majority or quorum of the body is in attendance.

PRIOR ACTION:
City Council has annually designated the official public notice posting location in recent years.

FINANCIAL IMPACT:
None.

BACKGROUND:
No additional background.

RECOMMENDATIONS:
Staff recommend approval of this resolution.

RECOMMENDED MOTION:
"I move to approve Resolution No. 01-2026, a resolution designating official public notice posting locations for City publications in 2026."

Or,

“I move to postpone indefinitely Resolution No. 01-2026, a resolution designating official public notice posting locations for City publications in 2026, for the following reason(s)…”

REPORT PREPARED/REVIEWED BY:

Rhiannon Curry, Executive Assistant
Onorina Maloney, Interim Sr. Deputy City Clerk
Marianne Schilling, Deputy City Manager
Patrick Goff, City Manager

ATTACHMENTS:

1. Resolution No. 01-2026

CITY OF WHEAT RIDGE, COLORADO

RESOLUTION NO. 01
SERIES OF 2026

TITLE: A RESOLUTION DESIGNATING OFFICIAL PUBLIC NOTICE POSTING LOCATIONS FOR CITY PUBLIC NOTICES AND PUBLICATIONS IN 2026

WHEREAS, the Colorado Revised Statutes require municipalities to designate official public notice and publication locations for legal notices; and

WHEREAS, such locations must be approved annually by the governing body of the municipality; and

WHEREAS, the City is required by Charter, Ordinance and State law to publish certain notices.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WHEAT RIDGE, COLORADO THAT:

Section 1. Public notice of public meetings of the City Council, Planning Commission, Board of Adjustment, and all other board, commission, committees, and advisory boards for which public notice is required, shall be posted: (1) on the City's internet website: www.ci.wheatridge.co.us and at the following link: Public Meetings and Records | Wheat Ridge, CO - Official Website, available at no charge to the public, and (2) the display cabinet at the main entrance to the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado. This location shall be an official posting location for the City, shall be the emergency posting location in the event the City website is not accessible for any reason.

Section 2. Electronic publications on the City's official internet webpage shall be authorized as a permissible means to publicize the action of the City and City Council, including without limitation, notices of public hearings, proposed legislative actions, and final legislative actions. Notices and other information required to be published in a newspaper of general circulation within the City, by either Charter or Code, shall be published in the Jeffco Transcript.

Section 3. This resolution supersedes and replaces Resolution No. 03-2025 and shall be effective upon adoption.

DONE AND RESOLVED this 12th day of January 2026.

_____
Korey Stites, Mayor

_____
Onorina Maloney, Interim Sr. Deputy City Clerk

ITEM NUMBER: 1b
DATE: January 12, 2026

REQUEST FOR CITY COUNCIL ACTION

MOTION
TITLE: MOTION TO CANCEL THE MARCH 16, 2026, CITY COUNCIL STUDY SESSION

☐PUBLIC HEARING
☒BIDS/MOTIONS
☐RESOLUTIONS
☐ORDINANCES FOR 1st READING
☐ORDINANCES FOR 2nd READING

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:
The City Council Study Session on March 16, 2026, currently coincides with the NLC Conference located in Washington D.C. As multiple members of the City Council will be attending the NLC Conference when this meeting is scheduled to occur, staff is requesting to cancel the March 16, 2026, Study Session.

PRIOR ACTION:
None

FINANCIAL IMPACT:
None

BACKGROUND:
None

RECOMMENDATIONS:
Staff recommends canceling the City Council Study Session scheduled for March 16, 2026.

RECOMMENDED MOTION:
"I move to cancel the March 16, 2026 City Council Study Session."

Or,

"I move to not cancel the March 16, 2026 City Council Study Session for the following reason(s)..."

REPORT PREPARED/REVIEWED BY:

Rhiannon Curry, Executive Assistant
Marianne Schilling, Deputy City Manager
Patrick Goff, City Manager

ATTACHMENTS:

1. None

ITEM NUMBER: 1c
DATE: January 12, 2026

REQUEST FOR CITY COUNCIL ACTION

MOTION

TITLE: MOTION TO APPROVE MONTHLY PAYMENTS TO COLORADO EMPLOYER BENEFIT TRUST (CEBT) FOR 2026 MEDICAL, DENTAL, EMPLOYEE ASSISTANCE PROGRAM, AND LIFE INSURANCE MEMBERSHIP BILLING IN AN AMOUNT NOT TO EXCEED $2,775,977

☐PUBLIC HEARING
☒BIDS/MOTIONS
☐RESOLUTIONS
☐ORDINANCES FOR 1st READING
☐ORDINANCES FOR 2nd READING

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:

The City offers employees a number of benefits in order to attract and retain a high-quality workforce. In 2023, the City joined the Colorado Employer Benefit Trust (CEBT) to provide a greater choice than previously offered of medical plans along with dental, vision, employee assistance program (EAP) and life insurance coverage. January through December billing is estimated and budgeted in the amount of $2,775,977. Staff requests approval of the estimated 2026 total expenditure so that monthly payments can be made in a timely manner.

PRIOR ACTION:

Medical, dental and life insurance premiums are budgeted line items in the 2026 adopted budget, General Government – Central Charges account. EAP coverage is budgeted in the Administrative Services – Human Resources account.

FINANCIAL IMPACT:

By joining CEBT, billing for medical, dental, employee assistance program and life insurance billing is consolidated to one monthly payment. In 2026, insurance premiums for the City and employees increased by about 11%. The City's monthly costs are estimated at approximately $231,330 after the employee's portion has been paid (10-20% of the invoice) and exceed the $75,000 staff approval threshold, therefore Council approval is required and as payments have strict deadlines, annual approval is recommended as in prior years.

BACKGROUND:

In 2023, the City joined CEBT for the provision of medical, dental, vision, life insurance and EAP services. CEBT is a self-funded, governmental multiple employer trust that provides employee benefits for over 400 public entities with over 35,000 employees and dependents in Colorado. Prior to joining CEBT, the City offered two medical plans with Kaiser Permanente. By joining CEBT, the City offers a PPO4 and high-deductible plan with United Healthcare, and a DHMO and high-deductible plan with Kaiser Permanete.

RECOMMENDATIONS:

Staff recommends approval of monthly payments to CEBT in 2026.

RECOMMENDED MOTION:

"I move to approve monthly payments to CEBT for 2026 medical, dental, employee assistance program and life insurance membership billing in an amount not to exceed $2,775,977."

Or,

"I move to deny monthly payments to CEBT for 2026 medical, dental, employee assistance program, and life insurance membership billing in an amount not to exceed $2,775, 977 for the following reason(s) _____."

REPORT PREPARED/REVIEWED BY:

Carli Seeba, Manager of People and Culture
Marianne Schilling, Deputy City Manager
Patrick Goff, City Manager

ATTACHMENTS:

1. None

ITEM NUMBER: 1d
DATE: January 12, 2026

REQUEST FOR CITY COUNCIL ACTION

MOTION

TITLE: MOTION TO APPROVE PAYMENT TO COLORADO INTERGOVERNMENTAL RISK SHARING AGENCY (CIRSA) FOR THE 2026 PROPERTY AND CASUALTY PREMIUM IN THE AMOUNT OF $720,064

☐PUBLIC HEARING
☒BIDS/MOTIONS
☐RESOLUTIONS

☐ORDINANCES FOR 1st READING
☐ORDINANCES FOR 2nd READING

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:

The Colorado Intergovernmental Risk Sharing Agency (CIRSA) provides property and casualty coverage for the City of Wheat Ridge. The total premium payment due for 2026 is $720,064 and is split into quarterly payments.

PRIOR ACTION:

CIRSA premiums are budgeted line items in the 2026 adopted budget, General Government – Central Charges account.

FINANCIAL IMPACT:

The City's 2026 premium contribution increased approximately 23.9% over the 2025 premium. For reference, the 2025 premium increased 9.7% over 2024. While significant over the prior year's increase, it remains within typical fluctuations. Insurance continues to be costly for the City as law enforcement liability and vehicle insurance continues to escalate in cost. Law enforcement liability for 2026 alone increased 28% over 2025 premiums.

BACKGROUND:

Due to substantial increases in premiums, staff did seek alternative bids for insurance in 2026 and one quote was successfully obtained from Liberty Mutual and two different quotes from Travelers Insurance representing different packages. The quotes confirmed that CIRSA offers competitive rates and services, and it is staff's recommendation to continue with CIRSA for the 2026 fiscal year.

Staff will continue to consider alternatives and options to reduce insurance premium payments for future renewals. This could involve seeking coverage elsewhere, increasing deductibles, reducing liability limits and/or selecting different optional coverages.

RECOMMENDATIONS:

Staff recommends the payment of the CIRSA annual property and casualty premium.

RECOMMENDED MOTION:

"I move to approve payment to Colorado Intergovernmental Risk Sharing Agency (CIRSA) for 2026 property and casualty premium in the amount of $720,064."

Or,

"I move to deny the payment to Colorado Intergovernmental Risk Sharing Agency (CIRSA) for 2026 property and casualty premium in the amount of $720,064 for the following reason(s) _____."

REPORT PREPARED/REVIEWED BY:

Kelly McLaughlin, Risk Management Coordinator
Carli Seeba, Manager of People and Culture
Marianne Schilling, Deputy City Manager
Patrick Goff, City Manager

ATTACHMENTS:

1. CIRSA Property and Casualty Pool 2026 Contribution Quotation

CIRSA Property/Casualty Pool
Preliminary 2026 Contribution Quotation
WR2026PC

City of Wheat Ridge
7500 West 29th Avenue
Wheat Ridge, CO 80033

All Risk Property Deductible: Standard – 1% of individual damage building values or .1% of total building values.	$10,000
Auto Liability Deductible:	$10,000
Auto Physical Damage Deductible:	$10,000
General Liability Deductible:	$150,000
Public Officials Errors & Omissions Liability Deductible:	$150,000
Law Enforcement Liability Deductible:	$150,000
Auto Liability Limit:	$5,000,000
Liability Limit:	$10,000,000

Description	Amount
Total 2026 Preliminary Quotation before Credits	**$720,064.02**
Multi-Pool Discount Applied?	No

*If your entity is a member of both pools (PC & WC), each quote reflects a 1.5% multi-pool discount. If your entity withdraws from either pool effective January 1, your entity is no longer eligible for the multi-pool discount. A new quote for the pool you are remaining in will need to be generated and accepted

Loss Control Credits (Please indicate the amount that you wish to use. Amount may be split between available options.)

Description	Amount	Credit Options		
		Credit Contribution	Deposit/Leave in Account	Send Check
2025 Loss Control Audit Credit	($1,364.00)			
Balance Remaining from Prior Years' LC Credits	($0.00)			
Total Preliminary Quotation with all Available Credits	**$718,700.02**			

Billing Options (Please indicate which option you choose)

- ☐ **Annual Billing on January 1, 2026**
- ☒ **Quarterly Billing January 1, April 1, July 1, and October 1, 2026**

To Renew with Quoted Option Initial Here: _____

ATTACHMENT 1

CIRSA Property/Casualty Pool
Preliminary 2026 Contribution Quotation
WR2026PC

	Exposure	Contribution
PROPERTY COVERAGE		
All Risk Property Building Values	$47,770,297.00	$75,215.58
All Risk Property Contents Values	$4,433,188.00	$6,980.19
OTHER PROPERTY		
Business Income	$700,000.00	$1,102.17
Loss of Rents	$0.00	$0.00
Extra Expense	$1,060,800.00	$1,670.26
Valuable Papers	$103,000.00	$162.18
Electronic Data Processing	$4,200,000.00	$6,613.01
Accounts Receivable	$100,000.00	$157.45
Fencing	$828,343.00	$1,304.25
Mobile Equipment	$2,779,899.00	$4,377.02
Employee-Owned Tools	$0.00	$0.00
Law Enforcement Animals	$0.00	$0.00
Overhead Transmission Lines or Distribution Lines & Poles	$0.00	$0.00
Park Equipment	$1,819,954.00	$2,865.56
Athletic Equipment	$476,275.00	$749.91
Outdoor Lighting	$4,014,597.00	$6,321.09
Transformers	$0.00	$0.00
Signage	$610,683.00	$961.54
Swimming Pool Items	$47,340.00	$74.54
General Outdoor Items	$8,821,948.00	$13,890.38
Other Miscellaneous Property	$2,380,638.00	$3,748.38
Fine Arts	$785,620.00	$1,236.98
Golf Courses	$0.00	$0.00
Watercraft	$13,000.00	$20.47
Drones	$13,550.00	$21.33
AUTO LIABILITY COVERAGE		
All Trucks	64	$19,187.84
Ambulances	0	$0.00
Cars/Truck-Emergency Response	54	$25,563.06
Cars-Passenger	8	$1,262.40
Fire Trucks	0	$0.00
Motorcycles	3	$473.40
School Buses	0	$0.00
Street Sweepers	2	$599.62
Trailers	17	$0.00
Transportation Buses	3	$3,432.09
AUTO PHYSICAL DAMAGE COVERAGE		
All Trucks Values	$3,073,205.00	$19,902.62
Ambulances Values	$0.00	$0.00
Cars/Truck-Emergency Response Values	$1,897,232.07	$12,286.81
Cars-Passenger Values	$105,539.00	$683.50
Fire Trucks Values	$0.00	$0.00
Motorcycles Values	$27,970.00	$181.14
School Buses Values	$0.00	$0.00
Street Sweepers Values	$607,898.00	$3,936.86
Trailers Values	$14,569.00	$94.35
Transportation Buses Values	$157,302.00	$1,018.72
GENERAL LIABILITY COVERAGE		
Total Operating Expenditures **(less airport expenditures)**	$95,700,000.00	$27,701.24
SEPARATELY-RATED EXPOSURES		
Electric Distribution Payroll	0.00	$0.00
Electric Generation Payroll	0.00	$0.00
Gas Payroll	0.00	$0.00
Residential Property Square Footage	0.00	$0.00
Jail/Holding Facilities Area	861.00	$4.24

Recreational Facilities Area	89,982.00	$634.32
Swimming Pools (Total Number)	4.00	$129.39
Water/Sewer Payroll	0.00	$0.00
PUBLIC OFFICIALS ERRORS & OMMISSIONS COVERAGE		
Total Operating Expenditures **(less airport expenditures)**	$95,700,000.00	$57,904.18
Employment Practices Liability	$95,700,000.00	$3,109.74
Employment Benefit Liability	$95,700,000.00	$1,259.64
LAW ENFORCEMENT LIABILITY		
Police Department Full Time Officers	87.00	$413,226.57
Police Department Reserve/Part Time Officers	0.00	$0.00
Optional Coverages		
Property Damage from Mobile Equipment		$0.00
No-Fault Water Line Rupture and/or Sewer Backup	Option	$0.00
Total Contribution		**$720,064.02**

ITEM NUMBER: 2
DATE: January 12, 2026

REQUEST FOR CITY COUNCIL ACTION

COUNCIL BILL 01-2026

AN ORDINANCE AMENDING THE CODE OF LAWS TO ALIGN WITH CERTAIN PROVISIONS OF STATE LAW

☐PUBLIC HEARING
☐BIDS/MOTIONS
☐RESOLUTIONS
☒ORDINANCES FOR 1st READING
☐ORDINANCES FOR 2nd READING

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:

This ordinance amends the penalty authority of the municipal court for municipal code offenses which are identical to state law offenses (including, importantly, theft and shoplifting). This change is required as a result of a December 22, 2025, decision of the Colorado Supreme Court.

BACKGROUND:

The City maintains a municipal court, with penalty authority at $2,650 and/or 364 days in jail, or both. This authority is located in section 1-5 of the Code and applies to all violations under the City's municipal code. In December 2025, the Colorado Supreme Court issued a decision holding that when a municipal offense criminalizes the “identical conduct" as a state offense, the municipal penalty provisions, if different than the state maximums, are preempted. As a result of this decision, it is important for the City to adjust its code-based penalty provision to acknowledge the scope of the Supreme Court’s decision. The attached ordinance does so.

As a practical matter, the Municipal Court Judge seldom imposes fines or imprisonment anywhere close to the maximum allowed by prior law, but the mere existence of the potential for the municipal court to do so was sufficient for the Supreme Court to hold the ordinances at issue in that case to be preempted. Accordingly, this change will allow the Municipal Court to continue to hear and render decisions and impose sentences for ordinance violations that are identical to state code provisions.

PRIOR ACTION:
None

FINANCIAL IMPACT:
None

RECOMMENDATION:
The City Attorney recommends approval of this ordinance on first reading.

RECOMMENDED MOTION:
"I move to approve Council Bill 01-2026, amending the Code of Laws to align with certain provisions of state law, order it published, public hearing set for January 26, 2026, at 6:30pm in City Council chambers, and if adopted take effect fifteen days after final publication as required by the Home Rule Charter."

Or,

"I move not to approve Council Bill 01-2026, amending the Code of Laws to align with certain provisions of state law, for the following reasons…"

REPORT PREPARED/REVIEWED BY:
Gerald Dahl, City Attorney
Marianne Schilling, Deputy City Manager
Patrick Goff, City Manager

ATTACHMENTS:
1. Council Bill 01-2026

CITY OF WHEAT RIDGE, COLORADO
INTRODUCED BY COUNCIL MEMBER _____
Council Bill No. 01
Ordinance No. 1834
Series 2026

TITLE: AN ORDINANCE AMENDING THE CODE OF LAWS TO ALIGN WITH CERTAIN PROVISIONS OF STATE LAW

WHEREAS, the City of Wheat Ridge (the "City") is a home rule municipality having all powers conferred by Article XX of the Colorado Constitution; and

WHEREAS, pursuant to its home rule authority and C.R.S. § 31-23-101, the City, acting through its City Council (the "Council"), is authorized to adopt ordinances for the protection of the public health, safety or welfare; and

WHEREAS, in the exercise of this authority the Council has previously adopted section 1-5 of the Code of Laws (the "Code"), providing for the general penalty authority of the Municipal Court for violations of any provision of the Code; and

WHEREAS, the Colorado Supreme Court has recently issued its decision in *People v Camp*, December 22, 2025, holding that municipal penalties may not be in excess of statutory sentencing caps for certain offenses when the offender violates a municipal ordinance that corresponds to a state offense prohibiting identical conduct; and

WHEREAS, without waiving its authority to determine a matter of local concern in the first instance, the Council wishes to amend the Code's general penalty section to recognize the limited exception created by the *Camp* decision.

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

Section 1. Code amended.

Section 1-5 of the Code is amended by lettering the existing language thereof as subsection (a) and adopting a new subsection (b), such that the entire section reads as follows:

Sec. 1-5 General Penalty.

(a) Notwithstanding any penalty provisions in this Code to the contrary, whenever in this Code or any other ordinance of the city or any section or an order, rule or regulation promulgated under the provisions of this Code or other ordinance of the city any act is prohibited, made or declared to be unlawful, an offense, nuisance or misdemeanor, any person who shall be convicted of the violation of any such

provision of this Code or other ordinance of the City or of such orders, rules or regulations shall be punished by a fine of not more than two thousand six hundred fifty dollars ($2,650.00), or by imprisonment for a period not exceeding three hundred sixty-four (364) days, or both such fine and imprisonment; provided, however, that no person under the age of eighteen (18) years shall be subjected to imprisonment for violation of any provision of this Code.

(b) NOTWITHSTANDING SUBSECTION (a), THE MUNICIPAL COURT IS LIMITED TO THE PENALTY LIMITS SET FORTH IN CRS 18-1.3-501(a.5) AND 503(1.5) FOR OFFENSES UNDER THIS CODE WHEN SUCH OFFENSES ARE FOR CONDUCT IDENTICAL TO A STATE OFFENSE. THE LIMITATIONS ON THE PENALTY AUTHORITY OF THE MUNICIPAL COURT IN SUCH CASES SHALL BE AS FOLLOWS:

- MISDEMEANORS CLASS I: UP TO $1000 FINE / 364 DAYS IMPRISONMENT OR BOTH (INCLUDING THEFT IN VALUE OF $1000 TO $1999).
- MISDEMEANORS CLASS II: UP TO $750 FINE / 120 DAYS IMPRISONMENT OR BOTH (INCLUDING THEFT OF VALUE BETWEEN $300 AND $999).
- MAXIMUM CONSECUTIVE SENTENCE IN A SINGLE CASE IS 24 MONTHS
- PETTY OFFENSES: UP TO $300 FINE / 10 DAYS IMPRISONMENT OR BOTH (INCLUDING THEFT OF VALUE UNDER $300)

Section 2. Severability, Conflicting Ordinances Repealed. If any section, subsection or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 3. Effective Date. This Ordinance shall take effect fifteen (15) days after final publication, as provided by Section 5.11 of the Charter.

INTRODUCED, READ, AND ADOPTED on first reading by a vote of ___ to ___ on this 12th day of January 2026, ordered published in full on the City's website as provided by the Home Rule Charter, and Public Hearing and consideration on final passage set for January 26, 2026, at 6:30 p.m., in the Council Chambers, 7500 West 29th Avenue, Wheat Ridge, Colorado.

SIGNED by the Mayor on this _____ day of _____, 2026.

ATTACHMENT 1

ATTEST:

Korey Stites, Mayor

Onorina Maloney, Interim Sr. Deputy
City Clerk

Approved as to Form:

Gerald E. Dahl, City Attorney

First Publication: January 13, 2026
Second Publication: January 27, 2026
Effective Date: February 11, 2026

Published:
Jeffco Transcript and www.ci.wheatridge.co.us

ATTACHMENT 1

ITEM NUMBER: 3
DATE: January 12, 2026

REQUEST FOR CITY COUNCIL ACTION

MOTION
TITLE: A MOTION TO ELECT THE MAYOR PRO TEM

☐PUBLIC HEARING
☒BIDS/MOTIONS
☐RESOLUTIONS

☐ORDINANCES FOR 1st READING
☐ORDINANCES FOR 2nd READING

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:
Each year City Council Members elect by a majority vote a Mayor Pro Tem who serves until their successor is elected. The election is conducted according to Section III (B) of the City Council Rules of Order and Procedure as follows:

B. MAYOR PRO TEM

1. At the first or second Regular meeting in January of each year, the Council shall elect a Mayor Pro Tem who shall serve until their successor is elected. The procedure shall be as follows:

   a) The Chair will announce that the floor is open for nominations for the position of Mayor Pro Tem.

   b) Nominations will be taken from City Council members by voice. No second is needed.

   c) Each nominee will have the opportunity to address the Council.

   d) A motion and second is then in order to elect one of the nominees to the position of Mayor Pro Tem. If the motion is not carried, additional motions are in order until a Mayor Pro Tem is elected by a majority of Council present.

PRIOR ACTION:
City Council Members have elected a Mayor Pro Tem by majority vote annually in recent years.

FINANCIAL IMPACT:
None.

BACKGROUND:
Mayor Pro Tem authority and duties include:

1. In the absence of the Mayor, the Mayor Pro Tem shall preside as the Chair and shall have the voting privileges of a regular Council Member
2. Review and set the Agenda prior to Council Meetings and add emergency items for discussion if necessary
3. Remove any item from the Agenda or any Regular Meeting or Study Session, before publication, with the exception of:
    a. Any item placed on the Agenda by two (2) Council Members or by the Mayor and one (1) Council Member prior to the meeting
    b. An item added by the Council by majority vote of Council present during any meeting
4. Arrange for and coordinate the orientation of all newly elected officials, including a review of Rules of Order and Procedure for the City Council

RECOMMENDED MOTION:
“I move to elect_____, as Mayor Pro Tem, effective immediately, term to expire upon election of their successor.”

REPORT PREPARED/REVIEWED BY:
Rhiannon Curry, Executive Assistant
Marianne Schilling, Deputy City Manager
Patrick Goff, City Manager

ITEM NUMBER: 4
DATE: January 12, 2026

REQUEST FOR CITY COUNCIL ACTION

MOTION:

TITLE: MOTION TO APPROVE AGREEMENT RELATING TO CITY OF WHEAT RIDGE SALES AND USE TAXES BETWEEN THE CITY AND INTERMOUNTAIN HEALTH LUTHERAN HOSPITAL

☐PUBLIC HEARING
☒BIDS/MOTIONS
☐RESOLUTIONS
☐ORDINANCES FOR 1st READING
☐ORDINANCES FOR 2nd READING

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:

As a part of its relationship with Lutheran Hospital (operated by Exempla at the old campus and currently by Intermountain Health at the new campus), the City has maintained agreements defining and quantifying the number of sales and use taxes paid to the City. These agreements have been amended multiple times to address changing conditions but have always established a total payment amount and schedule. This mechanism has benefited both parties by making the administration of sales and use tax as applicable to a complex operation administratively streamlined. The parties have again revised the Agreement to address both the provider's legal name change and, importantly, the relocation of the main hospital while retaining some hospital functions at the old campus.

BACKGROUND:

The City and the Hospital have entered into various agreements to quantify and administer sales and use taxes since the mid-1990s. The agreements were revised in 2002, and the parties have honored that Agreement since that time. Because of the relocation of the hospital facility to the new campus, while retaining some few hospital operations at the old campus, it has become necessary to revise the agreements. Key elements of this most recent revision include:

- Recognition of the new hospital entity name: Intermountain Front Range, Inc. d/b/a/ Intermountain Health Lutheran Hospital
- Recognizing the City's Code provides for a limited exempt institution’s license under the Code as a charitable healthcare facility providing more than 100 hospital beds on an ongoing basis

- Quantifying the new payment amount as $20,246.49 per month, increasing by 5% in every second calendar year
- Recognizing that the clinic locations and the hospice operation on the former campus are included as a part of the exemption and monthly payment
- Confirming that purchases of medical supplies and medical equipment by private physicians is not exempt, and
- Setting the initial term of the Agreement for 10 years to expire December 31, 2035, with automatic two-year renewals after that time unless one of the parties gives notice of intent to not renew

The decades-long agreement between the hospital and the City has benefited both parties in making the determination of appropriate taxes and their payment administratively efficient.

PRIOR ACTION:

Council last approved an amendment to this Agreement in 2002.

FINANCIAL IMPACT:

Since inception of the Agreement in 2002 through the end of the fiscal year ending December 31, 2025, the City has received approximately $4.1 million in payments from Intermountain Health. The new term of the Agreement is January 1, 2026, through December 31, 2035. Thus, with a provision of a 5 % increase every second calendar year per Section 1(b) of the Agreement, the City can anticipate a guaranteed source of revenue of approximately $2.7 million in payments from Intermountain Health.

RECOMMENDATION:

Staff recommends approval of the Agreement.

RECOMMENDED MOTION:

“I move to approve the Agreement relating to City of Wheat Ridge sales and use taxes between the City and Intermountain Front Range, Inc., d/b/a Intermountain Health Lutheran Hospital and authorize the Mayor and City Clerk to execute the same.”
Or,

“I move to deny the Agreement relating to City of Wheat Ridge sales and use taxes between the City and Intermountain Health Lutheran Hospital, for the following reason(s)...”

REPORT PREPARED/REVIEWED BY:

Patrick Goff, City Manager
Marianne Schilling, Deputy City Manager

Gerald Dahl, City Attorney
Mark Colvin, Finance Manager

ATTACHMENTS:

1. Sales and Use Tax Agreement with Intermountain Health

AGREEMENT RELATING TO CITY OF WHEAT RIDGE SALES AND USE TAXES

This Agreement Relating to City of Wheat Ridge City Sales and Use Taxes (this "Agreement") is entered into and effective as of January 1, 2026, by and between the City of Wheat Ridge, Colorado, a Colorado home-rule municipal corporation (the "City"), and Intermountain Front Range, Inc. d/b/a Intermountain Health Lutheran Hospital, a Colorado not-for-profit corporation ("Intermountain"), together, the "parties."

RECITALS

A. The Wheat Ridge Code of Laws (the "City Code") contains provisions imposing a sales tax (City Code section 22-56 et seq) and a use tax (City Code section 22-66, et seq). The City sales tax and use tax are referred to collectively in this Agreement as the "Taxes."

B. City Code sections 22-58(a)(25.5) and 22-67(2) exempt from the Taxes medical supplies and medical equipment that are purchased by, or for use and/or consumption within, a charitable or not-for-profit health care facility to which an exempt institution license has been issued by the City's treasurer, provided that the health care facility employs more than 100 persons within the City, provides more than 100 hospital bed spaces on an ongoing basis and enters into an agreement approved by the City Council providing for ongoing payments to the City relating to the mutual services provided by and between the City and the health care facility.

C. Exempla, Inc. ("Exempla") was granted an exempt institution license under the relevant City Code sections by the City's Treasurer on June 23, 1995 ("License").

D. Since the issuance of the License, the underlying legal entity has continuously operated a health care facility pursuant to the License, but the legal name of Exempla has changed from time to time.

E. On December 5, 2013, the legal name for Exempla changed to SCL Health – Front Range, Inc., and on April 2, 2024, the legal name changed to Intermountain Front Range, Inc. (i.e., the legal name referenced in the initial introductory statement of this Agreement).

F. Intermountain owns and operates a charitable health care facility within the City that employs more than 100 persons within the City and that provides more than 100 hospital bed spaces on an ongoing basis.

G. The City and Intermountain (formerly known as Exempla) previously entered into certain Short-Term Agreements Relating to City of Wheat Ridge Sales and Use Taxes effective as of January 1, 2002, March 1, 2002, and May 1, 2002 (the "Interim Agreements") and a definitive Agreement Relating to City of Wheat Ridge Sales and Use Taxes effective as of January 1, 2002 and last signed as of July 29, 2002 ("2002 Agreement").

H. The City and Intermountain (formerly known as Exempla) have honored the Interim Agreements and the 2002 Agreement continuously since their execution.

I. In light of the various legal entity name changes and the relocation of the health

care facility, the City and Intermountain wish to restate and reaffirm the 2002 Agreement by entering into a new agreement of the type described in City Code section 22-58(a)(25.5), so that the exemption provided for in that section will continue to apply to Intermountain's ongoing purchase, use and consumption of medical supplies and medical equipment.

J. The City and Intermountain wish to enter into this Agreement to accomplish the above-stated goals and to fully replace and supersede the Interim Agreements and the 2002 Agreement.

AGREEMENT

For and in consideration of the recitals, the mutual covenants and agreements set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Intermountain agree as follows:

1. Recitals Incorporated. The above and foregoing recitals are incorporated into this Agreement as if fully set forth.

2. Payments.

(a) Intermountain will pay to the City $20,246.49 per month (the "Monthly Payment") on or before the last day of each calendar month during the term of this Agreement. The first Monthly Payment shall be due on or before January 1, 2026 (the "Monthly Payment").

(b) The amount of the required Monthly Payment will increase by 5 percent in every second calendar year, beginning on January 1, 2028.

3. Exemption.

(a) Scope. The exemption from the Taxes contained in City Code section 22-58(a)(25.5) and 22-67(2) shall apply to Intermountain so long as this Agreement remains in effect. For the purposes of this Agreement, Intermountain's charitable health care facility which is eligible for this tax exemption shall mean and include only:

i. The health care facility located at 12911 West 40th Avenue, Wheat Ridge, Colorado, including the licensed hospital and adjoining clinic(s), the medical office building, and related ancillary health care services, which may be operated directly or through one (1) or more single member limited liability companies, including as of the effective date Intermountain Medical Group Denver, LLC; and

ii. The following health care facilities, only if continuously owned and operated by Intermountain and located within the City, evidence of which shall be provided to the City on or before January 1 of each year and at other times as reasonably required by the City:

a. The clinic locations operated on the former campus of the health care facility located at 8300 West 38th Avenue, Wheat Ridge, Colorado, consisting of the following:

i. Intermountain Medical Group Denver, LLC – Wheat Ridge Clinic – Occupational Medicine; 8550 West 38th Avenue, Wheat Ridge, Colorado.

ii. Intermountain Medical Group Denver, LLC – Wheat Ridge Clinic – Physical Therapy; 8550 West 38th Avenue, Wheat Ridge, Colorado.

iii. Intermountain Medical Group Denver, LLC – Wheat Ridge Clinic – Primary Care; 8550 West 38th Avenue, Wheat Ridge, Colorado.

b. The hospice location operated on the former campus of the health care facility located at 8300 West 38th Avenue, Wheat Ridge, Colorado, consisting of the following:

i. Intermountain Health Hospice – Denver Palliative Care; 3210 N. Lutheran Parkway, Wheat Ridge, Colorado.

(b) Private Physician Purchases Not Covered. The City and Intermountain expressly recognize that the exemption from the Taxes contained in City Code section 22-58(a)(25.5) and 22.67(2) does not extend to purchases of medical supplies and medical equipment by, or for the use of, physicians in the private, for profit practice of medicine.

4. Term and Termination.

(a) Initial. The initial term of this Agreement (the "Initial Term") shall begin on January 1,2026 and will end on December 31, 2035.

(b) Automatic Renewal. This Agreement will automatically renew for successive additional two-year terms (each a "Renewal Term") upon the expiration of the Initial Term or any Renewal Term unless the City or Intermountain gives written notice to the other party of its intention not to renew this Agreement during the final month of the Initial Term or a Renewal Term. If notice of intent not to renew is timely given, then this Agreement shall terminate at the close of the final month of the Initial Term or Renewal Term in which the notice of intent not to renew is timely given.

(c) Loss of 501(c)(3) Status. This Agreement shall terminate if Intermountain receives a final determination that it is no longer exempt from federal income tax pursuant to section 501(a) of the Internal Revenue Code of 1986, as amended (the "Code"), by virtue of being an organization described in section 501(c)(3) of the Code.

(d) Proration on Termination. In the event of a termination of this Agreement during a calendar month, amounts payable by Intermountain pursuant to the Agreement shall be prorated based on the number of days during the calendar month the Agreement is in effect.

5. Authorization for Execution.

(a) City. By executing this Agreement, the Mayor of the City represents that this Agreement has been duly approved by the Wheat Ridge City Council and by all other procedures necessary to cause this Agreement to be binding on the City, that he or she has authority to execute this Agreement on behalf of the City and that by executing this Agreement he or she makes this Agreement binding on the City.

(b) Intermountain. By executing this Agreement, the person signing this Agreement on behalf of Intermountain represents that this Agreement has been duly approved by all corporate action necessary to cause this Agreement to be binding on Intermountain, that he or she has authority to execute this Agreement on behalf of Intermountain and that by executing this Agreement he or she makes this Agreement binding on Intermountain.

6. General Provisions.

(a) The rights and obligations of the parties pursuant to this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns.

(b) This Agreement shall be governed by and construed in accordance with the Laws of the State of Colorado, without regard to the choice of law rules of that state. Jurisdiction and venue for any action concerning this Agreement shall be proper and exclusive in the district court for Jefferson County Colorado,

(c) This Agreement may be amended only by a writing specifically referring to this Agreement and signed by both parties, except that Intermountain may assign this Agreement to a successor entity without consent of the City or amendment of this Agreement, provided that such successor entity is also exempt under Code Section 501(c)(3) and operates a charitable health care facility within the City consistent with City Code sections 22-58(a)(25.5) and 22-67(2), as may be amended from time to time.

(d) The paragraph headings in this Agreement are for convenience of reference only and shall not affect the meaning or interpretation of this Agreement.

(e) Notices given pursuant to this Agreement shall be effective only if hand-delivered or delivered by United States mail, postage prepaid, return receipt requested, in either case addressed as follows:

To Intermountain:	Chief Financial Officer Intermountain Front Range Inc. 500 Eldorado Blvd., Suite 4300 Broomfield, CO 80021
With a copy to:	General Counsel Intermountain Front Range Inc.

500 Eldorado Blvd., Suite 4300
Broomfield, CO 80021

To the City:

City Manager
City of Wheat Ridge
7500 W. 29th Avenue
Wheat Ridge, CO 80033

With a copy to:

City Attorney
Murray Dahl Beery Renaud LLP
710 Kipling Street, Suite 300
Lakewood, CO 80215

A notice shall be deemed given on the date that it is received at the addresses provided. Either party may give notice to the other party from time to time in the foregoing manner or changing the address to which notices to that party should be sent.

7. Prior Agreements Terminated. All prior agreements between the parties concerning the subject of this Agreement, including without limitation the Interim Agreements and the 2002 Agreement, are hereby terminated and replaced in their entirety by this Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the date first written above.

CITY OF WHEAT RIDGE

By:_____

Korey Stites, Mayor

Date of Execution: _____

ATTEST:

_____

Onorina Maloney, Deputy City Clerk

Date of Execution: _____

APPROVED AS TO FORM:

_____

Gerald Dahl, City Attorney

INTERMOUNTAIN FRONT RANGE, INC.

By:_____

Clay Ashdown

Chief Financial Officer

Date of Execution: _____