AGENDA

CITY COUNCIL MEETING
CITY OF WHEAT RIDGE, COLORADO

Monday, November 23, 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:

1. Attend the meeting in person at City Hall. Use the appropriate roster to sign up to speak upon arrival.
2. Provide comments in advance at www.wheatridgespeaks.org (comment by noon on November 23, 2026)
3. 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 November 23, 2026)
4. 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

- City Council Meeting Minutes, October 26, 2026
- City Council Meeting Minutes, November 9, 2026
- Special Study Session Notes, November 9, 2026

APPROVAL OF AGENDA

PROCLAMATIONS AND CEREMONIES

1. Dominick Brenton Community Champion Award
2. Proclamation – Wheat Ridge Optimist
3. Recognition of Susan Wood Lifetime Achievement Award

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. 55-2026 – a resolution authorizing the City to execute a Commitment Letter to accept a Land Banking Grant to acquire land to develop senior affordable housing and authorizing the City Manager to execute the necessary closing documents

b. Resolution No. 56-2026 – a resolution accepting a Peace Officers Behavioral Health Support and Community Partnership Grant Program award in the amount of $105,000 from the State of Colorado Department of Local Affairs

c. Resolution No. 57-2026 – a resolution of support for an application to the

Colorado Department of Local Affairs Energy and Mineral Impact Assistance Fund for construction of a replacement outdoor pool at Anderson Park

PUBLIC HEARINGS AND ORDINANCES ON SECOND READING

2. Council Bill No. 22-2026 – an ordinance amending the Wheat Ridge Code of Laws concerning the operation of e-mobility devices
3. Council Bill No. 23-2026 – an ordinance amending Article V of Chapter 16 of the Wheat Ridge Code of Laws concerning noise regulation
4. Resolution No. 52-2026 – a resolution adopting the city budget and appropriating sums of money to various funds and spending agencies for the City of Wheat Ridge, Colorado for the 2027 Budget Year

ORDINANCES ON FIRST READING

5. Council Bill No. 24-2026 – an ordinance amending Chapter 26 of the Wheat Ridge Code of Laws concerning the height of the vertical clear zone within a sight distance triangle
6. Council Bill No. 25-2026 – an ordinance amending Sections 22-56 and 22-66 of the Wheat Ridge Code of Laws to codify an increase in the City's sales and use tax pursuant to voter approval granted on November 3, 2026

DECISIONS, RESOLUTIONS, AND MOTIONS

7. Resolution No. 53-2026 – a resolution levying general property taxes for the year 2026, to help defray the cost of government for the City of Wheat Ridge, Colorado for the 2027 budget year
8. Resolution No. 54-2026 – a resolution of the Wheat Ridge City Council adopting a Vision Zero policy
9. Motion approving an increase in the City Attorney Hourly Rate from $225 to $260

CITY MANAGER'S MATTERS

CITY ATTORNEY'S MATTERS

ELECTED OFFICIALS' MATTERS

MINUTES
CITY COUNCIL MEETING
CITY OF WHEAT RIDGE, COLORADO
Monday, October 26, 2026, 6:30 p.m.

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

CALL TO ORDER
Mayor Stites called the City Council Regular Meeting to order on October 26, 2026, at 6:30 p.m.

PLEDGE OF ALLEGIANCE
Those present stood, if able, and recited the Pledge of Allegiance.

ROLL CALL OF MEMBERS
Councilmembers Present: Rachel Hultin; Dan Larson; Kathleen Martell via Zoom; Mike Okada; Patrick Quinn; Jenny Snell; Susan Wood; and Scott Ohm.
A quorum was established.

ABSENT
None

STAFF IN ATTENDANCE:
City Manager Patrick Goff; City Attorney Gerald Dahl; Deputy City Manager Marianne Schilling; Assistant to the City Manager Wyatt Peterson; Director of Public Works Kent Kisselman; Deputy City Clerk Lucy Spalenka;

APPROVAL OF MINUTES

- City Council Meeting Minutes, September 28, 2026
- Study Session Notes, October 5, 2026

Minutes and notes approved as presented

APPROVAL OF AGENDA
The Wheat Ridge Optimist Club proclamation was moved to a different meeting to be announced at a later date.

PROCLAMATIONS AND CEREMONIES

1. **Dominick Breton Community Champion Award**
Mayor Stites presented the Dominick Breton Community Champion Award to Pastor John Altland, recognizing his service to the community through his church, support for veterans and

families, and involvement with community organizations. Pastor Altland thanked the Council and those who recommended him.

2. Recognition of the Everitt Middle School Art Students

Mayor Stites recognized art teacher Desiree Cohen and 22 advanced art students for creating a mural on the south side of the Kipling Tunnel along Clear Creek Trail. He thanked City teams that supported the project and said the students were expected to return in the spring to complete the north side. Cohen thanked the City and Council and praised the students' collaboration and teamwork.

PUBLICS' RIGHT TO SPEAK

In Person: Residents were invited to speak for up to three minutes on topics not on the agenda.

- **Jan Facinelli** thanked the Council and City for helping resolve a noise issue affecting her clinic and home. She said the business owner had made improvements, the noise was no longer disruptive, and the process had brought neighbors together.
- **Gretchen Josten** thanked Council and City staff for hearing residents and addressing the car-wash noise issue. She described the prolonged impact on her health and home life, thanked officials for standing with residents, and said the owner's changes had improved the situation.
- **Renee Schreiner** reported that the Wheat Ridge Chamber was seeking a successor to Dominick Breton, with interviews expected to begin within a month and a goal of hiring an executive director by year-end. She also mentioned upcoming Chamber events.
- **Ken Schneider** asked the City to lead a collaborative effort to restore the pedestrian bridge over the Rocky Mountain Ditch near Oak Street and Twilight Drive. He cited the bridge's value to neighborhood connections and pedestrian safety, and requested a City representative, coordination with other agencies, and regular progress updates.
- **Idella Lewis** thanked the City for recognizing Pastor John Altland and described his contributions to the church, Rotary, and the Wheat Ridge Historical Society.
- **John Altland** thanked the Council again for the award.
- **Larry Klein** urged the City to reopen the Oak Street–Twilight Drive bridge, suggesting that warning signage and use-at-own-risk language could be a practical interim approach. He also described residents' efforts to access the closed crossing.
- **Jeff Grizzaffi** described the bridge as an important connection for families and children traveling between neighborhoods, schools, parks, and recreation facilities. He urged Wheat Ridge to work with Lakewood, Jefferson County, and the ditch company toward a solution.

At Mayor Pro Tem Hultin's request, City Manager Patrick Goff reported that the City had closed the bridge at the ditch company's request after safety concerns were raised. The City was coordinating with Lakewood and Jefferson County, had received engineering quotes, and was pursuing a design for a crossing—potentially piping the ditch and creating a path. The City had

identified funds, estimated the project at approximately $500,000, and was applying for a Jefferson County Open Space grant that could cover 25 percent. The ditch company would not allow work in the ditch during irrigation season, so the City hoped to complete some work before the next season, while noting there was no guarantee.

City Attorney Dahl said that pursuing litigation over the City's ability to proceed would likely take longer than reaching an agreement. He noted the City's experience negotiating ditch-company license agreements, including an agreement on the meeting's consent agenda, and supported pursuing a cooperative solution. City Manager Goff confirmed Lakewood had provided a grant-support letter but had no funding available for the project.

1. CONSENT AGENDA

a. Motion awarding a contract to Lighthouse Transportation Group, LLC in the amount of $651,975.30 with a contingency amount of $65,197.53 for a total approved amount of $717,172.83 for the 44th Avenue and Tabor Street traffic signal

b. Resolution No. 50-2026 – a resolution approving a Ditch Maintenance Agreement with the Watrous Lateral Ditch Company and authorizing the Mayor to execute the agreement for improvements adjacent to the Route 32 bus stop at West 32nd Avenue and Kipling Street

c. Resolution No. 51-2026 – a resolution of support for an application to the Jefferson County Parks and Open Space Land Conservation Partnership program for the acquisition of 2.71 acres of the Wilmore-Davis property

Items introduced by Council Member Martell.
Motion by Council Member Martell: Moved to approve consent agenda.
Seconded by Council Member Ohm, Vote 8-0, Motion carried.

PUBLIC HEARINGS AND ORDINANCES ON SECOND READING

2. Council Bill No. 18-2026 – an ordinance amending Chapter 11 of the Wheat Ridge Code of Laws through adoption of a new Article IV to authorize and regulate communal outdoor dining areas

Item introduced by Council Member Wood.
Staff Presentation: Assistant to City Manager Wyatt Peterson stated it would establish a local application and approval framework for communal outdoor dining areas, including security and control plans, insurance requirements, public-property authorization, inspections, and enforcement. The ordinance would not approve a specific location; both state and local approvals would be required. Staff anticipated a

typical review of approximately 30–45 days and proposed addressing fees through the 2027 budget and fee schedule.

Council Discussion: In response to Council questions, staff said an annual renewal fee was not legally available for this state-authorized structure; the City could address shared-area violations by suspending the communal dining area approval; and existing noise and nuisance rules, along with amplified-sound permitting, would apply. Businesses would need a liquor license before applying for the communal dining-area approval.

Motion by Council Member Wood: Moved to approve Council Bill No. 18-2026 an ordinance amending Chapter 11 of the Wheat Ridge Code of Laws through adoption of a new Article IV to authorize and regulate communal outdoor dining areas
Seconded by Mayor Pro Tem Hultin, Vote 8-0, Motion carried.

3. Council Bill No. 19-2026 – an ordinance amending the Wheat Ridge Code of Laws concerning the occupation tax on basic local exchange service

Council Member Okada introduced this item.
Staff Presentation: City Attorney Dahl explained that the City's 2023 change to the definition used for the telephone occupation tax was modeled on Lakewood's approach. After the Colorado Supreme Court found Lakewood's similar change to be a tax-policy change resulting in a net revenue gain, the City paused use of its revised definition. Dahl recommended restoring the pre-2023 definition, which would continue the City's prior practice and apply the tax to noncellular landlines. He said the revenue was expected to decline over time as landline use decreases, and that a future broader tax change could be considered for a ballot measure.

Council Discussion: In response to Council questions, Dahl clarified that the cited financial figures reflected revenue associated with the expanded definition, not the City's total expected receipts under the prior definition. He said the tax would not apply to cellular lines. Asked whether cable-based VoIP qualified, he said he could not determine that without further review, though it likely fell within the definition; he explained that expanding the definition to capture additional revenue could require voter approval under TABOR.

Motion by Council Member Okada: Moved to approve Council Bill No. 19-2026, an ordinance amending the Wheat Ridge Code of Laws concerning the occupation tax on basic local exchange service on second reading, and that it takes effect 15 days after final publication as provided by Section 5.11 of the Charter."
Seconded by Council Member Snell. Vote 8-0, Motion carried.

ORDINANCES ON FIRST READING

4. Council Bill No. 20-2026 – an ordinance amending the Wheat Ridge Code of Laws to address the regulations of social clubs and making conforming amendments in connection therewith

   Item Introduced by Council Member Quinn

   Motion by Council Member Quinn: Moved to approve Council Bill 20-2026, an ordinance amending the Wheat Ridge Code of Laws to address the regulation of social clubs and making conforming amendments in connection therewith. Order it published and public hearing set for Monday, November 9, 2026, at 6:30 PM as a virtual meeting and in City Council Chambers, 7500 West 29th Avenue."

   Seconded by Mayor Pro Tem Hultin. Vote 8-0, Motion carried

5. Council Bill No. 21-2026 – an ordinance amending Chapter 26 of the Wheat Ridge Code of Laws concerning sign and billboard regulations

   Item Introduced by Council Member Ohm

   Motion by Council Member Ohm: Moved to approve Council Bill No. 21-2026, an ordinance amending Chapter 26 of the Wheat Ridge Code of Laws concerning sign and billboard regulations on first reading. Order published, public hearing set for Monday, November 9, 2026, at 6:30 PM as a virtual meeting and in City Council Chambers, and that it take effect immediately."

   Seconded by Council Member Snell. Vote 8-0, Motion carried.

DECISIONS, RESOLUTIONS, AND MOTIONS

6. Motion awarding a contract to JR Engineering in the amount of $1,860,448 with a contingency amount of $186,045 for a total approved amount of $2,046,493 for design services for the 35th Avenue Multimodal Improvements project

   Item Introduced by Council Member Snell

   Staff Presentation: Public Works Director Kent Kisselman said the design would address sidewalk gaps, accessibility, and safety on approximately 1.5 miles of 35th Avenue between Sheridan and Wadsworth boulevards. The design would include sidewalks, bicycle markings, traffic calming, and intersection improvements. He said construction funding was not currently available and staff intended to complete the design and seek community input as appropriate.

   City Attorney Dahl stated that he and Council Member Ohm had determined Ohm's current client relationship with JR Engineering did not preclude participation: Ohm had performed no work for the firm during the past year, and the vote would not affect his compensation. Dahl advised that the Charter required Ohm to participate unless excused by Council.

Council Discussion: Council Members raised questions about community engagement, the age and continuity of prior corridor studies, traffic and pedestrian counts, design review points, the project's funding and timing, and whether overhead utilities would be buried. Kisselman said the project would proceed through design reviews and staff would develop a schedule for any outreach. The available transportation-program funding was intended to complete design before it expired; the design did not include burying overhead utilities.

Motion by Council Member Snell: Moved to award a contract to JR Engineering in the amount of $1,860,448 with a contingency amount of $186,045 for a total approved amount of $2,046,493 for the 35th Avenue Multimodal Improvements project.
Seconded by Council Member Ohm. Vote 8-0, Motion carried.

7. Motion awarding a contract to Goodland Construction Inc., in the amount of $10,000,000 for construction of the Sidewalk Gap project
   Item introduced by Mayor Pro Tem Hultin
   Staff Presentation: Public Works Director Kisselman said the project was part of the voter-approved 2J Next Chapter bond initiative and would fill sidewalk gaps at priority locations, with related ADA, roadway, and drainage work. Construction would proceed through task orders as designs were finalized, with the work expected to be completed in 2027. He said residents would receive notice before construction, alternative routes or stops would be provided when available, and completed work would carry a two-year warranty.

   Council Discussion: In response to Council questions, City Manager Goff said the Dover Street work would not include sidewalks; the neighborhood had reached consensus on a new asphalt road with drainage and traffic-mitigation improvements. Goff also described plans for larger project signage and additional communications about 2J investments.

   Motion by Mayor Pro Tem Hultin: Moved to award a contract to Goodland Construction Inc. in the amount of $10,000,000 for the Sidewalk Gap project.
   Seconded by Council Member Quinn. Vote 8-0, Motion carried.

8. Motion awarding a contract to Muller Engineering Company in the amount of $2,645,613 with a contingency amount of $264,561 for a total approved amount of $2,910,174 for design services for the Tabor Street Multimodal Improvements project.

   Item introduced by Council Member Larson: It would improve multimodal connections along Tabor Street between Clear Creek Trail and the West Interstate 70 Frontage Road North, including pedestrian and bicycle facilities, traffic calming, drainage, lighting, utility

coordination, and evaluation of the existing Tabor Street bridge.
Staff Presentation: Public Works Director Kisselman said the project required continued coordination with CDOT, with design expected in 2027 and construction anticipated no earlier than later in 2028, subject to right-of-way acquisition and funding. He said the design would evaluate whether pedestrian access should use a separate bridge or be integrated with a replacement bridge; current funding did not cover a new bridge over I-70. The design's primary purpose was pedestrian access, not a full road reconstruction.

Motion by Council Member Larson: Moved to award a contract to Muller Engineering in the amount of $2,645,613 with a contingency amount of $264,561 for a total approved amount of $2,910,174 for the Tabor Street Multimodal Improvements project.

CITY MANAGER'S MATTERS CITY ATTORNEY'S MATTERS
City Attorney Dahl reported no matters.

ELECTED OFFICIALS' MATTERS

Council Member Martell thanked the City for supporting remote participation, reported on the Sustainable Wheat Ridge energy-efficiency fair, promoted Clear Creek Makerspace's "Tales from the Crypt" event, noted that Happiness Gardens would close for the season, and announced November office hours with Council Member Snell and a canned-food drive.

Council Member Snell reported on discussions about updating the public-art management plan, announced a December office-hours event and coat-and-toy drive, thanked residents and City staff for resolving the car-wash noise issue, and reminded residents to be safe on Halloween.

Council Member Quinn reported on a Jefferson County workforce-board meeting and an aerospace apprenticeship program, the energy-efficiency fair, Parks and Recreation Commission business, and the police awards banquet. He thanked residents and City staff for their work on the car-wash issue and announced a District 3 meeting.

Council Member Wood announced the District 3 meeting, described attending a cohousing summit, and praised the Wheat Ridge Police Department. She thanked residents who raised concerns about the Oak Street–Twilight Drive bridge and recognized City staff's efforts to coordinate a response. She also announced her attendance at the Colorado chapter of the American Planning Association conference and encouraged residents to vote.

Council Member Okada summarized an IDEA Committee advisory memo on heritage-related proclamations, including recommendations on adding and removing proclamations, stakeholder outreach, advance planning, and situations where no recipient is identified. He noted ongoing conversations and the City's equity audit.

Council Member Larson asked whether HealthONE's acquisition of the Wilmore Center property would lead to retail businesses being replaced by medical tenants. City Manager Goff said the City's requirements for a freestanding emergency room required the five-acre campus to be entirely medical; existing retail businesses were expected to have until approximately December 2028 to relocate.

Council Member Ohm thanked City staff and Everett Middle School students for the tunnel mural, praised the students' contribution and community pride, and thanked residents and officials for their work on the car-wash noise issue. He also commended the Wheat Ridge Police Department.

Mayor Pro Tem Hultin thanked residents who returned to report the car-wash issue's resolution and described the value of the student-led tunnel mural. She reported on Wheat Ridge's role at the national Cohousing Alliance conference and regional transportation discussions, including the upcoming TIP cycle, pedestrian-safety considerations, and CDOT attention to the Kipling intersection. She said Council Rules and proclamations would be discussed at a February 1 study session and announced a District 2 meeting.

Mayor Stites praised the community participation at the meeting, thanked Council Member Larson for nominating Pastor Altland, and encouraged additional award nominations. He reported on local service-club activities, police awards, Everett Middle School's 60th anniversary, and the successful Trunk or Treat event. He sought two Council volunteers to serve on a LocalWorks business-grant board, announced a business opening and ribbon cutting, and encouraged residents to shop locally, participate in Halloween, and vote.

ADJOURN

Regular meeting adjourned at 9:00 p.m.

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Rachel Hultin, Mayor Pro Tem

ATTEST:

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Lucy Spalenka, Deputy City Clerk

MINUTES
CITY COUNCIL MEETING
CITY OF WHEAT RIDGE, COLORADO
Monday, November 9, 2026, 6:30 p.m.

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

CALL TO ORDER
Mayor Stites called the City Council Regular Meeting to order on November 9, 2026, at 6:30 p.m.

PLEDGE OF ALLEGIANCE
Those present stood, if able, and recited the Pledge of Allegiance.

ROLL CALL OF MEMBERS
Councilmembers Present: Rachel Hultin; Dan Larson; Kathleen Martell; Mike Okada; Patrick Quinn; Jenny Snell; Susan Wood; and Scott Ohm.
A quorum was established.

ABSENT
None

STAFF IN ATTENDANCE:
City Manager Patrick Goff; City Attorney Gerald Dahl; Deputy City Manager Marianne Schilling; Community Development Director Lauren Mikulak; Planning Manager Jana Easley; Division Chief Eric Kellog; Sr. Housing Planner Shannon Terrell; Sr. Deputy City Clerk Lucy Spalenka;

APPROVAL OF MINUTES

- Study Session Notes, October 19, 2026

Notes approved as presented

APPROVAL OF AGENDA
No changes to the agenda were requested.

PROCLAMATIONS AND CEREMONIES
Proclamation – National Veterans and Military Families Month
Mayor Stites read the proclamation proclaiming November 2026 as National Veterans and Military Families Month. Division Chief Eric Kellogg accepted it. He stated that he and his wife both served on active duty and that his son is a Green Beret. He said the true heroes are the

families "keeping those home fires burning," and thanked the City for recognizing military families**.**

Proclamation – Small Business Saturday
Mayor Stites read the proclamation proclaiming Saturday, November 28, 2026 as Small Business Saturday in the City of Wheat Ridge. Larry Burnett of Head Commercial, speaking on behalf of the Wheat Ridge Business Association, thanked Council and said "every day should be small business day." Bob Deba of BD Roofing, speaking on behalf of the Wheat Ridge Chamber, thanked the City. He noted his decades as a business owner and resident in the community.

Acknowledgement – National Native American Heritage Month

Mayor Stites read a statement honoring Native American Heritage Month. The statement encouraged residents and businesses to reflect on matters affecting Native American neighbors, including tribal sovereignty, intergenerational trauma, and the expression of native arts, language, and culture.

PUBLICS' RIGHT TO SPEAK

In Person: The Mayor explained that comments on the Special Study Session items would also be taken at this time. Four residents spoke.

Brendan Shea spoke about the closed footbridge connecting Oak Street over the Rocky Mountain Ditch near Gold's Marketplace. He said the closure forces pedestrians onto 32nd Avenue near heavy traffic, and he asked the City to repair the bridge. Mr. Goff responded that the Rocky Mountain Ditch company, not the City, closed the bridge for safety reasons. He said the City is designing a new crossing at an estimated cost of about $500,000, with funding in this year's budget and possible Jefferson County Open Space support. He said the goal is to complete it before the irrigation season opens in April.

Bob Whitfield, of Applewood Lane and a board member of the neighboring community south of Clear Creek Crossing, spoke on the upcoming noise bill. He cited more than 20 noise complaints this summer related to Lifetime Fitness and Prost Brewery events. He submitted a neighborhood petition asking the City to adopt the state noise standard (60 decibels) and urged stronger safeguards on district exemptions. He noted that Longs Peak Metro District was permitted events of up to 75 decibels at Lookout Park, which he described as about 2.8 times as loud. He also stated that he wished to provide City Council a signed petition from residents of Applewood Lane urging the City to adopt Colorado law section 25-12-103 Permissible Sound Levels, attached hereto.

Guy Nahmiach, 3650 Ward Road, spoke on the Kullerstrand Elementary senior housing proposal. He noted that Wheat Ridge already has 22 senior living locations with nearly 1,000 beds. He said the area has become a destination for young families. He asked Council to consider uses such as a charter school, childcare, or a recreation center extension, and to engage the neighbors.

Kathy Nuanes lives immediately east of Kullerstrand and has been a neighbor for 30 years. She supported the City's acquisition and the preservation of open space. After speaking with Community Development Director Lauren Mikulak, she better understood why Summit Housing Group was recommended. She raised concerns about the location of building additions, overflow parking from soccer activity, and potential reduction of open space. She asked that parkland preservation be a clear priority and that neighbors have the opportunity to review plans before major decisions are made**.**

Via Wheat Ridge Speaks

Kathy Nuanes, Nov 8, 2026 at 8:57pm
Comment:

Re: November 9, 2026 –" Kullerstrand Elementary School Property Mayor and Members of City Council, I live immediately east of Kullerstrand Elementary School and appreciate the City's efforts to acquire the property and preserve its open space. Preserving as much of that open space as possible for our community is my greatest priority. The staff memorandum recommends Summit Housing Group as the City's preferred development partner. I contacted Community Development Director Lauren Mikulak and was informed that Summit's proposal cannot currently be publicly released because the selection process remains active. I was particularly interested in Applicants A and C that were mentioned in Staff's memo. A - a pediatric clinic and daycare, or C - a public charter school, would allow this former elementary school to continue serving children and families. These uses might also offer opportunities for shared parking for the park and soccer fields after hours and on weekends. I would appreciate a better understanding of why these proposals were not recommended. I also hope the City has carefully evaluated the need for additional affordable senior housing considering the existing and planned developments in Wheat Ridge and nearby communities. These include Vintage Place, Morningside Retirement, Applewood Retirement Community on Youngfield Street, Robinson Place, Wheat Ridge Town Center Apartments, Highland West Apartments, and the proposed 50 affordable senior apartments at the former Lutheran campus. The Ives on Wadsworth also provides income-restricted affordable housing, although it is not specifically designated for seniors. I also have questions about Summit's proposal. How much open space would be preserved? Where would additions to the school be located, and what would their height and appearance be? How would parking be addressed? The staff memorandum acknowledges that Summit may

not accommodate shared parking, raising concerns about where families and other park users would park. I recognize that Kullerstrand needs a new purpose, and I support the City's efforts to purchase the property. Although senior housing is not my preferred use for the former school, I also recognize that Jeffco School District ultimately controls the sale. I would not want the City to lose the opportunity to acquire Kullerstrand and preserve its open space. However, I would appreciate a better understanding of how Applicants A and C were evaluated. Specifically, did Jeffco Schools or its consultant, JLL, express any concerns about these proposals, and did their input influence the staff's recommendation? Both proposals offered opportunities to continue Kullerstrand's longstanding connection to children and families, and I believe they deserved careful consideration. Kullerstrand Elementary has been part of our community for generations. Its future deserves thoughtful consideration, with particular attention to preserving open space, addressing parking concerns, and respecting the surrounding neighborhood. Thank you. Kathy"

CONSENT AGENDA

None

PUBLIC HEARINGS AND ORDINANCES ON SECOND READING

Council Bill No. 20-2026 – an ordinance amending the Wheat Ridge Code of Laws to address the regulation of social clubs and making conforming amendments in connection therewith

The Mayor stated that this was an ordinance on second reading, a public hearing, and not quasi-judicial. Public hearing was opened at 6:57pm. No members of the public were signed up to speak.

Council Bill introduced by Council Member Quinn: "The proposed ordinance makes updates to the city's existing social club regulations in chapters 11 and 26. The ordinance repeals the existing social club regulations in chapter 11, which is licensing, licensing and [amends] chapter 26, the zoning code to define types of event venues and establish where event venues are permitted. Conforming amendments are required in chapters 11, 15 and 26 to ensure appropriate enforcement strategies are available to the [city]."

Staff Presentation: Community Development Director Lauren Mikulak presented. She said the ordinance replaces the 2007 social club licensing approach with four zoning categories of event-related land uses:

- Indoor event venues
- Outdoor event venues
- Accessory outdoor entertainment on existing businesses

- Accessory outdoor entertainment on larger residential and agricultural properties, which requires a one-acre lot and a special use permit

She stated that the ordinance includes targeted enforcement updates to the licensing and nuisance codes. She also stated that it does not change rules for private residential events or how businesses may host occasional events.

Council Discussion: In response to Council Member Quinn, Director Mikulak stated that short-term rentals would not be licensed as event venues. She said existing noise and nuisance ordinances address such events, and that Council would receive a short-term rental discussion the following month. She also stated that evidence of leasing or renting a non-residential space for private events could allow the ordinance to be invoked**.**
Public hearing closed at 7:06 pm

Motion by Council Member Quinn: Moved to approve Council Bill No. 20-2026, an ordinance amending the Wheat Ridge Code of Laws to address the regulation of social clubs and making conforming amendments in connection therewith, on second reading, order it published, and that it take effect 15 days after final publication as required by the charter.
Seconded by Mayor Council Member Martell, Vote 8-0, Motion carried.

2**. Council Bill No. 21-2026** – an ordinance amending Chapter 26 of the Wheat Ridge Code of Laws concerning sign and billboard regulations

Council Bill introduced by Council Member Ohm.

The Mayor stated that this was an ordinance on second reading, a public hearing, and not quasi-judicial. The public hearing was opened at 7:07 pm. Public Comment was taken at the beginning of the meeting.

Staff Presentation: Planning Manager Jana Easley presented the proposed amendments, which the Planning Commission recommended for approval in October. Local business sign updates included:

- Wall signs allowed on any side of a building
- Murals and sculptures defined as non-signs
- Roof signs in limited circumstances
- Exterior window signs on decorative windows without interior access
- Fuel price and time/temperature signs excluded from changeable copy regulations

For digital billboards, she presented the following provisions:

- A limit of four digital billboards
- A minimum spacing of 2,500 feet between same-direction signs
- A photocell for dimming
- A ten-second hold time (the state requires four seconds)
- Enhanced light shielding
- A simplified public benefit provision requiring an agreement with each sign company covering city event messaging and emergency alerts

She reported that the four sign companies had proposed four locations meeting code, and that any future changes would require a lottery process.

Public comment: Steve Cecil, representing Lamar and the outdoor advertising industry, thanked Council and staff. He stated that all four sign companies were present for questions.

Council Discussion: In response to Council questions:

- **Light spillage (Council Member Quinn):** Mr. Cecil explained that light-direct louver technology fades to black beyond about 30 degrees off-center, and that light studies are provided.
- **Murals and messaging (Council Member Martell):** Ms. Easley stated there is no size limit on murals unless a logo or business name is included. She said city and emergency messaging frequency would be set in each agreement.
- **Emergency messaging (Mayor Pro Tem Hultin):** Mr. Cecil stated that national alerts populate immediately through IPAWS and that local emergencies are programmed as soon as the City provides notice.
- **Negotiation and permitting (Council Member Larson):** Ms. Easley stated that the companies had nearly reached agreement on locations. Each sign would receive an individual permit, and the ten-second hold lengthens cycle time rather than reducing advertisers.
- **Construction timeline (Council Member Snell):** Mr. Cecil stated that local and state permitting (about 30 days at the state level) plus structural work could take a few months.
- **Spacing (Council Member Wood):** Ms. Easley confirmed that the 2,500-foot spacing applies to same-direction signs, including Arvada's signs, and that the proposed locations exceed it.

- **Public benefit language (Council Member Okada):** Director Mikulak confirmed that the amendment replaces the entirety of Section 8.8, Public Service Access.

The public hearing was closed at 7:32 pm.

Motion by Council Member Ohm: Moved to approve Council Bill No. 21-2026, an ordinance amending Chapter 26 of the Wheat Ridge Code of Laws concerning sign and billboard regulations, including the staff recommended amendments concerning public benefit and light shielding, on second reading, order it published, and that it take effect immediately." — **Seconded by Mayor Pro Tem Hultin. Vote 8-0, Motion carried.**

ORDINANCES ON FIRST READING

3. **Council Bill No. 22-2026** – an ordinance amending the Wheat Ridge Code of Laws concerning the operation of e-mobility devices

Council Bill introduced by Mayor Pro Tem Hultin: The city of Wheat Ridge has experienced increased use of e mobility devices, including E-bikes, electric scooters, electric skateboards, one wheels, and other electric personal transportation devices. Existing city regulations do not provide a comprehensive framework addressing device operation, permitted areas, speed restrictions, and the responsibilities of rider and potential commercial vendors or the responsibilities of parents or guardians. This ordinance revises the Wheat Ridge Code of Laws to offer guidance on the use and operation of e mobility devices.

Motion by Mayor Pro Tem Hultin: Moved to approve Council Bill No. 22-2026, an ordinance amending the Wheat Ridge Code of Laws concerning the operation of e-mobility devices, on first reading, order it published and set for public hearing at 6:30 PM on November 23rd, 2026, and if adopted to take effect 15 days after final publication.
Seconded by Council Member Okada. Vote 8-0, Motion Carried.

4. **Council Bill No. 23-2026** – an ordinance amending Article V of Chapter 16 of the Wheat Ridge Code of Laws concerning noise regulation

Council Bill introduced by Council Member Larson: This ordinance responds to the Supreme Court's decision in Hobbes versus the city of Salida revising the city's noise standards to conform with the statute, which allows city regulation to be no less restrictive than the state noise law. The ordinance also amends the city's amplified sound permit system to limit any such permits other than those the city issues to itself for use on city property or permits issued by special districts and non-profits on land they own for authorized purposes to the state [noise] standards.

Motion by Council Member Larson: Moved to approve Council Bill No. 23-2026, an ordinance amending Article V of Chapter 16 of the Wheat Ridge Code of Laws concerning noise

regulation, on first reading, order it published and set for public hearing at 6:30 PM on November 23rd, 2026, and if adopted to take effect 15 days after final publication**.** **Seconded by Council Member Wood. Vote 8-0, Motion carried.**

DECISIONS, RESOLUTIONS, AND MOTIONS

None

ADJOURN TO SPECIAL STUDY SESSION

The regular meeting was adjourned at 7:37 pm and the Special Study Session convened.

_____

Rachel Hultin, Mayor Pro Tem

ATTEST:

_____

Lucy Spalenka, Deputy City Clerk

SPECIAL STUDY SESSION NOTES

CITY COUNCIL SPECIAL STUDY SESSION
CITY OF WHEAT RIDGE, COLORADO

Monday, November 9, 2026

The Special Study Session was held in a hybrid format, with Councilmembers, City staff, and members of the public participating either in person at the Municipal Building (7500 West 29th Avenue, Wheat Ridge, Colorado) in Council Chambers, or virtually.

CALL TO ORDER

Mayor Korey Stites called the City Council Special Study Session of November 9, 2026, to order at 7:38 p.m.

ATTENDANCE

Councilmembers Present: Rachel Hultin; Dan Larson; Kathleen Martell; Mike Okada; Patrick Quinn; Jenny Snell; and Susan Wood; Scott Ohm.

ABSENT:

None

STAFF IN ATTENDANCE:

City Manager Patrick Goff; City Attorney Gerald Dahl; Community Development Director Lauren Mikulak; Sr. Housing Planner Shannon Terrell; Sr. Deputy City Clerk Lucy Spalenka;

Public Comment on Agenda Items

The Mayor noted that public comment for the study session items had been taken earlier in the meeting (see Publics' Right to Speak). No additional speakers had signed up.

1. Next Steps for Kullerstrand Elementary School Property

Staff Presentation: Director Mikulak reported that, with the passage of Ballot Question 2A, the City now has funding to acquire the property in order to preserve most of the site as open space. The City received seven responses to its Request for Information (RFI), evaluated against criteria including:

- Park compatibility
- Consistency with adopted plans
- Community benefit

- Feasibility
- Financial capacity
- Ability to move through the school district's disposition process

Staff recommended:

1. That the City purchase the property outright from Jefferson County Public Schools through the municipal interest process.
2. That the City continue working with Summit Housing Group on its proposal to convert the building to 32 affordable senior housing units, with the southern portion sold to Summit and the northern portion retained for the park.

She explained that the charter school and community-serving pediatric clinic concepts were not advanced because of district disposition concerns, financing, and timing.

Council Discussion: In response to Council questions:

- Mr. Goff stated that the school district's asking price is based on the low end of its appraisals (about $4.3 million). He said the district wants a decision near the end of the year and may otherwise sell on the open market. He also noted that a parcel in the northwest area of the site could accommodate parking without reducing field space.
- Director Mikulak confirmed that a Great Outdoors Colorado-funded playground must remain for its 20-year useful life but may be relocated. She stated that a planned development zone change would likely be needed and that a neighborhood meeting and a public park design process would occur. She also said a deed restriction for affordability could be required.
- Mayor Pro Tem Hultin emphasized preserving recreation space and the north access to Clear Creek, which qualifies the site for a potential 50% Jefferson County Open Space match.
- Council Members Martell and Wood requested details on the affordability criteria, the senior age definition, and parking and access, and cautioned that the details need to be worked out. Council Member Wood also asked about the evaluation of the pediatric proposal.
- Council Member Quinn asked about timeline flexibility.

Consensus: Council reached consensus to move forward with the staff recommendation.

2. Colorado Housing and Finance Authority Land Banking Grant Commitment

Staff Presentation: Senior Housing Planner Shannon Terrell presented a request for Council to consider accepting a $2 million Colorado Housing and Finance Authority (CHFA) land banking grant to support land acquisition for Legacy Terrace, a planned 50-unit affordable senior

apartment project on the Legacy campus. MGL Partners is the selected developer. The City would purchase the land from E5X and lease or transfer it to MGL Partners. Key terms included:

- The commitment letter must be signed by December 13.
- Closing is required by April 15, 2027.
- Zoning and an approved development plan are required within five years.
- Construction permits and financing are required within ten years.
- A 30-year restrictive covenant will keep units affordable at 60% of area median income or below.

Council Discussion: In response to Council questions:

- Ms. Terrell stated that the senior age threshold (55+ or 65+) depends on the financing structure.
- She stated that the environmental certification had not yet been discussed with the developer.
- She stated that the site is the northwest corner of the Legacy campus on 38th Avenue.
- Director Mikulak stated that the timing is inherited from the existing E5X–MGL contract.
- Mr. Goff stated that the transaction would be a pass-through, with no expense to the City other than staff time and attorney fees.

Consensus: Council reached consensus to move forward. Staff will return the following Monday for formal action on the commitment letter and will bring the acquisition and transfer agreements to Council for review.

3. Staff Report(s)

City Manager Goff's report included the following:

- Congratulations to Lucy on her promotion to Senior Deputy City Clerk, with recruitment under way for her replacement.
- Condolences to the City of Lakewood on the loss of Agent Nicholas Graham, with funeral services scheduled for Thursday at 10:00 AM. He noted that Wheat Ridge police are assisting Lakewood and that resources are being provided to Wheat Ridge officers, many of whom attended the same academy.
- With 99% of ballots counted, Ballot Question 2A had received 51.1% in favor. Remaining ballots are due November 13, after which the county clerk will certify the election, and no changes are expected.
- The Department of Revenue has been notified of the tax change, and an ordinance to increase the sales tax rate, effective January 1, will come before Council.

- Bond counsel and the underwriter were instructed to prepare a schedule for an initial issuance of certificates of participation. The issuance would fund the outdoor pool, the purchase and renovation of the school properties, the purchase of a four-and-a-half-acre parcel on the Lutheran campus, and final design and construction of the public safety and city services building.
- A future discussion will address how excess revenues will be used for annual infrastructure maintenance projects.

4. Elected Officials' Report(s)

Council Member Wood thanked the City for the Veterans proclamation. She reported on the District Three meeting held with Council Member Quinn at the Rec Center, which the Mayor attended, and said meetings will be held regularly. She also reported attending the Chamber's business speed-dating event with Council Member Martell. She will attend a Future Housing Coalition event Thursday and Municipal Leadership Academy training on economic development Friday.

Council Member Quinn thanked attendees of the District Three meeting. He asked about restoring a bus shelter at 35th Avenue and Wadsworth (west side), raised on behalf of a constituent, and about bus stop spacing. Mr. Goff stated that he would check on the shelter and noted that RTD updates schedules on a set cadence, with the next change in January. Council Member Quinn also noted the Marine Corps birthday and wished everyone a happy Veterans Day.

Council Member Martell announced office hours with Council Member Snell next Tuesday from 9:00 to 11:00 AM at Anne's Pie Cafe, with a food drive for the Action Center. She clarified that the Chamber event was business speed dating. She thanked voters for supporting 2A, acknowledged the close vote and the community members who voted no, and committed to thoughtful and transparent implementation. She also expressed condolences to the Lakewood community.

Council Member Snell thanked the IDEA Committee for the accomplice training held with Mountain Phoenix Community School. She described a candid conversation with a small business owner who opposed 2A, and reiterated that Council is here to listen and act on the community's behalf. She reminded residents that dogs must be on leash in all Wheat Ridge parks.

Council Member Okada reported attending the Gateway of the Rockies Opioid Council (GROC) summit and the Spirit of the Sun accomplice training. He announced office hours with Council Member Larson this Friday, 10:30 AM to noon, at Starbucks at 50th and Kipling. He thanked those he spoke with about 2A, including those who disagreed.

Council Member Larson commented on the new public art on the senior living wall on Wadsworth near 35th Avenue. He repeated the office hours announcement and reported on participating in the Wheat Ridge High School Capstone opening, his third year.

Council Member Ohm congratulated Council Member Wood on the inaugural lifetime achievement award (transcribed as "a PA"). He thanked voters for strong turnout. He reported attending the EDC Jeffco Gateway Awards with the Mayor and suggested the City consider pilot programs for local innovators. He also suggested connecting companies such as Lockheed Martin with Wheat Ridge High School.

Mayor Pro Tem Hultin announced a District Two meeting with Council Member Ohm on Saturday at 3:00 PM at Little Brazil. She thanked Division Chief Kellogg and military families and recognized the Police Department, including its Public Information Officer Alex Rose, for assisting Lakewood. She noted that 2A passed while many similar measures statewide did not, and that an urban renewal and economic development study session is planned in two weeks. She stated that work lies ahead to support businesses affected by tax increases and to involve the community in the City Hall and civic campus design. She will attend the Courageous Colorado retreat in Colorado Springs.

Mayor Stites expressed condolences to Lakewood and its fallen officer. He reported speaking at Kiwanis and attending the Makerspace Halloween program with Council Member Martell. He announced Local Works' Live Local event Wednesday at 5:30 PM at Anne's Pie Shop (District One) and coffee with the Mayor Saturday at 9:00 AM at the Rec Center. He thanked the voters for passing 2A and committed to maximizing the funds. He encouraged residents to shop local for Thanksgiving. The Mayor announced that Council would meet next week for a study session and adjourned the meeting.

Meeting adjourned at 8:49 pm.

_____

Rachel Hultin, Mayor Pro Tem

_____

Lucy Spalenka, Deputy City Clerk

City of Wheat Ridge

Dominick Breton

Community Champion Award

PROUDLY PRESENTED TO

Margie Seyfer

In recognition of your outstanding dedication, service, and commitment to the Wheat Ridge community. Through your leadership, generosity, and positive impact on others, you exemplify the spirit of a true Community Champion and help make Wheat Ridge a stronger, more connected, and welcoming place for all.

11/23/26

MAYOR KOREY STITES

DATE



WHEAT RIDGE, CO



EST. 1969

PROCLAMATION
WHEAT RIDGE OPTIMIST CLUB

WHEREAS, the Wheat Ridge Optimist Club is one of over 2,900 clubs worldwide affiliated with Optimist International, whose core values reflect a belief in the power of hope, positive thinking, and action; and

WHEREAS, the Club's commitment to bringing out the best in youth, communities, and individuals is guided by four core values: Optimism, Respect, Integrity, and Global Community; and

WHEREAS, the Wheat Ridge Optimist Club was founded in 1957 by local businessmen, including Carl Cerveny of the Scotchman Diner, and continues to focus on youth service and community improvement; and

WHEREAS, the Club's work includes youth service projects; community outreach; annual Christmas gifts and food cards for more than 300 children and 100 families; more than $10,000 in scholarships annually; and support for 10 to 12 students each year to attend Red Rocks Community College through the AWRSAY program; and

WHEREAS, the City of Wheat Ridge is proud to partner with the Wheat Ridge Optimist Club to advance the Club's mission and values.

NOW THEREFORE, I, Korey Stites, Mayor of the City of Wheat Ridge, together with the Wheat Ridge City Council, do hereby proclaim November 23, 2026, as

WHEAT RIDGE OPTIMIST CLUB DAY

IN WITNESS WHEREOF, on this 23rd day of November 2026.

Janeece Hoppe, City Clerk

Korey Stites, Mayor

ITEM NUMBER: 1a
DATE: November 23, 2026

REQUEST FOR CITY COUNCIL ACTION

RESOLUTION NO. 55-2026

TITLE: A RESOLUTION AUTHORIZING THE CITY TO EXECUTE A COMMITMENT LETTER TO ACCEPT A LAND BANKING GRANT TO ACQUIRE LAND TO DEVELOP SENIOR AFFORDABLE HOUSING AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE NECESSARY CLOSING DOCUMENTS

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

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:

In October, the City of Wheat Ridge was awarded $2 million by the Colorado Housing and Finance Authority Land Banking Grant Program funded by Proposition 123. The grant funds will allow the city to support MGL Partners in acquiring a property on the Lutheran Legacy Campus to build 50 units of affordable housing for seniors.

The resolution will authorize the execution of the grant Commitment Letter to accept the grant funds and authorize the City Manager to execute the necessary closing documents to advance the acquisition of the property.

PRIOR ACTION:

At the November 9, 2026, study session, staff introduced the land banking grant award and the course of action required to use the grant and acquire the land to develop affordable housing. Council provided consensus to accept the grant and bring the Commitment Letter forward for approval.

FINANCIAL IMPACT:

The land banking grant does not require matching funds, so there is no direct financial impact. Staff time will be needed to support the grant and land transaction. The city will take ownership of the property for a short period of time, and staff are currently evaluating what, if any, costs would be incurred by the city or passed on to MGL.

BACKGROUND:

The Land Banking Grant Program was created in 2024 and is funded by the State of Colorado's Affordable Housing Financing Fund (created by Proposition 123). The grant program is managed by Colorado Housing and Finance Authority (CHFA). Only nonprofits and local governments are eligible to apply, and MGL Partners, a for-profit affordable developer, asked the city to apply for this grant on their behalf. The city was eligible for the grant due to its commitment to Proposition 123, and staff chose to support the project to help advance affordable housing for the community.

The city's adopted Lutheran Legacy Campus Master Plan calls for a variety of housing types, including affordable housing. E5X, the owner and master developer of the Legacy Campus, committed to making a good faith effort to include affordable housing in their Redevelopment Agreement with Renewal Wheat Ridge. E5X and MGL Partners executed a Purchase and Sale Agreement (PSA) in May 2026 for approximately one acre at the northwest corner of the campus, located at 8490 W 38th Avenue, for a project they are calling Legacy Terrace. The existing PSA set the closing date of the property to December 31, 2026, based on E5X's ability to deliver a development-ready property to MGL Partners.

The city will purchase the property from E5X for $2 million using the awarded grant funds. MGL Partners plans to build 50 units for seniors with an affordability at the 60% Area Median Income (AMI) or below.

Commitment Letter

CHFA notified the city of the grant award and issued the attached Commitment Letter on October 13. The Commitment Letter details obligations of the city to ensure that the property is constructed for the purpose of affordable housing, including:

- The city must close on the property by April 13, 2027, or the grant may be forfeited
- Within 5 years of closing, the property must be 1) properly zoned, and 2) have a development plan approved by CHFA
- Within 10 years of closing, the project must 1) obtain all necessary permits for construction, and 2) have secured one or more construction loans closed and funded to pay for construction of the affordable housing
- A restrictive covenant must be recorded on the project at closing that requires the project to be affordable at or below 60% AMI for at least thirty (30) years after the project is constructed and occupied.
- The project must meet environmental sustainability requirements, as detailed in the Commitment Letter
- If CHFA determines the 5- and 10-year milestones were not met, the city must repay the grant in full within six months of the missed deadline

Because the city is the grantee, the city must use the grant funds to purchase the land and transfer it to MGL to develop the site for affordable housing. The city will need an agreement with MGL that either transfers the property or leases the land, and passes the remaining grant obligations, including repayment, on to MGL. Staff are still evaluating the terms of this agreement with the least impact on the city, both in staff resources and financial impact.

Closing Documents
Based on pre-existing obligations set by E5X and MGL Partners in their executed PSA, the city will need to be assigned their PSA and purchase the land from E5X by December 31, 2026 (and no later than April 13, 2027, if that PSA is extended). Once the commitment letter is signed, the city will send the Pre-Closing Documents to CHFA to prepare the closing documents.

To ensure that the closing occurs on schedule, staff recommend authorizing the City Manager to sign the necessary Closing Documents needed to advance the sale of the property. Those documents would include, but are not limited to:

- Settlement Statement,
- CHFA Grant Agreement,
- Restrictive Covenant,
- Certification Regarding Environmental Conditions,
- Grantee's Closing Certificate, and
- Other documents at CHFA's discretion.

Next Steps
Staff anticipate that the sequence of actions related to the grant are as follows:

1. The city signs the Commitment Letter by November 24 and engages with CHFA to prepare the closing documents, with CHFA.
2. MGL Partners will assign the existing Purchase and Sale Agreement (PSA) with E5X to the city. Staff will take the PSA assignment and extension to council for review on December 7.
3. The city will purchase the land from E5X with the CHFA grant funds, with a goal of completing this purchase by December 31, 2026, and no later than April 15, 2027.
4. The city will lease or transfer the land and remaining grant obligations to MGL Partners to develop the affordable project. Staff are evaluating the terms and structure of this agreement with MGL Partners, and plan to take this to council for review at the January 4 study session.

RECOMMENDATIONS:

To ensure this sequence advances in a timely manner, staff recommend approval of the Commitment Letter to accept the grant funds and authorize the City Manager to

execute the necessary closing documents, including the grant agreement, restrictive covenant, and other documents required by CHFA.

RECOMMENDED MOTIONS:

“I move to approve Resolution No. 55-2026, a resolution authorizing the City to execute a Commitment Letter to accept a Land Banking Grant to acquire land for senior affordable housing and authorizing the City Manager to execute the necessary closing documents.”

Or,

“I move to postpone indefinitely Resolution No. 55-2026, , a resolution authorizing the City to execute a Commitment Letter to accept a Land Banking Grant to acquire land for senior affordable housing and authorizing the City Manager to execute the necessary closing documents for the following reason(s)...”

REPORT PREPARED/REVIEWED BY:

Shannon Terrell, Senior Housing Planner
Jana Easley, Planning Manager
Lauren Mikulak, Community Development Director
Patrick Goff, City Manager

ATTACHMENTS:

1. Resolution No. 55-2026
2. Exhibit A - CHFA Land Banking Commitment Letter

CITY OF WHEAT RIDGE, COLORADO

RESOLUTION NO. 55

SERIES OF 2026

TITLE: A RESOLUTION AUTHORIZING THE CITY TO EXECUTE A COMMITMENT LETTER TO ACCEPT A LAND BANKING GRANT TO ACQUIRE LAND FOR SENIOR AFFORDABLE HOUSING AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE NECESSARY CLOSING DOCUMENTS

WHEREAS, Colorado voters enacted Proposition 123 in 2022, and the State created the State Affordable Housing Financing Fund, which made available several grant programs to jurisdictions that commit to increasing the supply of affordable housing; and

WHEREAS, the State created the Land Banking Grant Program (the "Grant") through Proposition 123 that is jointly managed by the Colorado Office of Economic Development and International Trade ("OEDIT") through the Colorado Housing and Finance Authority, a body corporate and political subdivision of the State of Colorado ("CHFA"); and

WHEREAS, in October 2026, the City of Wheat Ridge, Colorado (the "City" or "Grantee") was awarded a $2 million Grant from OEDIT and CHFA (collectively, the "Grantor") through the Grant Commitment Letter (Exhibit A, attached); and

WHEREAS, the City was awarded the Grant for the acquisition of land for the development of Legacy Terrace Apartments, located at 8490 W 38th Avenue, Wheat Ridge, Colorado 80033 (the "Project"); and

WHEREAS, the City intends to use the Grant to acquire the land for the Project from E5X Management, Inc. ("E5X" or the "Seller") and convey the land to MGL Partners, LLC ("MGL Partners" or the "Developer") to develop the Project into affordable housing; and

WHEREAS, the City must execute the Commitment Letter to accept the grant funds for the Project and allow CHFA to prepare the necessary Closing Documents.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wheat Ridge, Colorado, that:

Section 1. City Charter and Mayor Authority. Pursuant to City Charter, the Mayor, or their designated Authorized Officer, is hereby authorized and directed to execute and

deliver, and the City Clerk is hereby authorized and directed to attest and deliver, the Commitment Letter to CHFA and to take such other actions as may be necessary or convenient to carry out and give effect to this Resolution.

Section 2. Grant Agreement. The Grant funds will be disbursed by CHFA on behalf of the Grantor pursuant to the terms of that certain Grant Agreement (the "Grant Agreement") between the Grantee and the Grantor.

Section 3. Grant Negotiation. The Mayor authorizes Patrick Goff, the City Manager of Grantee (the "Authorized Officer"), to negotiate on behalf of Grantee the Grant Agreement, Declaration of Restrictive Covenants, Closing Certificate of Grantee, Certification Regarding Environmental Conditions, and any other document, certificate, instrument, or agreement required in connection with the Grant (collectively, the "Grant Documents") in their discretion and hereby approve the final form of Grant Documents.

Section 4. Grant Documents. The Mayor authorizes the Authorized Officer, in the name and on behalf of the Grantee, to execute and deliver the Grant Documents required to obtain the Grant on behalf of Grantee. Notwithstanding any other provisions of this resolution, the person executing the Grant Documents is hereby authorized to assent to such changes, insertions, omissions and modifications of the Grant Documents as they may approve. The execution of the Grant Documents by any such person shall be deemed to be complete and full approval of any such changes, insertions, omissions and modifications.

Section 5. Document Execution. The Authorized Officer is hereby authorized and directed to do or cause to be done all such other acts and things, to execute all such documents, certificates and instruments, relating to the Project Grant or contemplated by the Grant Documents, or as required by Grantor, as in his, her or their judgment may be necessary or advisable in order to carry out the Grant Documents; and all actions heretofore taken by the Authorized Officer of the Grantee in connection with the subject of this Resolution are hereby approved, ratified and confirmed in all respects. Any document or undertaking executed in accordance with and pursuant to this Resolution shall be binding on Grantee.

Section 6. Restrictive Covenant. The Authorized Officer, acting on behalf of Grantee authorizes the recording of the Declaration of Restrictive Covenants against the Project in connection with obtaining the Grant.

Section 7. Grantee Resolution. The undersigned acknowledge that Grantor is relying on this Resolution and will accept the Grant Documents from Grantee on the basis of the representations, agreements, appointments and certifications contained herein.

Section 8. Conflict. The undersigned certify that there are no provisions in the City Charter or any other agreement to which Grantee is a party, limiting the power of the City Council to make the foregoing Resolution or obtain the Grant described above and that

the same are in conformity with the provisions of the City Charter. In the event the terms and provisions of this Resolution conflict with the terms and provisions of the City Charter or other governing documents, the terms of this Resolution shall control.

Section 9. **Effective Date.** This Resolution shall be in full force and effect upon its passage and approval.

DONE AND RESOLVED this 23rd day of November 2026.

_____
Korey Stites, Mayor

[SEAL]

ATTEST:

_____
Janeece Hoppe, City Clerk

ATTACHMENT 1

EXHIBIT A

[COMMITMENT LETTER]

Docusign Envelope ID: 25536CF8-E8B2-8402-8148-C9A60456E598

AFFORDABLE HOUSING FINANCING FUND
LAND BANKING PROGRAM

GRANT COMMITMENT

October 13, 2026

VIA EMAIL ONLY

City of Wheat Ridge
7500 W. 29th Avenue
Wheat Ridge, CO 80033
Attention: Patrick Goff
Email: pgoff@wheatridge.gov

Re: CHFA Proposition 123 Land Banking Grant - Legacy Terrace Apartments

Dear Mr. Goff:

Colorado Housing and Finance Authority ("**Authority**") has been retained by the Colorado Office of Economic Development and International Trade ("**OEDIT**") as the administrator of the Affordable Housing Financing Fund ("**Fund**"). The Fund was created by the Affordable Housing Statute (CRS 29-32-101 et seq) ("**Statute**") which was voted on and approved by Colorado voters in a November 2022 ballot measure commonly known as Proposition 123. The Land Banking Program ("**Program**"), as part of Proposition 123, provides funding for the acquisition of land for the development of affordable rental housing, affordable homeownership, and/or mixed commercial use (if the Predominant Use is affordable housing).

The Authority hereby notifies you of its approval of your request for a grant ("**Grant**") under the Program for the acquisition of land for the development of Legacy Terrace Apartments located at 8490 W. 38th Avenue, Wheat Ridge, Jefferson County, Colorado, 80033 (the "**Project**") subject to each of the terms and conditions provided below. This grant commitment ("**Commitment**") is subject to the terms and conditions of the Land Banking Program Guidelines issued July 1, 2026 ("**Program Guidelines**"), and to the terms and conditions contained herein. By signing below, you acknowledge, understand and agree on behalf of the Grantee that any substantive changes to the Project that occur after the issuance of this Commitment may delay or otherwise impair the Project's ability to close, including but not limited to revocation of all or part of the award.

1. Grantee. City of Wheat Ridge, a Colorado home rule municipality ("**Grantee**").

2. Grant Amount. An amount up to Two Million and 0/100 Dollars ($2,000,000.00), provided that the final grant amount will be determined after the Authority reviews a satisfactory appraisal of the Project, in accordance with the Authority's appraisal guidelines (with an appraisal to be ordered by Grantee at Grantee's expense). Grantee may receive a grant up to one hundred percent (100%) of the eligible land cost amount, or appraised value, whichever is less. Grantee acknowledges and understands that the final grant amount may be lower than the amount set forth above based on the Authority's review of such appraisal.

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3. Milestones. As a condition of the Grant, Grantee must meet the following milestones:

   a. Initial Milestones. Within five (5) years of the date of the Grant closing ("**Closing**") (such five year anniversary the "**Initial Deadline**"), the Project must be (i) properly zoned for the proposed Project use, and (ii) a development plan for the Project that meets the requirements described on Exhibit C hereto must be submitted to and approved by the Authority (collectively, "**Initial Milestones**"); and

   b. Final Milestones. Within ten (10) years of the Closing ("**Final Deadline**"), the Project must (i) obtain all necessary permits for the construction of the Project, and (ii) one or more construction loan(s) sufficient to fund the construction for the Project must be closed and funded (collectively, the "**Final Milestones**"). A Project that meets the Initial Deadline early will still have the full 10-year period to meet the Final Milestones. The Initial Milestones and Final Milestones are collectively referred to herein as the "**Milestones**."

   Failure to meet the Initial Milestones or Final Milestones could impact future award(s) under the Program.

4. Grant Repayment. Grantee must repay the Grant in full if the Authority determines that Grantee failed to timely and properly meet each of the Milestones. If the Initial Milestones are not timely or properly met, then repayment is due within six (6) months of the Initial Deadline. If the Final Milestones are not timely or properly met, then repayment is due within six months of the Final Deadline. If the Grant is repaid in full prior to the Final Deadline, the Restrictive Covenant (defined below) will be released, and the Program's restrictions on the Project's use will terminate.

5. Grant Fees. Grantee must pay all the Authority's and OEDIT's third-party costs associated with closing with Grant, including but not limited to, appraisal fees, attorneys' fees and costs, title company premiums and closing fees, environmental search charges, recording costs, and UCC search charges, as applicable ("**Closing Costs**").

6. Commitment Expiration. April 15, 2027. If Closing does not occur by the Commitment expiration date, the Grant may be forfeited.

7. Program Requirements. Grantee must meet all Program requirements including but not limited to the following:

   a. Reporting. Grantee must comply with the Program reporting requirements described on Exhibit B hereto.

   b. Grantee Eligibility. Grantee must be either a local or tribal government.

   c. Project Eligibility. The Project must be developed as affordable rental housing, affordable for-sale housing, or commercial mixed use with a residential component. If the Project is commercial mixed-use, then the Predominant Use (as hereinafter defined) must be affordable housing though market rate or non-restricted housing or rent-restricted housing above sixty percent (60%) area median income ("**AMI**") may be included in the allowable residential mixed-use space. "**Predominant Use**" as used herein means at least seventy percent (70%) of the Project's improved square footage, unless otherwise agreed to in writing by the Authority. The commercial use of a mixed-use project must be compatible

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with the affordable housing use and must be approved by the Authority in advance, in the Authority's sole discretion.

d. Environmental Sustainability Requirements. The Project must meet environmental sustainability requirements as more fully set forth in Section 10.b for the year the Project begins construction, which requirements may be adjusted by the Authority specifically for the Program ("**Environmental Sustainability Requirements**").

e. Restrictive Covenant. A restrictive covenant, as set forth in Section 8 ("**Restrictive Covenant**"), will be recorded against the Project at the Closing.

8. Restrictive Covenant. A Restrictive Covenant will be recorded against the Project upon Closing in the official records of the county where the Project is located. The Restrictive Covenant will include, but not be limited to, the following provisions:

a. Affordability Term.

(i) The Restrictive Covenant will be required to remain of record so long as the Grant remains outstanding. The Restrictive Covenant will be released if the Grant is repaid.

(ii) If the Project as developed includes rental units, the Restrictive Covenant will restrict the affordability of such rental housing units as set forth in Section 8.b below for at least thirty (30) years after the final improvements are constructed and occupied, unless otherwise agreed to by the Authority.

(iii) If the Project as developed includes homeowner units, the Restrictive Covenant will restrict the homeowner units to remain affordable as set forth in Section 8.b below for at least thirty (30) years after the final improvements are constructed and occupied, through a ground lease or similar structure each as approved by the Authority, unless otherwise agreed to by the Authority.

(iv) If the Project site has pre-existing improvements, then it must comply with each of the foregoing affordability requirements as more fully set forth in the Restrictive Covenant.

(v) Notwithstanding the foregoing, the Project may request a reduction to the term of the Covenant as stated in Sections 8.a.(ii) and/or 8.a.(iii) to twenty (20) years by providing a market analysis that supports such reduction. The Authority may grant or deny this request in the Authority's sole discretion.

b. AMI. If the Project includes rental units, then the annual income of such households may not exceed sixty percent (60%) AMI. If the Project includes homeowner units, then the annual income of such households may not exceed one hundred twenty percent (120%) AMI.

c. Other Conditions. If the Project will be a mixed-use development with a commercial component and/or non-restricted market rate housing in addition to affordable housing, the Predominant Use of the Project overall must be affordable housing, meaning that at least seventy percent (70%) of the total improved square footage of the Project. In addition, in the case of a mixed-use development involving a commercial component, the commercial use must also be compatible with affordable housing or other eligible economic and

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community development objectives and must be approved in advance of development by the Authority in its sole discretion.

d. Rural Resorts. If the Project is located in a "Rural Resort" area as defined by C.R.S. § 29-4-1107(1)(d), the Grantee/Project must receive approval from Colorado Department of Housing/Department of Local Affairs to exceed the program AMI limits as set forth in Section 8.b. above. Copies of such approval must be submitted to the Authority for review and approval.

9. Documents. The Authority will prepare the closing documents and coordinate the Closing with Grantee as set forth herein. Exhibit A hereto lists certain documents that: (i) Grantee must provide to the Authority prior to Closing ("**Pre-Closing Documents**"); and (ii) Grantee must sign and deliver to the Authority at Closing ("**Closing Documents**"). Grantee must deliver the Pre-Closing Documents to the Authority in a form satisfactory to the Authority.

When the Authority has received and approved the Pre-Closing Documents, the Authority will prepare the Closing Documents for Grantee's review and schedule Closing, which will occur no sooner than 10 business days after receipt of complete and satisfactory Pre-Closing Documents and the satisfaction of all closing conditions to be completed prior to Closing.

10. Closing; Source of Funds and Condition of Funding. As conditions precedent to the Closing, all conditions hereunder must have been met; the Authority must receive, review, and approve each of the Pre-Closing Documents; and each of the Closing Documents listed in Exhibit A, in form and substance satisfactory to the Authority, in its sole discretion, must be executed and delivered to the Authority. In addition, at the Closing, Grantee must pay Closing Costs by wire transfer. The Authority reserves the right at all times to decline to close the Grant if the Authority determines, in its sole judgment, that Grantee or the Grant does not strictly conform to the requirements of this Commitment, the Program, the Program Guidelines, any related requirements of OEDIT or the Authority, and any and all other applicable legal and regulatory requirements relating to Proposition 123 or otherwise ("**Regulations**"). Further, the Grant will be funded with Program funds. If all or a portion of the Program funds allocated for the Grant ("**Funds**") are withheld or revoked prior to Closing, the Authority would not be willing to provide the Grant to Grantee at the terms set forth herein; therefore, the Authority reserves the right, at all times, to decline to close and fund the Grant if the Authority has not received all or a portion of the Funds, or if all or a portion of the Funds have been revoked.

The Closing Documents may include, without limitation, the following provisions:

a. The following uses and activities must not be conducted in or on the Project: (i) activities that are illegal under federal, state, or local laws; (ii) selling, producing, or displaying sexually oriented material (e.g., adult book stores, adult video stores, adult theaters, etc.); (iii) non-medical massage services; (iv) a business generating greater than twenty-five percent (25%) of its revenues from the sale of alcoholic beverages not manufactured on-site or from selling alcoholic beverages for consumption off premises; (v) a business or organization that discriminates in its membership or facility usage on the basis of race, color, national origin, religion, gender, age, disability, citizenship status, marital status, sexual orientation, or any other status protected by law; (vi) gambling activities (not including sale of state-sanctioned lottery tickets); (vii) selling or dispensing products illegal under federal, state, or local laws; (viii) religious services, instruction, or overtly sectarian

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activities; (ix) pawn brokering; (x) making "payday" or short term loans by an entity that is not a bank, credit union, or savings and loan or other banking institution; and/or (xi) escort services.

b. Each of the following is required to meet the Environmental Sustainability Requirements for the Project, and the Project must be designed to meet the requirements as follows:

(i) Certification from one of the following:*
1. Enterprise Green Communities (EGC)
2. Leadership in Energy and Environmental Design (LEED)
3. Department of Energy's DOE Efficient New Homes program (ENH)
4. Passive House Institute US (PHIUS) or Passive House Institute (PHI)
5. EGC Certification Plus
6. National Green Building Standards NGBS ICC-700-2020 (NGBS)

*Projects located in jurisdictions that have not adopted the 2021 or higher International Energy Conservation Code may opt out of the certification if they commit to using the 2021 or higher IECC and State Model Energy and Solar Ready codes when they develop the units.

All State-funded projects with new units must use Energy Star appliances.

(ii) Utilize water-efficient design inside and outside. Full guidance can be found at coloradowaterwise.org.

(iii) Monetize eligible federal and/or state energy efficiency tax credits and rebates. Visit chfainfo.com/rental-housing/colorado-multifamily-electrification-hub to determine which funding source fits your project.

(iv) Report utility costs and performance to the Energy Star Portfolio Manager system at portfoliomanager.energystar.gov.

(v) Develop the Project within a Transit-Oriented Community ("TOC") as shown on the Transit Area maps found at dlg.colorado.gov/transit-oriented-communities. For Projects not located within a TOC, the Project must be located within a half (1/2) mile of a regularly scheduled transit stop or a community center where jobs and services are located.

Environmental Sustainability Waiver: If the Project cannot meet one or more of the requirements described above, Grantee may propose an alternative standard or request a waiver. Such waiver will need to be justified with documentation satisfactory to the Authority demonstrating one or more of the following circumstances: increased cost, lack of available contractors with necessary experience or credentials to achieve applicable building certifications (rural areas), limited location options (rural areas), or other barriers that may be considered on a case-by-case basis.

11. Conditions. This Commitment and the Closing will be subject to the provisions of the Guidelines, the Regulations, the Statute, and the following conditions:

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a. All leases, if any, must be in form and substance satisfactory to the Authority.

b. An appraisal of the Project ordered by Grantee, at Grantee's expense, which appraisal conforms to the Authority's appraisal guidelines and is satisfactory to the Authority, in its sole discretion.

c. Evidence satisfactory to the Authority that the Project is and will be in compliance with applicable zoning, planning, building, and land use laws and regulations.

d. Evidence satisfactory to the Authority that Grantee and the Project are and will be in compliance with applicable environmental laws, regulations, permits, orders, or other environmental requirements and that the real and personal property, as applicable, comprising the Project do not contain hazardous wastes or other adverse environmental conditions. Such evidence must include a Phase 1 ordered by Grantee to assist the Authority in making a determination of environmental risks in connection with this Project.

e. All representations made by or on behalf of Grantee to the Authority in connection with Grantee's application for the Grant and in connection with the Closing must be true and correct as of the date of funding of the Grant.

f. As of the date of funding of the Grant, no change shall have occurred in Grantee's financial condition or in any other aspect of the financing proposal of which the Grant is a part, that, in the Authority's judgment, materially adversely affects Grantee's ability to repay the Grant in the event of a default or makes unreasonable or unreliable any of the financing assumptions upon which such repayment is predicated.

g. No litigation shall be pending or threatened calling into question or which, if adversely determined, would affect (i) Grantee's creation, organization, or existence; (ii) the validity of the Grant documents; or (iii) Grantee's authority to enter into the Restrictive Covenant against the Project's real property or to otherwise make or perform the Grant documents. No proceedings shall be pending or threatened against or affecting Grantee that involve the possibility of materially and adversely affecting Grantee's properties, business, prospects, profits, or condition (financial or otherwise), nor shall Grantee be in default with respect to any order of any court, governmental authority, arbitration board, or tribunal, or any prior grant or loan made to Grantee by the Authority.

h. Such other conditions as the Authority may deem necessary or prudent to assure repayment of the Grant or compliance with the Statute, the Regulations, or the Guidelines.

12. Grantee Representations, Warranties, and Covenants. This Commitment is issued on the basis of certain information and materials Grantee has provided to the Authority, including, without limitation, the Grant application; financial information; and all representations, information, exhibits, data, and other materials. Any intentional misinformation or withholding of material information incident thereto will, at the Authority's option and without limitation to any other right or remedy of the Authority, void all of the Authority's obligations hereunder. Furthermore, Grantee represents, warrants, and covenants that:

a. Grantee is a local or tribal government located in Colorado and has the necessary power, authority, and licenses to operate its properties and transact business including in Colorado.

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b. Grantee has the full power and authority to accept the Grant and to undertake the obligations as contemplated by this Commitment, to execute and deliver the Grant Documents, and to perform Grantee's obligations under this Commitment and the Grant Documents. The execution and delivery of the Grant Documents will be duly authorized by all necessary action on the part of Grantee, its officers, and/or directors, as applicable, and the Grant Documents will be valid, binding, and enforceable obligations of Grantee.

c. There is no action, suit, or proceeding at law or in equity, or by or before any governmental instrumentality or agency, or to the knowledge of Grantee, threatened against or affecting it, which, if adversely determined, would materially impair its right or ability to carry on business substantially as now conducted, or as contemplated to be conducted under this Commitment, or that would materially adversely affect Grantee's financial condition.

d. To the best of Grantee's current knowledge, the transactions contemplated herein will not cause a default under any other agreement and will not conflict with or violate any organizational document or agreement to which Grantee is a party or by which Grantee is bound.

e. To the best of Grantee's current knowledge, Grantee has not executed and will not execute any agreement(s) with provisions contradictory or in opposition to, the provisions of this Commitment.

f. All information given to the Authority is accurate, and Grantee has not omitted any material facts.

g. Grantee will comply with the provisions of any federal, state, or local law prohibiting discrimination on the grounds of race, color, religion or creed, sex, marital status, national origin, familial status or disability, sexual or gender preference, or political opinion or affiliation, in all Grantee operations and must provide prompt written notice to the Authority of the filing of any complaints of discrimination with respect to any Grantee operations.

h. Grantee will certify at Closing that the Project is located in a jurisdiction that has filed a commitment to increase affordable housing and opted into Proposition 123 funding. Failure of the Project to be in a jurisdiction that has filed a commitment to increase affordable housing and opted into Proposition 123 will be considered an immediate event of default. In addition to such certification, the Authority may require, in the Authority's sole discretion, an attorney opinion that the Project is located in a jurisdiction that has opted into Proposition 123 funding.

13. Assignment. This Commitment will not be assignable or transferable without the Authority's prior written consent.

14. Reliance by Grantee and Third Parties. This Commitment is not intended to benefit any person or entity other than Grantee, and no other person or entity may rely on the terms hereof. Further, Grantee acknowledges and agrees that (a) any report, inspection, review, acceptance, or other due diligence activity regarding the Project, Grantee, or other matters performed by or at the direction of the Authority, or its legal counsel or consultants will be solely for the purpose of satisfying the

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Authority's investment criteria and may not be relied on by Grantee or any other party in making decisions regarding the Project or for any other reason; and (b) the Authority, its legal counsel, and consultants will have no responsibility or liability for the sufficiency, accuracy, or completeness of the items or information so inspected, reviewed, or accepted, or for the environmental condition or structural soundness of the Project.

15. Advice to Seek Legal Counsel. The Authority has advised Grantee to obtain legal counsel in connection with the Grant.

16. Governing Law. This Commitment and all matters of performance relating hereto will be governed by and construed and interpreted in accordance with the laws of the State of Colorado. Grantee agrees that any related controversy will be litigated exclusively in Colorado and that the state and federal courts in the City and County of Denver, Colorado, have exclusive jurisdiction thereover. Grantee irrevocably consents to service, jurisdiction, and venue of such courts for any such litigation and waives any other venue to which it might be entitled by virtue of domicile, habitual residence, or otherwise. Nothing herein is intended to limit the Authority's/OEDIT's right to bring any suit, action, or proceeding relating to matters arising under this Commitment against Grantee or any of Grantee's assets in any court of any other jurisdiction.

17. Time is of the Essence. Time is of the essence hereof. Grantee must provide requested documentation and information in a timely manner. If Grantee does not timely provide documentation or information and Closing has not occurred, the Authority is not obligated to extend the initial term of the Commitment.

18. Modification. Modification or amendment of this Commitment is effective only if made in writing and signed by the parties hereto.

19. Publications. Grantee hereby authorizes OEDIT and the Authority to use information regarding or relating to the Project to publicize and/or report on their financing activities in any manner of communication or media including, but not limited to, in press releases, websites, social media, flyers, advertisements, community reports, etc. without Grantee's further authorization or consent, provided that confidential or other proprietary information is not shared. Grantee agrees to obtain prior written approval from OEDIT and the Authority before using the name or logo of OEDIT or the Authority in any press release, media event, website, social media, or any other public communication.

20. Counterparts. This Commitment may be executed in counterparts, and all signatures taken together will constitute one and the same instrument.

21. Entire Agreement. This Commitment constitutes the entire agreement of the parties hereto concerning the subject matter hereof, and supersedes all prior or contemporaneous understandings, oral representations, or agreements among the parties with respect to the subject matter hereof.

22. Electronic Signatures. The electronic signatures of the parties included in this Commitment, in any form, are intended to authenticate this writing, to bind the parties hereto, and to otherwise have the same force and effect as manual signatures. Delivery of a copy of this Commitment bearing an original or electronic signature by electronic mail in portable document format (.pdf) form, or by any other electronic means intended to preserve the original form of the document, will have the same effect as physical delivery of the paper document bearing an original or electronic signature.

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23. Effectiveness of Commitment. This Commitment will not become effective unless a duplicate copy hereof is returned to the Authority within 60 days of the date hereof with acceptance endorsed on said copy by the signature of an authorized representative of Grantee.

COLORADO HOUSING AND FINANCE AUTHORITY, a body corporate and political subdivision of the State of Colorado, solely in its capacity as the Program Administrator for the AFFORDABLE HOUSING FINANCING FUND, managed by the Colorado Office of Economic Development and International Trade, a Colorado state agency

By: DocuSigned by: _____
646C2D83B82C4BA...
Steve Boice, Manager of Business Finance
Colorado Housing and Finance Authority

ACCEPTED BY:

CITY OF WHEAT RIDGE,
a Colorado home rule municipality

By: _____
Patrick Goff, City Manager

Date: _____

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EXHIBIT A

A. **PRE-CLOSING DOCUMENTS**. Grantee must provide the Authority the following Pre-Closing Documents:

1. Copies of Grantee's formation documents and governance documents; Grantee's signature block; and a resolution from Grantee that, at a minimum, authorizes Grantee to acquire the land for the Project, obtain the Grant, execute the Closing Documents, and permit the recording of the Restrictive Covenant (the "**Grantee's Resolution**"). Grantee's Resolution must be certified as true and correct by the corporate secretary or other authorized representative if a meeting was held or must be executed by all of the directors, commissioners, council members, or other authorized representatives if no meeting was held and must designate the name and title of persons authorized to sign the Closing Documents. Grantee must provide a current list of all of Grantee's authorized representatives.

2. UCC Search, lien searches, and other Grantee entity searches, as applicable (to be ordered by the Authority).

3. Phase I Environmental Report, if the Grant amount exceeds $750,000 (to be ordered by Grantee).

4. Real Estate Tax Certificate evidencing no unpaid taxes due for the real property underlying the Project and all taxes due paid at Closing.

5. Executed copies of all leases affecting the Project, if any, which must be in form and substance satisfactory to the Authority. If the Project is subject to a ground lease, additional requirements will be provided.

6. A current commitment for an owner's policy of title insurance from a title company acceptable to the Authority, in the Authority's sole discretion. The title commitment must obligate the title company to issue a 2021 form ALTA Owner's Policy. The title commitment must contain a surveyed legal description for the Project and the county assessor's parcel number for the Project. The exception for taxes must be limited to taxes for the year of Closing and future years. The title company must provide the Authority copies of all the documents listed on the title commitment's Schedule B-2 as exceptions to title.

7. Copy of the purchase and sale agreement for the Project.

8. Appraisal acceptable to the Authority, in its sole discretion.

B. **CLOSING DOCUMENTS**. The Authority will provide the following Closing Documents to Grantee for review prior to Closing and for execution, attestation, sealing, and notarization, as appropriate, at Closing:

1. Settlement Statement
2. Grant Agreement
3. Restrictive Covenant
4. Certification Regarding Environmental Conditions
5. Grantee's Resolution
6. Grantee's Closing Certificate
7. Other documents at the Authority's discretion.

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EXHIBIT B
Program Reporting Requirements

Annual Reports are due on each anniversary of the Closing date, with the first report due on or before _____.

The annual report will include:

1. Project-level details for each funding award:
   a. Grantee/Recipient Name
   b. The following Property Information, to the extent applicable:
      i. Project name (At the time of application & upon completion, if changed)
      ii. Project Street Address
      iii. City and county location
      iv. Housing type (homeownership and/or rental)
      v. Unit count for deed-restricted units. Unit count will be used to determine anticipated or actual households served.
      vi. Unit count and bedroom count for market-rate units.
      vii. Proposed units in each AMI Level and average AMI of the Project.
      viii. Mixed-use properties must indicate the proposed percentage of mixed-use and proposed category of non-residential uses.
      ix. Environmental Certification: Green Building or Energy Efficient Certification Program
      x. Building codes in place at time of development
      xi. Distance to regularly scheduled transit or community center.
      xii. Maximum density allowed vs. proposed density of project
      xiii. Geothermal opportunity
      xiv. Final Electrification Level (e.g. 100% electrification) or specific infrastructure that was not electric and the schedule to convert to 100% electric.

2. Additional Project Details:
   Confirm the Project satisfies the following statutory priorities: high density, mixed-income, and environmentally sustainable.
      i. High-density: Informed by local density definitions and maximum allowable density based on local conditions.
      ii. Mixed-income commitment to serving a broad range of income levels within the development (at least 70% of units must be affordable housing)
      iii. Environmental Sustainability Requirements met.

3. Project Status Details:
   Confirm status of Project development and construction and inform the Authority of any update to number of planned affordable units. Once available, submit copy of complete development plan.

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EXHIBIT C
Development Plan Requirements

1. Updated land banking application, including the following updated information:
    a. Sources/uses (construction and perm if available)
    b. AMI Mix
    c. Environmental Sustainability Requirement certification and documentation
    d. Project budget, if available

2. Zoning verification letter, issued by either the municipality or county whose zoning laws and ordinances control zoning for the Property.

3. Project site plan, including the following:
    a. ALTA/NSPS Land Title Survey
    b. Drawings from civil or architectural engineer

4. Updated narrative including the following sections:
    a. Project overview
    b. Tax credit application status (if known or applicable)
    c. Development timeline
    d. Plan detailing measures Borrower will implement to ensure the Project complies with the Restrictive Covenant during the term thereof
    e. Consultant information (if known/applicable)
    f. Architect information (if known)
    g. General contractor information (if known)
    h. Utility information: description of how utilities will be brought to the project site

5. Market study (if required for tax credit application)

6. Evidence of remediation plan satisfactory to Authority in its sole for any Recognized Environmental Condition (REC) or other adverse environmental condition affecting the Project identified in the Phase I, Environmental Transaction Screen, or other documentation produced in connection with the Project

ITEM NUMBER: 1b
DATE: November 23, 2026

REQUEST FOR CITY COUNCIL ACTION

RESOLUTION NO. 56-2026

TITLE: A RESOLUTION ACCEPTING A PEACE OFFICERS BEHAVIORAL HEALTH SUPPORT AND COMMUNITY PARTNERSHIP GRANT PROGRAM AWARD IN THE AMOUNT OF $105,000 FROM THE STATE OF COLORADO DEPARTMENT OF LOCAL AFFAIRS

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

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:

On October 12, 2026, the City of Wheat Ridge received a Notice of Intent to Award Funds from the State of Colorado Department of Local Affairs (DOLA), Division of Local Government (DLG), approving a $105,000 grant under the Peace Officers Behavioral Health Support and Community Partnership (POMH) Grant Program. City Council action is required to formally accept the grant award, authorize the execution and submission of required administrative forms, and direct City staff to manage ongoing compliance and quarterly reporting.

PRIOR ACTION:

None. There have been no prior City Council actions regarding this grant application or award.

FINANCIAL IMPACT:

Approval of this resolution provides $105,000 in state grant revenue to support behavioral health services and wellness initiatives for Wheat Ridge Police Department peace officers and their immediate families. There is no local matching funds requirement for this grant. The grant contract runs for a one-and-a-half to two-year performance period and does not create a multi-fiscal year debt or financial obligation against the City's general credit or taxing powers beyond the state-provided grant funds. If the resolution is not approved, the City will forfeit the $105,000 state award and would need to fund these wellness initiatives through existing general fund allocations or

forego expanding behavioral health support for officers and their families.

BACKGROUND:

The State of Colorado Department of Local Affairs (DOLA), Division of Local Government (DLG), administers the Peace Officers Behavioral Health Support and Community Partnership (POMH) Grant Program to fund behavioral health services and wellness initiatives for law enforcement officers and their immediate families. Following a review of the City's application, DOLA issued a Notice of Intent to Award Funds on October 12, 2026, approving the Wheat Ridge Peace Officers Behavioral Health Support Program (POMH 27-049) for $105,000.

Because POMH state appropriations expire three years after receiving receipt by DOLA, grant contracts are structured with a one-and-a-half to two-year performance period to ensure timely use of funds. The Grant Agreement will be signed unilaterally by the State, meaning the City is not required to sign or return the contract packet itself. However, to accept the award and receive funds, the City must submit a completed W-9 form and optional Electronic Funds Transfer (EFT) form as soon as possible and submit quarterly expenditure reports and payment requests through DOLA’s online portal.

RECOMMENDATIONS:

Staff recommend that City Council approve Resolution No. 56-2026 to formally accept the $105,000 POMH Grant Program award and authorize staff to complete the required financial forms and reporting. Alternatively, City Council may choose to decline the grant award or postpone action; however, delaying approval will delay the submission of W-9 and EFT documentation and compress the City's one-and-a-half to two-year window to utilize the funds.

RECOMMENDED MOTION:

“I move to approve Resolution No. 56-2026, a resolution accepting a Peace Officers Behavioral Health Support and Community Partnership Grant Program award in the amount of $105,000 from the State of Colorado Department of Local Affairs.”

Or,

“I move to postpone indefinitely Resolution No. 56-2026, a resolution accepting a Peace Officers Behavioral Health Support and Community Partnership Grant Program award in the amount of $105,000 from the State of Colorado Department of Local Affairs, Division of Local Government for the following reason(s): _____.”

REPORT PREPARED/REVIEWED BY:

Shawn Wray, Division Chief
Chris Mutha, Police Chief
Patrick Goff, City Manager

ATTACHMENTS:

1. Resolution No. 56-2026
2. DOLA Notice of Intent to Award Funds Letter (POMH 27-049, dated October 12, 2026).

CITY OF WHEAT RIDGE, COLORADO

RESOLUTION NO. 56

SERIES OF 2026

TITLE: A RESOLUTION ACCEPTING A PEACE OFFICERS BEHAVIORAL HEALTH SUPPORT AND COMMUNITY PARTNERSHIP GRANT PROGRAM AWARD IN THE AMOUNT OF $105,000 FROM THE STATE OF COLORADO DEPARTMENT OF LOCAL AFFAIRS

WHEREAS, the City of Wheat Ridge, Colorado (the "City") has been approved by the State of Colorado Department of Local Affairs ("DOLA"), Division of Local Government ("DLG"), for a grant award in the amount of $105,000 (the "Grant Award") under the Peace Officers Behavioral Health Support and Community Partnership ("POMH") Grant Program; and

WHEREAS, the POMH Grant Program provides funding specifically to support behavioral health services and wellness initiatives for peace officers and their immediate families; and

WHEREAS, the Grant Agreement is structured for a one and a half to two-year performance period to ensure the timely utilization and distribution of funds prior to state appropriation expiration; and

WHEREAS, the City desires to accept and utilize the Grant Award to implement these vital behavioral health support initiatives for the Wheat Ridge Police Department; and

WHEREAS, acceptance of the Grant Award requires compliance with state reporting and administrative procedures, including the submission of a W-9 form and the completion of timely quarterly expenditure reports through DOLA's online portal; and

WHEREAS, it is necessary to evidence the acceptance of the Grant Award and authorize appropriate City officials to administer the grant funds and execute any required accompanying documents.

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

ATTACHMENT 1

Section 1. The City Council hereby approves the acceptance of the POMH Grant Award in the amount of $105,000 to support behavioral health services for peace officers and their immediate families.

Section 2. The Mayor or the City Manager of the City, or in their absence, any other member of the City Council, is hereby authorized and directed to execute and submit the required W-9 form, Electronic Funds Transfer (EFT) forms, and any other necessary documentation to DOLA to facilitate receipt of the grant funds.

Section 3. The appropriate officers and staff of the City, including the Wheat Ridge Police Department, are hereby authorized and directed to take all such actions and submit all such quarterly financial and progress reports as may be required by DOLA to maintain compliance with the Grant Agreement.

Section 4. Nothing contained in this Resolution or any associated Grant Agreement documentation shall constitute a debt, indebtedness, or multiple-fiscal year direct or indirect debt or other financial obligation of the City within the meaning of the Constitution or statutes of the State of Colorado or the home rule charter of the City, nor give rise to a pecuniary liability of the City or a charge against its general credit or taxing powers beyond the state-provided grant funds.

Section 5. If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 6. This Resolution shall be in full force and effect upon its passage and approval.

DONE AND RESOLVED this _____ day of _____, 2026.

CITY OF WHEAT RIDGE, COLORADO

_____
Korey Stites, Mayor

[SEAL]

ATTEST: _____
Janeece Hoppe, City Clerk

COLORADO
Department of Local Affairs
Division of Local Government

October 12, 2026

The Honorable Korey Stites, Mayor
City of Wheat Ridge
7500 W. 29th Ave
Wheat Ridge, CO 80033

Re: POMH 27-049 Wheat Ridge Peace Offices Behavioral Health Support Program, Notice of Intent to Award Funds and Next Steps.

Dear Mayor Stites:

Thank you for submitting your application to the Peace Officers Behavioral Health Support and Community Partnership (POMH) Grant Program. On behalf of the Department of Local Affairs, I am pleased to inform you that after a thorough review, you have been approved for a grant award of $105,000.00.

These funds will support behavioral health services for peace officers and their immediate families initiatives. To accept this award, please complete and return the required W-9 form sent to you in advance.

POMH funds expire three years after DOLA receives the appropriation, and any remaining balance is forfeited thereafter. To prevent underutilization, grant contracts are structured for a one and a half to two-year performance period. This enables DOLA to deobligate and redistribute unused funds before expiration, maximizing the impact of the appropriation while demonstrating the ongoing demand for peace officer behavioral health support across Colorado.

To support effective management, grantees are required to submit timely quarterly reports detailing all expenditures for the period. Accurately reporting expenses allows both your team and state staff to track spending rates effectively. Please note that unsubmitted or inaccurate reports may negatively impact future funding allocations. We encourage close communication with your program manager to monitor contract budgets. While program funding is limited, maintaining proactive oversight ensures all eligible peace officer programs have the opportunity to benefit from POMH resources.

Your Grant Agreement will be signed unilaterally by the State, so grantees are not required to sign or return the document packet to DOLA. All quarterly reports and payment requests must be submitted through DOLA's online portal.

ATTACHMENT 2

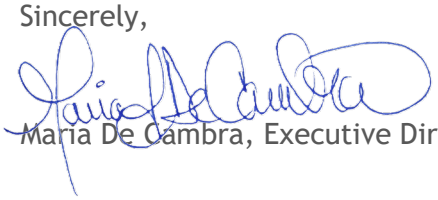
Next Steps:

- Complete and return the required W-9 form and optional EFT form included in this packet as soon as possible.
- You will receive the fully executed Grant Award Letter and Terms and Conditions packet via email. No signature or return of these documents is required.

Awarded grant funds derive from state tax proceeds, which may require local voter approval prior to expenditure. Please consult with your budget and legal counsel to determine if an election is necessary.

Thank you for your commitment to the Peace Officers Behavioral Health Support and Community Partnership Program. If you have any questions, please contact Ella Bowman at (303) 864-7896.

Sincerely,



Maria De Cambra, Executive Director, DOLA

Cc: Jen Clay, Administrative Program Coordinator
Ella Bowman, Program Manager
Todd Leopold, Regional Manager

ITEM NUMBER: 1c
DATE: November 23, 2026

REQUEST FOR CITY COUNCIL ACTION

RESOLUTION NO. 57-2026

TITLE: A RESOLUTION OF SUPPORT FOR AN APPLICATION TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS ENERGY AND MINERAL IMPACT ASSISTANCE FUND FOR CONSTRUCTION OF A REPLACEMENT OUTDOOR POOL AT ANDERSON PARK

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

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:

The Parks and Recreation Department seeks to apply for funding from the Colorado Department of Local Affairs Energy and Mineral Impact Assistance Fund to support the outdoor pool replacement project at Anderson Park. The application will be for $750,000 in funding, the maximum request allowed for Tier II of the program.

A resolution of support from City Council is required to apply for this funding program.

PRIOR ACTION:

City Council has received multiple briefings and updates related to the Anderson Park Outdoor Pool over the last several years, including:

- April 2025: Staff briefing on the pool's remaining lifespan and the initial public engagement strategy.
- October 2025: Adoption of the Parks and Recreation Pathway, which identified the outdoor pool as a priority project.
- August 2026: Contract awards to the Farnsworth Group for public engagement and design and to Wember Inc. for owner's representative services.
- November 16, 2026: Presentation of concept options ahead of public engagement phase.

The design phase began in September 2026, following Council direction and adoption of the 2026 budget.

FINANCIAL IMPACT:

One-to-one matching funds are required for this application. In the 2027 and 2028 budget years, following the certified passing of the 2A ballot question, funding for the construction phase of this project is anticipated to come from Certificates of Participation issued in spring 2027. This would cover the matching funds requirement.

If Council passes this Resolution and the grant program eventually awards the requested $750,000 in funding, that funding would be reimbursed from the State to the City after the project is completed. This potential funding would reduce the project's use of 2A funds.

BACKGROUND:

Anderson Outdoor Pool, located in Anderson Park, opened in 1979 and has served the community each summer since. Although the pool was renovated in 2008, the pool and its foundation remain largely original. The aging infrastructure is nearing the end of its useful life. Within the next two to four years, the pool will need to close indefinitely or be replaced, at an estimated cost of $12 million to $17 million.

In 2025, Wheat Ridge Parks and Recreation gathered public input on the future of Anderson Pool. Between April and August, more than 4,700 residents visited the project website, and more than 2,000 submitted survey responses, stories, or other feedback. Outreach included surveys in English and Spanish, booths at community events, outreach to schools and camps, and stakeholder presentations. Responses showed 94.3% support for replacing the pool and identified community priorities for amenities and features.

On November 16, 2026 Council gave consensus to present four concept options to the community for a public engagement phase taking place from November 20 through December 13, 2026, and including:

- An online survey and project information at WhatsUpWheatRidge.com.
- A project open house on Wednesday, December 2, from 6 to 7:30 p.m. at the Recreation Center.
- A booth at the Holiday Celebration on Saturday, December 5, from 3 to 6:30 p.m. at the Green at 38th.

Once Council selects a concept, the project will advance to schematic design. A second round of public engagement is anticipated during the first quarter of 2027.

More project information is available at https://whatsupwheatridge.com/anderson-pool.

In 2023, the City successfully applied for DOLA EIAF funding for the Green at 38th project.

RECOMMENDATIONS:

Staff recommend passing this Resolution to make an Energy and Mineral Impact Assistance Fund (EIAF) funding request eligible for Department of Local Affairs (DOLA) consideration.

RECOMMENDED MOTION:

"I move to approve Resolution No. 57-2026, a Resolution of Support for an application to the Colorado Department of Local Affairs Energy and Mineral Impact Assistance Fund for construction of a replacement outdoor pool at Anderson Park."

Or,

"I move to postpone indefinitely Resolution No. 57-2026, a Resolution of Support for an application to the Colorado Department of Local Affairs Energy and Mineral Impact Assistance Fund for construction of a replacement outdoor pool at Anderson Park for the following reason(s)."

REPORT PREPARED/REVIEWED BY:

Brandon Altenburg, Parks and Recreation Deputy Director
Karen O'Donnell, Parks and Recreation Director
Patrick Goff, City Manager

ATTACHMENTS:

1. Resolution No. 57-2026

CITY OF WHEAT RIDGE, COLORADO

RESOLUTION NO. 57

SERIES OF 2026

TITLE: A RESOLUTION OF SUPPORT FOR AN APPLICATION TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS ENERGY AND MINERAL IMPACT ASSISTANCE FUND FOR CONSTRUCTION OF A REPLACEMENT OUTDOOR POOL AT ANDERSON PARK

WHEREAS, multiple recent public engagement campaigns, including the Parks and Recreation Pathway and a 2025 project-specific engagement campaign, documented that community members support replacing the outdoor pool at Anderson Park; and

WHEREAS, the City is in the process of designing a replacement outdoor pool for Anderson Park; and

WHEREAS, the Colorado Department of Local Affairs Energy and Mineral Impact Assistance Fund exists as a potential funding and partner resource for public projects; and

WHEREAS, the City desires to submit an application to this program to request funds to support the construction of a replacement outdoor pool; and

WHEREAS, City Council supports a funding application to the Colorado Department of Local Affairs Energy and Mineral Impact Assistance Fund to request funding for the outdoor pool replacement project.

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

Section 1. The Mayor or the City Manager of the City or any other member of the City Council and all appropriate City officers are hereby authorized and directed to execute and deliver and the City Clerk is hereby authorized and directed to attest and deliver such other agreements and certificates and to take such other actions as may be necessary or convenient to carry out and give effect to the Assignment and this Resolution.

Section 2. Nothing contained in this Resolution, or the Assignment shall constitute a debt, indebtedness, or multiple-fiscal year direct or indirect debt or other financial obligation of the City within the meaning of the Constitution or statutes of the State or the home rule charter of any political subdivision thereof, nor give rise to a pecuniary liability of the City or a charge against its general credit or taxing powers.

ATTACHMENT 1

Section 3. If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 4. This Resolution shall be in full force and effect upon its passage and approval.

DONE AND RESOLVED this 23rd day of November 2026.

_____

Korey Stites, Mayor

[SEAL]

ATTEST:

_____

Lucy Spalenka, Sr. Deputy City Clerk

ITEM NUMBER: 2
DATE: November 23, 2026

REQUEST FOR CITY COUNCIL ACTION

COUNCIL BILL NO. 22-2026

TITLE: AN ORDINANCE AMENDING THE WHEAT RIDGE CODE OF LAWS CONCERNING THE OPERATION OF E-MOBILITY DEVICES

☒PUBLIC HEARING
☐BIDS/MOTIONS
☐RESOLUTIONS

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

QUASI-JUDICIAL ☐ YES ☒NO

ISSUE:

The City of Wheat Ridge has experienced increased use of e-mobility devices, including e-bikes, electric scooters, electric skateboards, one-wheels, and other electric personal transportation devices. Existing City regulations do not provide a comprehensive framework addressing device operation, permitted areas, speed restrictions, and the responsibilities of riders and potential commercial vendors, or the responsibilities of parents or guardians. This ordinance revises the Wheat Ridge Code of Laws to offer guidance on the use and operation of e-mobility devices.

PRIOR ACTION:

City Council discussed this issue at the August 17, 2026 study session and provided consensus to bring forward an ordinance for final consideration.

City Council approved this ordinance on first reading on November 9, 2026. A motion was made by Councilmember Hultin and seconded by Councilmember Okada and approved by a vote of 8 to 0.

FINANCIAL IMPACT:

There is presently no fiscal impact on the City of Wheat Ridge. Should the City Council adopt the ordinance, any associated expenditures are anticipated to be modest and limited to public education materials, signage, and related communications.

BACKGROUND:

E-mobility devices provide an alternative mode of transportation that is accessible,

cost-effective, and environmentally sustainable. As use of these devices has increased within the City, staff have identified several operational and safety considerations. These include interactions with pedestrians and motor vehicles, higher speeds on multi-use paths, sidewalk use that may affect pedestrian movement, unpredictable roadway behavior, operation by underage individuals, nighttime use without lighting, and distracted operation. The absence of specific regulations limits the City's ability to address these issues consistently.

E-mobility devices vary widely in speed, operational characteristics, and legal classification. Colorado law and local codes distinguish among electric bicycles, electric scooters, skateboards, one-wheels and electric unicycles, electric mopeds, and devices used for mobility assistance under the Americans with Disabilities Act (ADA). Class 1 and Class 2 electric bicycles appear to be the most common devices in use in Wheat Ridge. This ordinance accounts for these distinctions and ensures that ADA-compliant mobility devices remain unrestricted in accordance with federal requirements.

Several nearby jurisdictions have adopted regulations addressing similar topics. Denver regulates speed, permitted operating locations, parking, and commercial fleet responsibilities. Lakewood has rules specific to its trail system. Arvada regulates sidewalk operation, speed, and vendor permitting. Golden restricts device use in designated high-pedestrian areas. Westminster uses traffic and park rules to address speed limits, permitted routes, and nighttime operation.

The proposed ordinance adds a new Article VII to Chapter 13 of the Wheat Ridge Code of Laws to establish regulations for electric bicycles, electric motorized devices, low-speed conveyance vehicles, bicycles, and human-powered devices such as scooters and skateboards. It defines device classifications based on motor power and operating characteristics and establishes where devices may be operated. Electric bicycles would be permitted on streets, bicycle lanes, and multi-use paths where bicycles are allowed, subject to posted restrictions. Electric bicycles and other covered electric devices would generally be prohibited on sidewalks, with limited exceptions.

The ordinance also authorizes permanent or temporary dismount zones, requires safe speeds and yielding to pedestrians, and requires a valid driver license or other applicable state-recognized license to operate covered electric devices capable of traveling 20 miles per hour or faster. Riders and passengers under age 18 would be required to wear helmets on bicycles and other covered devices. Parents and guardians could be held responsible for allowing or facilitating violations by minors.

RECOMMENDATION:

Staff recommend approval of the ordinance.

RECOMMENDED MOTION:

"I move to approve Council Bill No. 22-2026, an ordinance amending the Wheat Ridge Code of Laws concerning the operation of e-mobility devices, on second reading, and to take effect 15 days after final publication."

Or,

"I move to table indefinitely Council Bill No. 22-2026, an ordinance amending the Wheat Ridge Code of Laws concerning the operation of e-mobility devices for the following reason(s)."

REPORT PREPARED/REVIEWED BY:

E. Kellogg, Division Chief of Police
Chris Murtha, Police Chief
Jerry Dahl, City Attorney
Patrick Goff, City Manager

ATTACHMENTS:

1. Council Bill No. 22-2026

CITY OF WHEAT RIDGE, COLORADO
INTRODUCED BY COUNCIL MEMBER HULTIN
Council Bill No. 22
Ordinance No. 1855
Series 2026

TITLE: AN ORDINANCE AMENDING THE WHEAT RIDGE CODE OF LAWS CONCERNING THE OPERATION OF E-MOBILITY DEVICES

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 previously adopted Chapter 13 of the Wheat Ridge Code of Laws (the "Code") concerning motor vehicles and traffic; and

WHEREAS, the Council now wishes to amend Chapter 13 of the Code to address and include the use of electric bicycles, electric motorized devices, low-speed conveyance vehicles, and operating requirements associated therewith.

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

Section 1. Article VII of Chapter 13 enacted.

The Council hereby enacts a new Article VII of Chapter 13 of the Code, to read in its entirety as follows:

ARTICLE VII. ELECTRIC CONVEYANCE VEHICLES

Sec. 13-101. Findings and purpose.

The city council finds that regulation of electric conveyance vehicles under this Article is necessary for the following reasons:

(a) Electric bicycles and similar devices provide useful transportation and recreation options.

(b) Reasonable regulations are necessary to protect pedestrians, promote safe operation, clarify device classifications, and assign responsibility for violations involving minors.
(c) The purpose of this Article is to regulate the operation of electric bicycles, electric motorized devices, low-speed conveyance vehicles, and similar devices within the city in a manner that promotes public safety, protects pedestrians, and aligns local regulation with applicable state law.

Sec. 13-102. Definitions.

For purposes of this Article, the following words and phrases shall have the meanings set forth below:

Bicycle means a vehicle propelled by human power applied to pedals upon which a person may ride, having two tandem wheels or two parallel wheels and one forward wheel.

Electric bicycle or e-bike means a vehicle that meets the definition of an electric bicycle under Colorado state law, as amended, including a device with two or three wheels, fully operable pedals, and an electric motor of not more than seven hundred fifty (750) watts, classified under state law as Class 1, Class 2, or Class 3.

Class 1 electric bicycle means an electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches twenty (20) miles per hour.

Class 2 electric bicycle means an electric bicycle equipped with a motor that may provide assistance whether or not the rider is pedaling and that ceases to provide assistance when the bicycle reaches twenty (20) miles per hour.

Class 3 electric bicycle means an electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches twenty-eight (28) miles per hour.

Electric moto or electric motor-driven device means an electric two-wheeled or three-wheeled device that exceeds the state definition of an electric bicycle, including because it has a motor rated at more than seven hundred fifty (750) watts, and that is not otherwise classified as a low-speed electric vehicle, motorcycle, or other vehicle under state law.

Motorcycle means a motor vehicle that is designed to travel on not more than three wheels in contact with the ground and that has a motor rated at more than four

thousand five hundred (4,500) watts, or that otherwise meets the definition of motorcycle under state law.

Low-speed conveyance vehicle means a low-speed electrically powered device or similar conveyance intended for personal transportation, whether standing or seated, including devices recognized or regulated under state law or this Code, but excluding an electric bicycle, electric moto or motorcycle.

Self-powered device means a skateboard, scooter, push scooter, or similar device propelled solely by human power.

Dismount zone means any sidewalk, crosswalk, trail segment, plaza, corridor, park area, or other public area designated by ordinance, sign, marking, or official traffic control device where a person must dismount and walk the device.

Parent or guardian means a parent, legal guardian, custodian, or other adult responsible for the care or supervision of a minor.

Sec. 13-103. Applicability of state law.

In addition to the requirements of this Article, bicycles, electric bicycles, low-speed conveyance vehicles, electric motor-driven devices, motorcycles, and self-powered devices shall be subject to all applicable provisions of Colorado law and other applicable provisions of this Code. If a term used in this Article is defined by Colorado law, that state-law definition shall control unless this Article expressly provides a more specific term, definition, or as appropriate, local operating rule that is not inconsistent with state law.

Sec. 13-104. Classification of devices.

(a) A device meeting the Colorado state-law definition of an electric bicycle, including the limitation of not more than seven hundred fifty (750) watts, shall be regulated as an electric bicycle.

(b) A device with electric propulsion that exceeds seven hundred fifty (750) watts shall not be considered an electric bicycle for purposes of this Code and shall instead be regulated according to its applicable classification under state law and this Code, including as an electric moto, low-speed conveyance vehicle, or motorcycle.

(c) A device with a motor rated at more than four thousand five hundred (4,500) watts shall be treated as a motorcycle, unless state law requires a different classification.

(d) Low-speed conveyance vehicles are included within the scope of this Article to the extent not preempted by state law.

Sec. 13-105. Places of operation.

(a) *Bicycles and self-powered devices***.** A person may operate a bicycle or self-powered device on streets, paths, and other areas where permitted by law, subject to the restrictions of this Article.

(b) *Electric bicycles***.** A person may operate an electric bicycle on streets, bicycle lanes, and multi-use paths where bicycles are permitted, except where prohibited by this Article or by posted sign, marking, or traffic control device.

(c) *Electric motos and low-speed conveyance vehicles***.** A person may operate an electric moto or low-speed conveyance vehicle only in areas where such operation is expressly authorized by state law or this Code and is not prohibited by sign, marking, or traffic control device.

(d) *Sidewalks***.** No person shall operate an electric bicycle, electric moto, or low-speed conveyance vehicle on a sidewalk, unless specifically authorized by posted city designation or as necessary to enter or leave adjacent property in a safe manner.

(e) *Dismount zones***.** No person shall ride a bicycle, electric bicycle, self-powered device, electric moto, or low-speed conveyance vehicle in a designated dismount zone. Any such person shall dismount and walk the device through the designated area.

Sec. 13-106. Dismount zone designation; prohibited locations

(a) The city may establish permanent or temporary dismount zones by ordinance, resolution, sign, pavement marking, barricade, or other official traffic control device.

(b) The city manager or their designee is authorized to designate additional dismount zones when necessary to protect pedestrian safety, address congestion, or respond to site-specific operational conditions.

(c) Notice of a dismount zone shall be sufficient if indicated by a sign, marking, barricade, or other official traffic control device placed in or near the affected area.

(d) Nothing in this section shall be construed to authorize operation of a device in a location where that device is otherwise prohibited.

Sec. 13-107. Speed and license requirements.

(a) No person shall operate any device governed by this Article at a speed greater than is reasonable and prudent under the conditions then existing.

(b) Any electric bicycle, electric moto, low-speed conveyance vehicle, or similar electrically powered device capable of operating at twenty (20) miles per hour or higher

shall be operated only by a person holding a valid driver license or other license recognized by Colorado law for lawful operation of the applicable device classification.

(c) If state law requires registration, licensing, endorsement, insurance, or other equipment for a device classified above an electric bicycle, compliance with such state-law requirements is mandatory.

Sec 13-108. Helmets required.

(a) Any person under eighteen (18) years of age operating or riding upon an electric bicycle, low-speed conveyance vehicle, electric moto, self-powered device, or bicycle shall wear a properly fitted and fastened bicycle or motorized-device helmet meeting any standards required by state law.

(b) No parent or guardian shall knowingly permit a person under eighteen (18) years of age to operate or ride a device governed by this Article without the helmet required by this Section.

Sec. 13-109. Yield to pedestrians.

(a) Every person operating or riding a bicycle, electric bicycle, self-powered device, low-speed conveyance vehicle, or electric moto shall yield the right-of-way to pedestrians.

(b) When approaching or overtaking a pedestrian on a path, trail, sidewalk-access crossing, or other shared-use area, the operator shall exercise due care, give an audible signal when reasonably necessary, and pass only when it is safe to do so.

(c) No person shall operate any device governed by this Article in a manner that endangers or interferes with pedestrian travel.

Sec. 13-110. Responsibility for minors.

(a) It shall be unlawful for any parent or guardian to authorize, allow, direct, assist, encourage, or knowingly permit a minor to operate or ride a bicycle, electric bicycle, self-powered device, low-speed conveyance vehicle, or electric moto in violation of this Article.

(b) A parent or guardian who violates this Section shall be subject to the same penalties under the Code applicable to the underlying violation, in addition to any other remedy authorized by law.

Sec. 13-111. Penalties.

Any person violating any provision of this Article shall be subject to the penalties and enforcement procedures set forth in Section 1-5 of this Code. Each separate occurrence

or each day of a continuing violation may be treated as a separate offense to the extent permitted by law.

Sec. 13-112. Exceptions.

This Article shall not apply to peace officers, emergency responders or City employees acting within the course and scope of official duties, except that all such persons shall yield to pedestrians whenever reasonably necessary for public safety.

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 8 to 0 on this 9th day of November 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 November 23, 2026, at 6:30 p.m., in the Council Chambers, 7500 West 29th Avenue, Wheat Ridge, Colorado.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of ___ to ___, this _____ day of _____ 2026.

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

_____
Korey Stites, Mayor

ATTEST:

_____
Janeece Hoppe City Clerk

Approved as to Form:

_____
Gerald E. Dahl, City Attorney

First Publication: November 10, 2026
Second Publication: November 24, 2026
Effective Date: December 9, 2026

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

ITEM NUMBER: 3
DATE: November 23, 2026

REQUEST FOR CITY COUNCIL ACTION

COUNCIL BILL NO. 23-2026

TITLE: AN ORDINANCE AMENDING ARTICLE V OF CHAPTER 16 OF THE WHEAT RIDGE CODE OF LAWS CONCERNING NOISE REGULATION

☒PUBLIC HEARING
☐BIDS/MOTIONS
☐RESOLUTIONS

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

QUASI-JUDICIAL ☐ YES ☒NO

ISSUE:

This ordinance responds to the Supreme Court's decision in *Hobbs v. City of Salida* by revising the City's noise standards to comply with the statutory requirement that local regulations be "no less restrictive" than state noise law. It also amends the City's amplified sound permit system to require compliance with state noise standards, except for permits the City issues to itself for authorized uses on City property and permits issued by special districts or nonprofits for authorized uses on land they own.

PRIOR ACTION:

Council most recently amended the noise ordinance in 2021.

City Council discussed this issue at the August 17, 2026 study session and provided consensus to bring forward an ordinance for final consideration.

City Council approved this ordinance on first reading on November 9, 2026. A motion was made by Councilmember Larson and seconded by Councilmember Wood and approved by a vote of 8 to 0.

FINANCIAL IMPACT:

None

BACKGROUND:

The City's noise ordinance dates from 1977. The ordinance has been amended several times, most recently to revise the limits on noise produced by industrial properties and by

the addition of a subsection permitting the City Manager to issue outdoor amplified sound event permits. Both of these subsections were enacted after extensive public engagement, and in response to noise generated by commercial and industrial activities.

The industrial noise regulation created both a table for industrial noise limits and a system whereby the business owner in an industrial zone district could apply for a permit for a different decibel level, responsive to local conditions. This system was put in place and effectively used for noise complaints from neighbors adjacent to the Rocky Mountain Bottle Company.

The outdoor amplified sound permit program, also recently enacted, has been used primarily by businesses wishing to provide live outdoor amplified music. This system was put in place in response to neighbor complaints around these businesses. While no permit system and noise level regulation is perfect, it has served to address the primary concern of neighbors and businesses. The amplified sound permit regulation allows noise in excess of the standard limits, and in excess of the state noise standards at CRS 25-12-103.

In September 2025, the Colorado Supreme Court entered its opinion in *Hobbs v. City of Salida*. In that case, a private property owner challenged the City's issuance of an amplified noise permit to a private business for outdoor entertainment in excess of the state noise standards. The Court held that an exception in the state statute for sound associated with events permitted by the state or its political subdivisions (and a narrow category of nonprofits) did not extend to a permit which the City had granted to a private business on private property.

The proposed ordinance amends Section 16-103 of the Wheat Ridge Code of Laws concerning noise regulation to align with Colorado's Noise Abatement Act and the Colorado Supreme Court's September 2025 decision in *Hobbs v. City of Salida*. The ordinance clarifies enforcement options, revises noise limits, and updates requirements for outdoor amplified sound permits.

The ordinance allows officers, at their discretion, to use state noise restrictions as guidance when determining whether noise is unreasonable under City code or to cite violations of the state statute into county court. It updates limits for noise originating on industrial properties based on the receiving property's classification, with daytime hours of 7 a.m. to 7 p.m. and nighttime hours of 7 p.m. to 7 a.m.

For outdoor amplified sound permits issued to non-governmental entities, the ordinance prohibits sound exceeding state limits when measured at least 25 feet from the source property line. The City Manager may impose lower limits. The ordinance also clarifies that state noise exemptions apply only to the extent required by state law and preserves the City's independent authority to regulate noise.

RECOMMENDATION:
Staff recommend approval of the ordinance.

RECOMMENDED MOTION:
"I move to approve Council Bill No. 23-2026, an ordinance amending Article V of Chapter 16 of the Wheat Ridge Code of Laws concerning noise regulation, on second reading, and to take effect 15 days after final publication."

Or,

"I move to table indefinitely Council Bill No. 23-2026, an ordinance amending Article V of Chapter 16 of the Wheat Ridge Code of Laws concerning noise regulation for the following reason(s)."

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

ATTACHMENTS:
1. Council Bill No. 23-2026

CITY OF WHEAT RIDGE, COLORADO
INTRODUCED BY COUNCIL MEMBER LARSON
COUNCIL BILL NO. 23
ORDINANCE NO. 1856
Series 2026

TITLE: AN ORDINANCE AMENDING ARTICLE V OF CHAPTER 16 OF THE WHEAT RIDGE CODE OF LAWS CONCERNING NOISE REGULATION

WHEREAS, the City of Wheat Ridge 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 Article V of Chapter 16 of the Wheat Ridge Code of Laws (the "Code") concerning unreasonable noise and disturbing the peace; and

WHEREAS, City Council finds it necessary to amend section 16-103 to conform the same to the state statute on noise abatement, as interpreted by the Colorado Supreme Court in the recent decision of *Hobbs v City of Salida* (September 8, 2025).

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

Section 1. Section 16-103 is amended by the addition of new subsection (b) (5) to read as follows:

Sec. 16-103. – *Unlawful noise; residential and commercial properties* disturbing the peace.

(b) *Unlawful noise; residential and commercial properties.* It is unlawful for any person to make, continue or cause to be made or to permit or assist another to make, continue or cause to be made, any unreasonable noise which, under all of the circumstances presented, would annoy, injure or endanger the comfort, repose or peace of a person of ordinary sensitivities including but not limited to the following: the sounding of any horn, signaling device, or similar device on any automobile, motorcycle or other vehicle; any amplified signal from any bell, chime, siren, whistle or similar device intended for nonemergency purposes; any signaling device including fire, burglar, siren, whistle unless in an emergency; radios, televisions, boom boxes, phonographs, stereos, musical instruments and similar devices. Unavoidable noise does not qualify as unreasonable noise.

The FOLLOWING noises and circumstances shall be deemed as unreasonable:

ATTACHMENT 1

(1) . . .

(5) IN THEIR SOLE DISCRETION, OFFICERS IN THE FIELD MAY CONSIDER THE NOISE RESTRICTIONS ESTABLISHED IN CRS 25-12-103 AS A GUIDE TO DETERMINE WHETHER A NOISE IS UNREASONABLE UNDER THIS CODE SECTION, AND ALTERNATIVELY, MAY WRITE A VIOLATION OF STATE STATUTE INTO COUNTY COURT UNDER CRS 25-12-103.

Section 2. Code section 16-103 (c) is amended to adjust the times and dba limits in Table A as follows:

(c) *Unlawful noise; industrial properties.* It shall be unlawful for any person to emit or cause to be emitted any noise which leaves the premises on which it originates, crosses a property line, and enters onto any other premises in excess of the sound pressure levels during the time periods as specified in Table A.

(1) . . .

Table A: Allowable Noise Levels (in DBA) with Time of Day Allowance

Receptor premises 7:00 a.m.—**7:00 p.m./7:00 p.m**.—7:00 a.m.			
Source premises			
	Residential	Commercial	Industrial
Industrial	55/50	**60/55**	80/75

Section 3. Section 16-103(d) of the Code of Laws is amended by repealing and replacing subparagraph (d)(3)c as follows:

(d) *Permit for outdoor amplified sound event.* No person shall conduct an outdoor amplified sound event without first obtaining the permit to do so. The event sponsor must apply for and receive a permit for the event, on forms provided by the city clerk. An outdoor amplified sound event is permitted under this section, under the following conditions:

(1) . . .

(3) All outdoor amplified sound event permits, shall be subject to the following requirements in addition to those imposed by the city manager in each case:

a. . . .

c. UNLESS ISSUED TO THE STATE, THE CITY, OR A POLITICAL SUBDIVISIION OF THE STATE, THE PERMIT SHALL NOT AUTHORIZE, ALLOW, OR OTHERWISE PERMIT THE PRODUCTION, REPRODUCTION, OR AMPLIFICATION OF SOUND WHICH EXCEEDS THE MAXIMUM PERMISSIBLE NOISE LEVELS SET FORTH AT CRS 25-12-103(1), MEASURED AT A DISTANCE OF TWENTY-FIVE FEET OR MORE FROM THE PROPERTY LINE OF THE SOURCE PREMISES, AND ARE:

Zone	7:00 a.m. -7:00 p.m.	7:00 p.m. – 7:00 a.m.
Residential	55 db(A)	50 db(A)
Commercial	60 db(A)	55 db(A)
Light Industrial	70 db(A)	65 db(A)
Industrial	80 db(A)	75 db(A)

THE CITY MANAGER MAY IMPOSE SOUND LIMITS LOWER THAN THE STATE MAXIMUMS ON SUCH PERMIT.

Section 4. Section 16-103 is amended by the addition of new subsection (i) to read:

(i) State law exemptions.

ACTIVITIES EXPRESSLY EXEMPT FROM THE COLORADO NOISE ABATEMENT ACT PURSUANT TO CRS 25-12-103, AS AMENDED, SHALL BE TREATED AS EXEMPT FROM THE STATE LAW NOISE LIMITS ONLY TO THE EXTENT REQUIRED BY STATE LAW. SUCH EXEMPTION SHALL NOT BE CONSTRUED TO LIMIT THE CITY'S INDEPENDENT AUTHORITY TO REGULATE NOISE PURSUANT TO THIS CHAPTER.

Section 4. 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 8 to 0 on this 9th day of November 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 November 23, 2026, at 6:30 p.m., in the Council Chambers, 7500 West 29th Avenue, Wheat Ridge, Colorado.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of ___ to ___, this _____ day of _____ 2026.

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

Korey Stites, Mayor

ATTEST:

_____

Janeece Hoppe, City Clerk

Approved as to Form:

_____

Gerald E. Dahl, City Attorney

First Publication: November 10, 2026
Second Publication: November 24, 2026
Effective Date: December 9, 2026
Published: Jeffco Transcript and www.ci.wheatridge.co.us

ITEM NUMBER: 4
DATE: November 23, 2026

REQUEST FOR CITY COUNCIL ACTION

RESOLUTION NO. 52-2026

TITLE: A RESOLUTION ADOPTING THE CITY BUDGET AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES FOR THE CITY OF WHEAT RIDGE, COLORADO FOR THE 2027 BUDGET YEAR

☒PUBLIC HEARING
☐BIDS/MOTIONS
☒RESOLUTIONS

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

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:

Sections 10.7 and 10.9 of the Wheat Ridge City Charter require that a public hearing on the proposed budget be conducted before its final adoption and that the budget be adopted by resolution on or before the final day (December 15, 2026) established by state statute for certification of the next year's tax levy to the county.

The proposed 2027 budget expenditures include the following:

- Proposed budget (all funds) in the amount of $95,058,981
- A General Fund budget in the amount of $57,220,965
- An unrestricted fund balance of $9,730,607 or 17% of expenditures plus 3% emergency reserves ($1,716,629)
- Proposed CIP Fund in the amount of $3,270,000
- Proposed Renewal Wheat Ridge Bond Project Fund in the amount of $649,000
- Proposed 2J Next Chapter Bond Fund in the total amount of $28,437,118
- Special Revenue Funds in the amount of $5,481,898

PRIOR ACTION:

- July 1, 2026: the 2027 City Budget Process page launched on WhatsUpWheatRidge.com.
- September 14, 2026: the Community Partners Grant Program Committee presented their 2027 budget recommendations to Council for consideration
- October 30, 2026: the 2027 Proposed Budget was posted online at wheatridge.gov and WhatsUpWheatridge.com for the public's review, and the

budget books were distributed to members of City Council. One copy is available in the City Clerk's Office for public review
- November 16, 2026: the Proposed 2027 budget was presented to City Council

FINANCIAL IMPACT:
A total budget (all funds) in the amount of $95,058,981 is proposed.

BACKGROUND:
At the November 16, 2026, Study Session, City Council provided staff with consensus to bring the proposed budget forward to public hearing and adoption with an amendment to address budget entry errors that resulted in an overage of $710,209. This overage has been corrected through 1) minor reductions in several line items and 2) through a $700,000 reduction to the transfer from the General Fund into CIP and subsequently reducing the preventative maintenance line item in the CIP by the same amount from $2.5 million to $1.8 million. These funds will be backfilled with 2A COP revenue once issued in 2027. Overall, this has resulted in a $111,341 reduction to the total budget number.

The 2027 Proposed Budget directs resources toward Council's priorities, with an emphasis on maintaining public assets, improving safety and connectivity, and delivering voter-approved infrastructure projects. Key investments include:

- **Transportation and neighborhood safety** - The Capital Improvement Program provides $1.8 million for preventive street maintenance, $500,000 to complete the Wadsworth Path project, $200,000 for street striping, $200,000 for the Neighborhood Traffic Management Program, and $120,000 for accessibility improvements. These investments preserve streets and improve travel for pedestrians, bicyclists, and drivers.
- **Next Chapter infrastructure** - The 2J Next Chapter program includes $28.4 million in proposed expenditures, including $5.0 million in debt service. Investments advance the 38th Avenue West and Refresh projects, sidewalk connections, bicycle facilities, and stormwater improvements, along with design work for multi-modal improvements to Tabor Street and 35th Avenue.
- **Drainage and community resiliency** - In addition to emergency stormwater work funded through Next Chapter, the budget provides $400,000 for design of the Clear Creek drainage project from 44th Avenue to Balsam Street. These investments address aging infrastructure and advance efforts to reduce flooding risks.
- **Parks, trails, and recreation** - The Open Space Fund provides $1.5 million for Clear Creek Trail improvements, $280,000 for Anderson Pool replacement design and preconstruction work, and $125,000 for engagement and design associated with a potential future park at the Ward Road Station area. Recreation Center improvements receive $200,000 through the Conservation Trust Fund and $199,000 through the Renewal Wheat Ridge Bond Projects Fund.

- **Public safety and community support** - Continued funding for police operations, traffic safety, victim assistance, behavioral health partnerships, and homeless navigation supports coordinated responses to community needs. Investments in technology and administrative systems strengthen service delivery and organizational capacity.
- **Housing and economic vitality** - Resources support implementation of the City Plan, Wheat Ridge Prosperity Plan, and Affordable Housing Strategy, alongside continued work with local businesses and major redevelopment opportunities. Housing initiatives and community partnerships help expand opportunity and support residents.

Together, these investments address immediate service and maintenance needs while advancing the community's longer-term goals. Successful implementation will require careful coordination of project schedules, available funding, and future operating costs.

Fiscal Stewardship
This budget maintains strong reserves and meets all legal and policy requirements: A 17% unrestricted General Fund balance, consistent with City policy and the Government Finance Officers Association's best practice. A 3% TABOR emergency reserve, protecting the City against unforeseen circumstances. By balancing ongoing expenditures with recurring revenues and dedicating fund balance to one-time projects, the City safeguards its fiscal stability while still advancing community priorities.

Short-Term Fiscal Challenges and Opportunities
The City enters 2027 with resources to advance significant community investments, but limited flexibility in its operating budget. General Fund revenues are projected at $54.9 million, compared with $58.5 million in proposed expenditures and transfers. The resulting $3.6 million use of fund balance makes it essential to distinguish one-time costs from ongoing commitments and closely monitor financial performance throughout the year.

Rising compensation, employee benefits, insurance, utilities, fuel, and technology costs continue to put pressure on service delivery. Development-related revenues remain sensitive to project timing, while sales and use tax revenues depend on consumer spending and business activity. Wheat Ridge's local economy remains relatively strong, supported by new commercial development. Sales tax revenues are projected to increase by 3.6% in 2026 and 4.6% in 2027. The anticipated completion of the City's planned ARPA spending in 2026 will end a temporary funding source, requiring continued evaluation of how to sustain associated services within available ongoing resources.

The 2026 budget is projected to close with an unrestricted General Fund reserve of 24.5% of operating expenditures. The proposed 2027 budget maintains this reserve at approximately 17%, meeting the City's minimum requirement but remaining below its

25% target. Achieving this level required releasing $1.65 million in restricted reserves set aside for one-time expenditures and $1.085 million reserved for a loan to the Fruitdale Lofts project into undesignated reserves. This reserve level provides a buffer against unexpected costs and revenue shortfalls while underscoring the need to rebuild financial flexibility.

Several opportunities support the City's near-term outlook. Voter-approved Next Chapter funding allows Wheat Ridge to address infrastructure needs, while outside grants extend the reach of local resources. The anticipated 2027 Next Chapter bond issuance provides an opportunity to align financing with project readiness and advance the remaining infrastructure program.

Continued investment at Clear Creek Crossing, the Lutheran Legacy Campus, Wadsworth Boulevard, and 38th Avenue offers opportunities to strengthen the economic base over time. Implementation of the Wheat Ridge Prosperity Plan and support for existing businesses can further encourage private investment and economic activity. Modernized City systems also offer opportunities to improve financial reporting, streamline work, and strengthen customer service.

Staff will monitor revenues, expenditures, vacancies, and project commitments throughout 2027 and recommend adjustments as conditions warrant. The immediate objective is to maintain essential services, deliver funded projects, and preserve reserves while positioning the City for greater long-term financial stability.

Protecting essential services and financial stability
General Fund revenues for 2027 are projected at $54,890,373, an increase of 2.8% over estimated 2026 year-end revenues and 7.6% over budgeted 2026 revenues. Estimated 2026 year-end revenues exceed the 2026 budget by 4.6%. The projected beginning fund balance of $15,258,068 brings total available General Fund resources for 2027 to $70,148,441.

General Fund operating expenditures in 2027 are budgeted at $57,220,965, a 3.85% increase over the adjusted 2026 budget. The projected ending fund balance is $11,627,476, of which $9,730,607 is unrestricted, equivalent to 17% of operating expenditures.

Delivering transportation and drainage improvements
The proposed budget advances the infrastructure commitments made to Wheat Ridge residents while continuing the maintenance needed to protect existing assets.

The $3.3 million Capital Improvement Program includes:

- $1.8 million for preventive street maintenance
- $500,000 to complete the Wadsworth Path project
- $400,000 for design of the Clear Creek drainage project from 44th Avenue to

Balsam Street
- $200,000 for street striping
- $200,000 for the Neighborhood Traffic Management Program
- $120,000 for accessibility improvements
- $50,000 for Improve Wadsworth project closeout

The 2J Next Chapter program represents the City's largest infrastructure investment. Proposed 2027 expenditures total $28.4 million, including $5.0 million in debt service. The capital program advances corridor improvements, stormwater rehabilitation, sidewalk connections, bicycle facilities, and accessible pedestrian infrastructure.

2J Next Chapter Bond Fund projects for 2027 include:

- $11.5 million for the 38th Avenue West improvement project, including utility undergrounding and initial construction
- $4 million for the Tabor Street multi-modal project design
- $3.5 million for sidewalk and ADA improvements
- $1.65 million for storm sewer repair and maintenance
- $1.4 million for 35th Avenue multi-modal project design
- $1.0 million for the 38th Avenue Main Street Refresh project design

The 2J Next Chapter financial plan anticipates another bond issuance in 2027 in the amount of approximately $47.5 million to support the remaining voter-approved program. Staff will coordinate financing with project readiness, construction schedules, and cash-flow needs. Because these proceeds support a multiyear construction program, a substantial year-end bond fund balance represents resources committed to future work.

The future 2J Next Chapter Bond Fund proposes to provide additional funding for the 38th Avenue West project, 38th Avenue Main Street Refresh project, Tabor Street multi-modal project, 35th Avenue multi-modal improvements, and sidewalk and ADA improvements.

The Renewal Wheat Ridge Bond Projects Fund provides an additional $649,000, including $450,000 for Youngfield Street sidewalk improvements and $199,000 for Wheat Ridge Recreation Center improvements.

Beyond the current capital program, sustainable funding for streets, drainage, and public facilities remains a significant policy issue. Implementation of the Stormwater Master Plan and evaluation of a potential stormwater utility fee will help Council assess how to address continuing stormwater system needs.

Maintaining parks, trails, and recreation facilities
The proposed budget continues implementation of the Parks and Recreation Pathway

through maintenance, trail improvements, and planning for future facilities.

The Open Space Fund includes $4.2 million in expenditures, supporting parks and forestry personnel as well as capital and maintenance projects. Major investments include $1.5 million for Clear Creek Trail improvements, $1.1 million for various park and open space maintenance projects, $280,000 for Anderson Pool replacement design and preconstruction work, $260,000 for Clear Creek Trail feasibility study and $125,000 for engagement and design associated with a potential future park at the Ward Station area.

The future five-year Open Space Budget proposes the continuation of miscellaneous open space, forestry and park improvements, playground replacement at Discovery Park, construction of the Ward Station park, Clear Creek Trail erosion mitigation and funding for Parks employees.

The Conservation Trust Fund includes $235,000, with $200,000 for Recreation Center improvements and $35,000 for parks maintenance.

The future five-year Conservation Trust Budget proposes to provide funds for recreation facilities maintenance needs, parks maintenance projects, and playground replacement at Discovery Park.

Supporting public safety, housing, and economic vitality
The proposed budget sustains police services, traffic safety efforts, victim assistance, behavioral health partnerships, and homeless navigation. Together, these services support enforcement, prevention, and coordinated responses to residents experiencing crisis.

The budget also continues modernization of financial, administrative, and public-facing systems. These investments should improve access to services, strengthen financial controls, reduce administrative work, and provide better information for decision-making.

Implementation of the City Plan, Wheat Ridge Prosperity Plan, and Affordable Housing Strategy remains central to the City's future. Staff will continue supporting redevelopment of the Lutheran Legacy Campus, investment at Clear Creek Crossing and other commercial corridors, and the success of existing businesses.

City Council created the Wheat Ridge Housing Fund in 2023, authorizing the transfer of 50% of lodgers' tax revenue generated by short-term rentals (STR) to this fund for housing-related expenses. This transfer was temporarily stopped in 2024 and 2025 due to a reduction in General Fund revenues. However, the 2027 Proposed Budget includes $360,000 in STR lodgers' tax revenue. Total expenses of $189,611 are included in the 2027 Proposed budget to fund one full-time Senior Planner and $50,000 for an

affordable housing impact fee study. The Housing Fund supports dedicated housing work, while planning and grant-supported initiatives advance opportunities to preserve and create affordable housing.

Community partnerships extend the City's ability to serve residents. The proposed budget continues support for community organizations and partner agencies that contribute to human services, business vitality, community events, and neighborhood connections. The Community Partners Grant Program will provide $180,000 in funding to local community organizations providing direct services to Wheat Ridge residents. In addition, a block grant in the amount of $20,000 will be provided to Wheat Ridge High School for student programming needs.

The City also received budget requests from five partner agencies. The 2027 Proposed Budget includes funding for $100,000 for the Carnation Festival Committee; $44,250 for Ralston House; $377,200 for Localworks; and $12,500 for the Wheat Ridge Chamber. Additional information concerning these requests can be found in the Partner Agencies section of the Budget.

Compensation, Benefits and Staffing
Personnel-related expenses account for the largest portion of the City's Budget. Attracting and retaining the best talent for the City is a high priority. In 2013, the City launched a pay-for-performance compensation model that ties compensation to performance through demonstrated alignment with values (ACTION - Accountability - Change - Teamwork - Integrity - Opportunity - Now!), technical performance and exceptional customer service.

The market-based compensation plan, typically updated biennially, consists of four sub-plans: 1) a pay-for-performance open range plan, which includes civilian employees and police command ranks; 2) a sworn seven-step plan, which includes police officer positions; 3) a sworn eight-step program for police sergeants; and 4) a variable employee plan which includes non-benefited positions such as lifeguards and seasonal parks workers.

The City completed a compensation analysis in 2026 to determine the 2027 pay plans, which resulted in updated compensation classifications across all exempt, non-exempt and variable job titles, and wage increases for most grades.

Employees will be eligible for a wage increase on January 1, 2027. Rather than using merit-based scores to determine wage increases, wage increases in 2027 are directly focused on the results of the compensation analysis, with the intention of ensuring all employees are being paid market-level wages. The 2027 Proposed Budget includes approximately $1,400,000 in market adjustments and annual police department step increases. This represents average wage increases across the organization of 5.5%.

In 2023, the City began providing a more robust and flexible package to employees by joining the Colorado Employer Benefit Trust (CEBT). CEBT is a multiple employer trust for public institutions comprised of over 400 employers with approximately 35,000 employees. CEBT is administered by broker Willis Towers Watson. As a mid-sized employer, the City was limited to one medical insurer for several years but by joining CEBT, the City now offers medical plans with both United Healthcare and Kaiser Permanente along with dental, vision, life and disability benefits.

City employees have the option to choose from four different medical plans: Kaiser's DHMO and High-Deductible Health Plan (HDHP), and United Healthcare's PPO4 and HDHP2. Both HDHP options are paired with a Health Savings Account (HSA) seeded with funds from the City to help employees save for their health needs. Employees continue to enjoy dental coverage with Delta Dental and VSP for vision coverage. Additionally, life and accidental death and dismemberment coverage is provided by The Standard. Medical plan premiums will increase approximately 10% for both the City and employees in 2027. This percentage growth is based on the City's loss ratio which is determined by employee usage of the medical plans.

The City currently contributes to a 401(a) retirement plan for non-sworn employees. Employees contribute 4% to the Plan, and the City matches 6% (7% for Department Directors). For sworn employees, the City contributes 12.5%, and employees contribute 10% to the Plan (sworn employees do not contribute to Social Security). Employees also have the option to contribute to a deferred compensation 457 account.

The 2027 Proposed Budget does not include any new positions. The City's leadership team has implemented a process to evaluate all vacancies as they arise to ensure that resources are being put to the best and highest use and Council and community expectations are met while practicing sound financial management strategies.

RECOMMENDATION:

Staff recommends adoption of the 2027 Budget as amended.

RECOMMENDED MOTION:

“I move to approve Resolution No. 52-2026, a resolution adopting the City Budget and appropriating sums of money to the various funds and spending agencies for the City of Wheat Ridge, Colorado for the 2027 Budget Year.”

Or,

“I move to postpone indefinitely Resolution No. 52-2026, a resolution adopting the City Budget and appropriating sums of money to the various funds and spending agencies for the City of Wheat Ridge, Colorado for the 2027 Budget Year.”

REPORT PREPARED/REVIEWED BY:

Wyatt Peterson, Assistant to the City Manager
Marianne Schilling, Deputy City Manager
Patrick Goff, City Manager

ATTACHMENTS:

1. Resolution No. 52-2026
2. Budget Summary, Revenues, Expenditures

CITY OF WHEAT RIDGE, COLORADO

RESOLUTION NO. 52

SERIES OF 2026

TITLE: A RESOLUTION ADOPTING THE CITY BUDGET AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES FOR THE CITY OF WHEAT RIDGE, COLORADO FOR THE 2027 BUDGET YEAR

WHEREAS, the City of Wheat Ridge annual budget for the fiscal year 2027 has been established and public hearings and meetings have been held after duly published public notices; and

WHEREAS, the budget provides for the combination of revenues and excess fund balance reserves equal to or greater than the total proposed expenditures as set forth in said budget in the total amount of $95,058,981which includes the following funds:

1.	Fund 100 - General Fund	$58,520,965
2.	Fund 120 - Public Art Fund	$14,000
3.	Fund 300 - Capital Improvement Fund	$3,270,000
4.	Fund 320 - Open Space Fund	$4,208,919
5.	Fund 330 - Municipal Court Fund	$13,800
6.	Fund 400 – RWR Bond Projects Fund	$649,000
7.	Fund 450 – Wheat Ridge Housing Fund	$189,611
8.	Fund 540 - Conservation Trust Fund	$235,000
9.	Fund 570 - Equipment Replacement Fund	$0
10.	Fund 630 - Crime Prevention Fund	$820,568
11.	Fund 660 – 2J Next Chapter Bond Fund	$28,437,118
	Less Transfers:	($1,300,000)
	Total Expenditures:	**$**95,058,981

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wheat Ridge, Colorado, that the City of Wheat Ridge total budget as stated in the Resolution be hereby approved, adopted, and appropriated for the entire fiscal period beginning January 1, 2027, and ending December 31, 2027.

ATTACHMENT 1

DONE AND RESOLVED this 23rd day of November 2026.

_____
Korey Stites, Mayor

ATTEST:

_____
Lucy Spalenka, Sr. Deputy City Clerk

Budget Summary by Fund

2027 ADOPTED BUDGET

Fund	Beginning Balance (1/1/27)	+	Revenues	=	Funds Available	-	Expenses	=	Fund Balance (12/31/27)
Operating Funds									
General	$15,258,068	+	$54,890,373	=	$70,148,441	-	$58,520,965	=	$11,627,476
Total Operating Funds	**$15,258,068**	**+**	**$54,890,373**	**=**	**$70,148,441**	**-**	**$58,520,965**	**=**	**$11,627,476**
Unrestricted Fund Balance									**$9,730,607**
Unrestricted Reserve %									**17.01%**
Special Revenue Funds									
Public Art Fund	$406,201	+	$29,600	=	$435,801	-	$14,000	=	$421,801
Open Space	$874,322	+	$4,049,854	=	$4,924,176	-	$4,208,919	=	$715,257
Municipal Court	$74,143	+	$9,425	=	$83,568	-	$13,800	=	$69,768
Conservation Trust	$41,255	+	$445,000	=	$486,255	-	$235,000	=	$251,255
Wheat Ridge Housing Fund	$390,878	+	$410,300	=	$801,178	-	$189,611	=	$611,567
Equipment Replacement	$26,327	+	$2,000	=	$28,327	-	$0	=	$28,327
Crime Prevention/Code Enforcement Fund	$175,501	+	$656,000	=	$831,501	-	$820,568	=	$10,933
Total Special Revenue Funds	**$1,988,627**	**+**	**$5,602,179**	**=**	**$7,590,806**	**-**	**$5,481,898**	**=**	**$2,108,908**
Capital Funds									
Capital Improvement Program	$85,373	+	$5,665,790	=	$5,751,163	-	$3,270,000	=	$2,481,163
RWR Bond Projects Fund	$1,303,430	+	$0	=	$1,303,430	-	$649,000	=	$654,430
Total Capital Funds	**$1,388,803**	**+**	**$5,665,790**	**=**	**$7,054,593**	**-**	**$3,919,000**	**=**	**$3,135,593**
2J Next Chapter Bond Fund									
2J Next Chapter Bond Fund	$15,674,237	+	$57,781,070	=	$73,455,307	-	$23,395,618	=	$50,059,689
2J Next Chapter Debt Service	$0	+	$0	=	$0	-	$5,041,500	=	($5,041,500)
Total 2J Next Chapter Bond Fund	**$15,674,237**	**+**	**$57,781,070**	**=**	**$73,455,307**	**-**	**$28,437,118**	**=**	**$45,018,189**
Total Operating Funds	$15,258,068	+	$54,890,373	=	$70,148,441	-	$58,520,965	=	$11,627,476
Total Special Revenue Funds	$1,988,627	+	$5,602,179	=	$7,590,806	-	$5,481,898	=	$2,108,908
Total Capital Funds	$1,388,803	+	$5,665,790	=	$7,054,593	-	$3,919,000	=	$3,135,593
Total 2J Next Chapter Bond Fund	$15,674,237	+	$57,781,070	=	$73,455,307	-	$28,437,118	=	$45,018,189
(Less Transfers)	$0	+	($1,300,000)	=	($1,300,000)	-	($1,300,000)	=	$0
GRAND TOTAL ALL FUNDS	**$34,309,735**	**+**	**$122,639,412**	**=**	**$156,949,147**	**-**	**$95,058,981**	**=**	**$61,890,166**
GRAND TOTAL LESS BOND AND DEBT	**$18,635,498**	**+**	**$64,858,342**	**=**	**$83,493,840**	**-**	**$66,621,863**	**=**	**$16,871,977**

General Fund Revenues

2027 ADOPTED BUDGET

	2025 Actual	2026 Adjusted	2026 Estimated	2027 Adopted
SALES TAXES				
Sales Tax	$27,456,153	$28,014,751	$28,691,680	$30,126,264
Sales Tax Audit Revenue	$1,243,632	$400,000	$625,000	$750,000
ESTIP Grammy's Goodies	$0	$3,500	$0	$0
TIF - WR Corners	$112,839	$120,000	$120,000	$120,000
TIF - Swiss Flowers	$26,138	$30,000	$23,000	$25,000
TIF - WestEnd 38	$14,539	$21,000	$18,000	$18,000
TIF - Hacienda	$9,466	$0	$0	$0
TIF - Applewood North Stores	$402,497	$90,000	$99,657	$0
TOTAL SALES TAXES	**$29,265,264**	**$28,679,251**	**$29,577,337**	**$31,039,264**
OTHER TAXES				
Real Property Tax	$1,489,274	$1,500,000	$1,495,000	$1,500,000
Liquor Occupational Tax	$37,389	$60,000	$62,000	$60,000
Auto Ownership Tax	$106,564	$105,000	$100,000	$100,000
Xcel Franchise Tax	$1,584,231	$1,550,000	$1,590,000	$1,600,000
Telephone Occupation Tax	$622,024	$725,000	$600,000	$575,000
Lodgers Tax	$981,705	$400,000	$706,000	$706,000
Admissions Amusement Tax	$95,735	$86,000	$95,000	$95,000
TOTAL OTHER TAXES	**$4,916,922**	**$4,426,000**	**$4,648,000**	**$4,636,000**
USE TAXES				
Use Tax - Retail/Professional	$1,061,221	$1,000,000	$817,000	$900,000
Use Tax - Building	$2,253,192	$2,600,000	$2,750,000	$2,600,000
Use Tax - Auto	$2,269,164	$2,300,000	$1,950,000	$2,200,000
TOTAL USE TAXES	**$5,583,577**	**$5,900,000**	**$5,517,000**	**$5,700,000**
LICENSE				
Amusement Machine License	$2,940	$3,000	$0	$0
Arborist License	$1,095	$650	$800	$800
Contractors License	$173,345	$130,000	$160,000	$160,000
Liquor License Fee	$18,438	$25,000	$23,150	$25,000
Short-Term Rental License Fees	$55,300	$50,000	$55,000	$55,000
Building Permits	$1,013,746	$830,000	$950,000	$1,020,000
Street Cut Permits	$701,832	$440,000	$625,000	$400,000
Cable TV Permits	$268,139	$250,000	$259,000	$250,000
Business License Fees	$80,576	$65,000	$75,000	$75,000
Tobacco and Vaping License Fees	$47,812	$20,000	$25,000	$45,000
Pawn Shop License Fees	$10,040	$10,000	$10,000	$10,000
TOTAL LICENSE	**$2,373,263**	**$1,823,650**	**$2,182,950**	**$2,040,800**

General Fund Revenues

2027 ADOPTED BUDGET

	2025 Actual	2026 Adjusted	2026 Estimated	2027 Adopted
INTERGOVERNMENTAL				
Cigarette Tax	$53,837	$55,000	$52,000	$50,000
Fuel Tax Rebate	$0	$0	$18,773	$10,000
County Road and Bridge	$446,203	$450,000	$1,202,795	$1,300,000
Highway Users Tax	$1,162,551	$1,100,000	$1,132,986	$1,169,887
Motor Vehicle Registration	$108,124	$110,000	$107,000	$110,000
Police - CATPA Auto Theft Grant	$79,679	$121,472	$121,472	$44,800
Police - HIDTA Drug Overtime Grant	$19,217	$24,000	$22,156	$49,900
Police - JAG/Byrne Grant	$9,737	$0	$11,212	$0
Police - Ballistic Vest Grant	$0	$0	$6,212	$6,980
Police - HVIDE	$8,964	$0	$14,802	$15,000
Police - POST Grant	$1,000	$5,765	$0	$4,417
Police - Pedestrian Safety Grant	$50,179	$74,880	$74,880	$0
Police - Fatality Reduction Grant	$23,728	$23,700	$23,700	$0
Police - Click It or Ticket	$5,089	$0	$7,500	$5,100
Court - Defense Council Grant	$7,367	$0	$3,010	$0
Homeless Navigator IGA	$108,589	$40,000	$80,620	$32,730
Sustainability Program Grants	$0	$24,200	$25,000	$200,000
Parks and Recreation Misc. Grants	$10,000	$0	$54,000	$0
Opioid Settlement	$43,076	$50,000	$44,000	$44,000
TOTAL INTERGOVERNMENTAL	**$2,137,340**	**$2,079,017**	**$3,002,118**	**$3,042,814**
SERVICES				
Zoning Applications	$72,628	$42,000	$57,104	$50,000
Planning Reimbursement Fees	$800	$0	$0	$0
Engineering Fees	$128,703	$35,000	$35,000	$30,000
Misc. Zoning Fees	$4,633	$3,000	$3,886	$2,000
Plan Review Fees	$721,011	$350,000	$400,000	$350,000
Pavilion/Park Rental Revenue	$47,135	$50,000	$50,000	$52,000
Athletics Revenue	$168,424	$161,000	$217,000	$196,500
Active Adult Center Revenue	$254,094	$229,300	$280,000	$253,495
Parks Historic Facilities	$34,054	$34,250	$32,750	$36,000
Gen. Prog. Revenue	$337,888	$370,800	$359,220	$404,250
Anderson Building Revenue	$21,106	$17,500	$23,000	$23,500
Outdoor Swimming Fees	$212,454	$215,000	$220,000	$265,000
Memorial Tree Donations	$0	$0	$183	$0
Parks/Historic Cleaning & Damage Fees	$500	$0	$3,637	$0
Recreation Center Fees	$2,132,446	$2,261,550	$2,100,000	$2,000,000
Aquatics	$146,897	$159,000	$158,500	$182,600
Fitness	$207,001	$229,000	$257,700	$275,250
Retail Marijuana Fees	$164,872	$93,000	$51,764	$0
Police Report Fees	$28,199	$25,100	$30,000	$30,000
Pawn Shop Ticket Fees	$7,183	$9,000	$6,000	$6,000
Sex Offender Registration	$4,251	$5,000	$5,140	$5,200
Police Drug Destruction Fees	$10	$0	$0	$0
Police Fees	$30	$0	$0	$0
Police Duty Reimbursement	$38,355	$59,000	$104,660	$59,000
TOTAL SERVICES	**$4,732,674**	**$4,348,500**	**$4,395,544**	**$4,220,795**

General Fund Revenues

2027 ADOPTED BUDGET

	2025 Actual	2026 Adjusted	2026 Estimated	2027 Adopted
FINES & FORFEITURES				
Municipal Court Fines	$28,716	$22,000	$29,000	$30,500
Nuisance Violations Fees	$17,666	$20,000	$1,500	$2,000
Handicap Parking Fines	$900	$0	$450	$900
Traffic	$719,686	$1,458,000	$1,600,000	$1,600,000
General	$6,358	$5,000	$7,700	$7,900
Other	$2,980	$3,000	$700	$400
Parking	$985	$750	$650	$700
No Proof of Insurance	$25,185	$13,500	$14,500	$15,000
TOTAL FINES & FORFEITURES	**$802,476**	**$1,522,250**	**$1,654,500**	**$1,657,400**
INTEREST				
Interest Earnings	$1,505,404	$1,500,000	$1,665,000	$1,800,000
TOTAL INTEREST	**$1,505,404**	**$1,500,000**	**$1,665,000**	**$1,800,000**
OTHER				
Cable Peg Fees	$17,776	$17,000	$15,000	$14,000
Xcel Solar Garden Credits	$44,539	$45,000	$30,000	$30,000
Miscellaneous Income	$683,232	$675,000	$700,000	$700,000
City Tree Sale Proceeds	$7,245	$8,000	$7,635	$7,800
Sustainability Program	$1,068	$1,000	$1,000	$1,500
TOTAL OTHER	**$753,860**	**$746,000**	**$753,635**	**$753,300**
Total General Fund	**$52,070,780**	**$51,024,668**	**$53,396,084**	**$54,890,373**
Fund Balance Carryover	$16,267,360	$20,165,090	$19,737,489	$15,258,068
Total Funds Available	**$68,338,140**	**$71,189,758**	**$73,133,573**	**$70,148,441**

General Fund Expenditures

2027 ADOPTED BUDGET

	2025 Actual	2026 Adjusted	2026 Estimated	2027 Adopted
Legislative				
Legislative Services	$644,858	$725,149	$730,049	$655,892
Total	**$644,858**	**$725,149**	**$730,049**	**$655,892**
City Manager's Office				
City Manager	$876,088	$879,937	$1,032,193	$1,120,608
Economic Development	$1,137,419	$952,656	$910,443	$812,765
Communications and Engagement	$302,704	$467,558	$457,063	$505,633
Homeless Navigation	$335,994	$407,212	$355,314	$532,741
Sustainability	$129,967	$751,315	$176,047	$324,713
City Clerk	$269,601	$310,142	$362,946	$344,194
Total	**$3,051,773**	**$3,768,820**	**$3,294,006**	**$3,640,654**
City Attorney				
City Attorney	$434,266	$385,000	$450,000	$440,000
Total	**$434,266**	**$385,000**	**$450,000**	**$440,000**
City Treasurer				
City Treasurer	$33,184	$33,459	$32,959	$33,509
Total	**$33,184**	**$33,459**	**$32,959**	**$33,509**
Central Charges				
Central Charges	$6,511,141	$6,462,444	$6,816,468	$7,297,026
Total	**$6,511,141**	**$6,462,444**	**$6,816,468**	**$7,297,026**
Municipal Court				
Municipal Court	$1,126,351	$1,311,463	$1,141,464	$1,283,903
Total	**$1,126,351**	**$1,311,463**	**$1,141,464**	**$1,283,903**
Administrative Services				
Administration	$473,544	$494,033	$473,866	$368,629
Finance	$1,214,056	$1,183,315	$1,299,564	$1,293,236
Human Resources	$605,295	$760,151	$795,431	$773,882
Procurement	$214,052	$226,479	$229,829	$255,409
Information Technology	$2,504,498	$3,921,704	$3,602,718	$3,171,091
Total	**$5,011,445**	**$6,585,682**	**$6,401,408**	**$5,862,247**
Community Development				
Administration	$293,819	$307,521	$308,747	$319,062
Planning	$892,075	$905,992	$842,069	$919,617
Building	$1,263,793	$1,126,569	$1,124,568	$1,006,000
Engineering	$769,800	$814,386	$825,769	$869,293
Total	**$3,219,487**	**$3,154,468**	**$3,101,153**	**$3,113,972**
Police				
Administration	$1,981,269	$2,536,843	$2,536,792	$2,920,874
Grants	$243,668	$338,756	$367,869	$336,363
Community Services Team	$421,837	$409,538	$366,949	$335,378
Crime Prevention Team	$280,051	$276,160	$764,077	$693,335
Records Team	$513,935	$554,237	$623,588	$673,866
Training and Accreditation	$451,147	$574,061	$541,345	$602,597
Patrol	$8,057,783	$8,214,557	$8,912,704	$9,626,001
Investigations Bureau	$3,160,748	$3,854,548	$3,799,584	$3,881,751
Crash & Traffic Team	$717,611	$740,898	$893,401	$951,572
Total	**$15,828,049**	**$17,499,598**	**$18,806,309**	**$20,021,737**

General Fund Expenditures

2027 ADOPTED BUDGET

	2025 Actual	2026 Adjusted	2026 Estimated	2027 Adopted
Public Works				
Administration	$0	$0	$0	$337,389
Facilities Maintenance	$1,122,083	$1,316,428	$1,125,845	$1,321,156
Capital Improvements	$0	$1,076,717	$669,503	$820,131
Streets	$4,658,701	$2,083,840	$1,824,071	$1,645,901
Traffic	$260	$488,790	$675,432	$573,332
Fleet Services	$0	$2,252,416	$2,196,992	$1,686,383
Total	**$5,781,044**	**$7,218,191**	**$6,491,843**	**$6,384,292**
Parks and Recreation				
Administration	$480,783	$540,568	$629,312	$812,778
Recreation	$527,872	$448,759	$443,185	$469,613
Parks Maintenance	$1,703,642	$2,014,579	$1,847,653	$1,894,848
Forestry	$533,135	$718,427	$572,905	$636,301
Natural Resources	$42,148	$113,590	$97,900	$105,665
Anderson Building	$70,749	$53,215	$51,599	$56,254
Athletics	$279,493	$356,134	$337,925	$380,302
General Programs	$485,298	$563,667	$547,469	$605,689
Outdoor Pool	$236,080	$399,296	$379,712	$473,792
Active Adult Center	$515,003	$555,272	$539,750	$612,439
Historic Buildings	$48,079	$95,459	$95,205	$117,017
Rec Center Facility Operations	$600,370	$663,995	$658,595	$719,553
Aquatics	$1,041,214	$1,054,196	$1,041,095	$1,178,505
Fitness	$320,871	$376,091	$367,541	$424,977
Total	**$6,884,737**	**$7,953,248**	**$7,609,846**	**$8,487,733**
Total General Fund	**$48,526,330**	**$55,097,522**	**$54,875,505**	**$57,220,965**
Transfers	$0	$3,000,000	$3,000,000	$1,300,000
Total With Transfers	**$48,526,330**	**$58,097,523**	**$57,875,505**	**$58,520,965**

ITEM NUMBER: 5
DATE: November 23, 2026

REQUEST FOR CITY COUNCIL ACTION

COUNCIL BILL NO. 24-2026

TITLE: AN ORDINANCE AMENDING CHAPTER 26 OF THE WHEAT RIDGE CODE OF LAWS CONCERNING THE HEIGHT OF THE VERTICAL CLEAR ZONE WITHIN A SIGHT DISTANCE TRIANGLE (CASE NO. ZOA-26-6)

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

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:

The proposed ordinance amends the zoning code to establish a uniform 30-inch lower limit for the clear zone within sight distance triangles at intersections and driveways. The code amendment reduces the allowable height of obstructions to improve visibility and safety for motorists, pedestrians, and bicyclists.

PRIOR ACTION:

At its October 19, 2026, study session, City Council discussed the existing clear zone standards and reached consensus on establishing a uniform 30-inch lower limit, measured from the edge of pavement or the flowline at the base of the curb, as applicable.

On November 19, 2026, the Planning Commission will review the ordinance and conduct a public hearing. The Commission's recommendation will be provided with the ordinance on second reading.

FINANCIAL IMPACT:

No financial impact to the city is expected as a result of this change.

BACKGROUND:

Current Code

A sight distance triangle, or sight triangle, is the horizontal area near a street intersection or driveway that must remain clear of visual obstructions to maintain

adequate visibility for drivers, cyclists, and pedestrians. The size of the triangle varies based on the type of intersection, as prescribed in Section 26-603 of the code and illustrated below in Figure 1.

Within the sight triangle, the clear zone establishes the vertical limits for objects such as landscaping, fences, walls, and signs. The current code establishes an upper limit of 96 inches (8 feet) and two lower limits based on street type:

- 36 inches at intersections involving an arterial or collector street, and
- 42 inches at other intersections.

Measurements are taken from the edge of pavement or the flowline at the base of the curb, rather than the top of the curb. The lower limits have been in place since 2001, when the current dual-standard approach was established. The most recent amendment to Section 26-603 occurred in 2012 and increased the upper limit from 84 to 96 inches. The clear zone is illustrated in Figure 2 below.

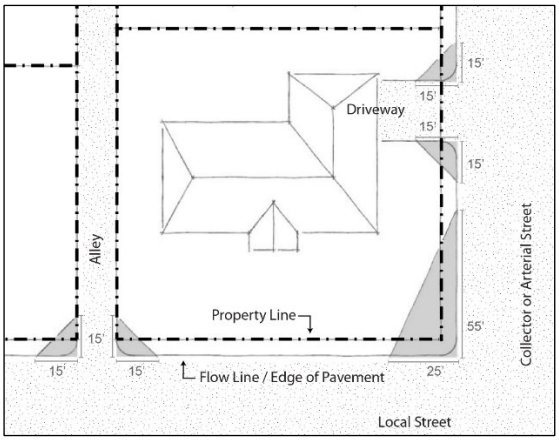


Figure 1. *Sight triangle sizes vary based on intersection type.*

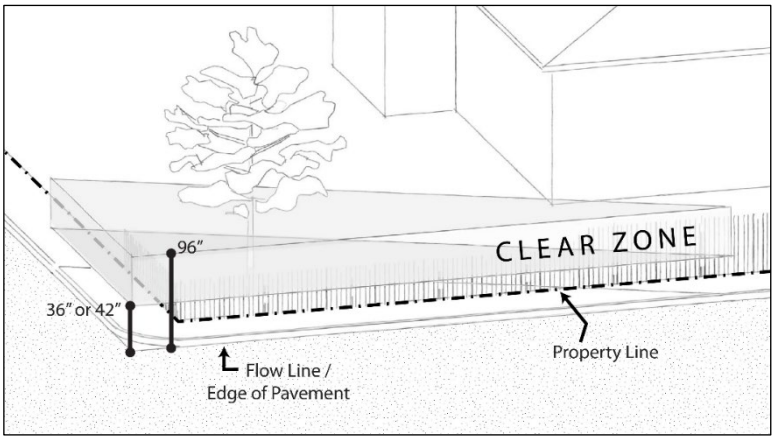


Figure 2. *A clear zone is the vertical area above a sight triangle. Both figures come from Section 26-603 of the zoning code.*

The code also allows the Public Works Director to modify sight triangle dimensions to ensure adequate sight distance or to use guidance from the American Association of State Highway and Transportation Officials (AASHTO) when more detailed sight distance calculations are needed.

For new development, sight triangles are addressed through development review. For existing conditions, staff generally respond to observed or reported visibility concerns and may pursue corrective action or enforcement when warranted.

Proposed Code Amendment and Implementation

The proposed ordinance implements Council direction from the October 19 study session at which there was broad support for changing the code based on concerns that existing clear zone rules obstruct visibility at intersections, particularly for children, pedestrians, bicyclists, and pets.

The ordinance revises Section 26-603 to establish a uniform 30-inch lower limit for the clear zone at all applicable street intersections and driveways, updating both the text and graphic in the code. For consistency, two additional code sections are required to be updated:

- Section 26-710.H.3.b regarding the height limitations of directional signs, and
- Section 26-1105.E.4 regarding screen walls for gas station and EV charging stations in mixed-use districts.

The new height limit will be implemented as follows:

- New development: The revised standard will apply to new development through the city's existing development review processes. Applicants will need to demonstrate compliance with the updated clear zone requirements in site and landscape plans.

- Existing permanent features: Existing fences, walls, signs, and similar permanent improvements that were legally constructed under prior regulations may become legal nonconforming improvements under Section 26-120.F. These features will generally not be required to be removed solely because of the code change. If voluntarily removed, replaced, or reconstructed, they would be subject to the applicable requirements in effect at that time.

- Existing landscaping: Landscaping within sight triangles will be expected to be trimmed or maintained below the new 30-inch lower limit. Unlike permanent structures, landscaping grows and can be maintained over time. The revised standard would therefore apply to existing landscaping as well as new plantings, particularly where vegetation creates a visibility or safety concern.

- Education and enforcement: Given the number of intersections and driveways throughout the city, staff will not be able to proactively review every location for compliance. Instead, implementation will rely on public education, including communication through the city's *Connections* newsletter, and coordination among relevant city departments. Staff will continue to address specific visibility and safety concerns that are observed or reported. Staff will work with property owners to resolve issues and pursue enforcement when necessary.

RECOMMENDATION:

Staff recommend approval of the ordinance.

RECOMMENDED MOTION:

"I move to approve Council Bill No. 24-2026, an ordinance amending Chapter 26 of the Wheat Ridge Code of Laws concerning the height of the vertical clear zone within a sight distance triangle, order it published and public hearing set for Monday, December

14, 2026, at 6:30 p.m., as a virtual meeting and in City Council Chambers, 7500 W. 29th Avenue."

Or,

"I move to postpone indefinitely Council Bill No. 24-2026, an ordinance amending Chapter 26 of the Wheat Ridge Code of Laws concerning the height of the vertical clear zone within a sight distance triangle, for the following reasons: …."

REPORT PREPARED/REVIEWED BY:

Lauren Mikulak, Community Development Director
Patrick Goff, City Manager

ATTACHMENTS:

1. Council Bill No. 24-2026

CITY OF WHEAT RIDGE, COLORADO
INTRODUCED BY COUNCIL MEMBER
Council Bill No. 24
Ordinance No. 1857
Series 2026

TITLE: AN ORDINANCE AMENDING CHAPTER 26 OF THE WHEAT RIDGE CODE OF LAWS CONCERNING THE HEIGHT OF THE VERTICAL CLEAR ZONE WITHIN A SIGHT DISTANCE TRIANGLE (CASE NO. ZOA-26-6)

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 City Council has previously adopted provisions related to sight distance triangles and clear zones to protect the health, safety, and welfare of motorists, bicyclists, pedestrians, and all users; and

WHEREAS, the Council wishes to establish a uniform 30-inch lower limit for the clear zone to improve visibility and safety.

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

Section 1. Section 26-603.B.2.a, regarding the vertical clear zone height, is amended to read as follows:

B. *Sight distance triangle requirement*. […]

2. *Vertical clear zone.* […]

a. *Height.* The clear zone is measured vertically from the curb and gutter flow line, or if no curb exists, from the edge of pavement. ~~If the intersection includes a collector or arterial street, t~~**T**he clear zone is the area between a height of ~~thirty-six (36)~~ **THIRTY (30)** and ninety-six (96) inches. ~~For all other intersections, the clear zone is between forty-two (42) and ninety-six (96) inches.~~ See Figure 26-603.2.

Section 2. In Section 26-603, "Figure 26-603.2 – Clear Zone," is replaced with the following image which updates the lower limit height annotation:

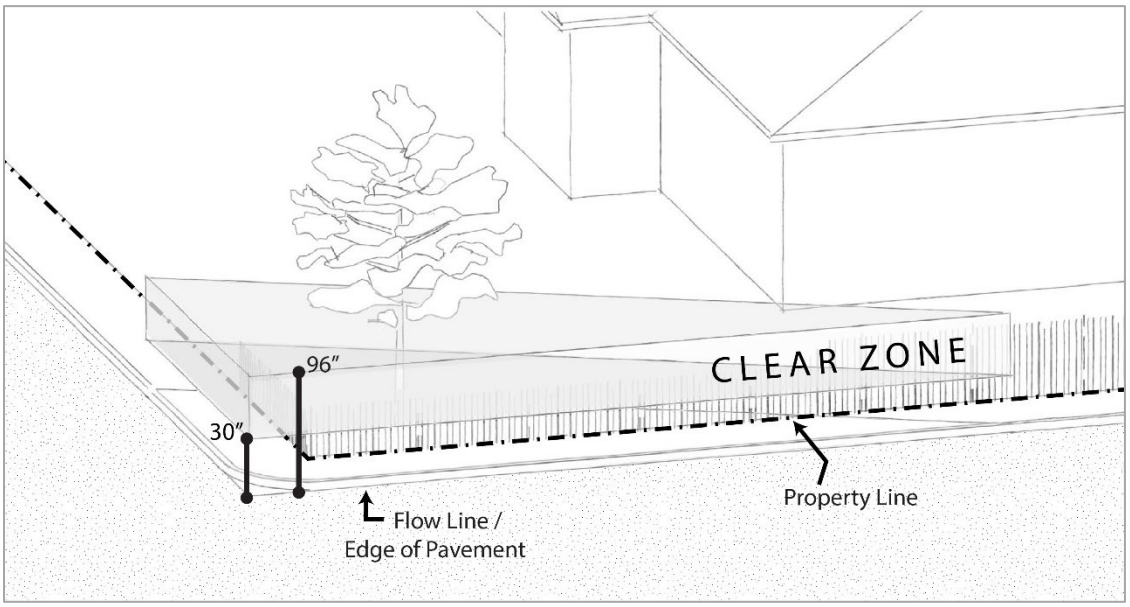


Figure 26-603.2 – Clear Zone

Section 3. Section 26-710.H.3.b, regarding the height limitations of directional signs, is amended to read as follows:

H. *Directional signs.*

[…]

3. Height:

a. Shall not exceed six (6) feet in height; or

b. Shall not exceed ~~thirty-six (36)~~ **THIRTY (30)** inches in height as measured from the flow line or edge of pavement if within a required sight distance triangle.

Section 4. Section 26-1105.E.4., regarding screen walls for gas stations and electric vehicle charging stations in mixed-use zone districts is amended to read as follows:

4. Gas stations and retail EVCSs may meet build-to requirements through one (1) or any combination of the following two (2) elements: (1) structure within the build-to area; (2) canopy within the build-to area (figures 4 and 5). Gas stations and retail EVCS facilities must also provide a screen wall, thirty (30) to forty-two (42) inches in height,

for one hundred (100) percent of the primary and secondary street frontage, excluding access points and where portions of the building are within the build-to area. The screen wall shall be a continuous masonry wall constructed of stone, brick, or split-face concrete block, or a combination masonry pier and decorative iron railing. There shall be a minimum four-foot-wide landscape buffer between the screen wall and the property line. **THE SCREEN WALL MUST COMPLY WITH THE SIGHT TRIANGLE REQUIREMENTS IN SECTION 26-603.**

Section 5. 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 6. 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 23rd day of November 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 December 14, 2026, at 6:30 p.m., in the Council Chambers, 7500 West 29th Avenue, Wheat Ridge, Colorado.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of ___ to ___, this 14th day of December 2026.

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

_____
Korey Stites, Mayor

ATTEST:

_____
Janeece Hoppe, City Clerk

Approved as to Form:

_____
Gerald Dahl, City Attorney

First Publication: November 24, 2026
Second Publication: December 15, 2026
Effective Date: December 30, 2026

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

ITEM NUMBER: 6
DATE: November 23, 2026

REQUEST FOR CITY COUNCIL ACTION

COUNCIL BILL NO. 25-2026

TITLE: AN ORDINANCE AMENDING SECTIONS 22-56 AND 22-66 OF THE WHEAT RIDGE CODE OF LAWS TO CODIFY AN INCREASE IN THE CITY'S SALES AND USE TAX PURSUANT TO VOTER APPROVAL GRANTED ON NOVEMBER 3, 2026

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

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:

On November 3, 2026, Wheat Ridge voters approved ballot question 2A, authorizing a one percentage point increase in the City's sales and use tax, from 3.5% to 4.5%, beginning January 1, 2027. Council Bill No. 25-2026 amends Sections 22-56(a) and 22-66(a) of the Code of Laws to implement and codify the voter-approved increase.

PRIOR ACTION:

City Council referred ballot question 2A to the electorate at the November 3, 2026 special election. Voters approved the measure, including the January 1, 2027 start date and the use of the additional tax proceeds for the purposes specified in the ballot question.

FINANCIAL IMPACT:

The one percent (1.0%) sales and use tax is projected to generate approximately $11.7 million annually beginning in the first full fiscal year. Based on the debt capacity analysis prepared by Piper Sandler, the new revenue source could provide approximately $236 million in total capital funding over the next decade through a phased financing strategy utilizing certificates of participation. The financing plan is intended to fund the City's highest-priority capital needs while preserving flexibility to address future infrastructure and community investments as revenues grow.

BACKGROUND:

Over the past several years, the City has undertaken a series of long-range planning efforts to identify the community's highest-priority capital investment needs. These

efforts include the Facilities Master Plan, parks and recreation planning, transportation planning, bicycle and pedestrian planning, and ongoing infrastructure assessments.

Collectively, these planning initiatives identified several significant capital projects that need to be addressed over the next decade, including replacing aging City Hall, Police, and other municipal facilities; replacing the Anderson Park outdoor pool; preserving the Wilmore Davis and Kullerstrand school properties for future community use; expanding the City's bicycle and pedestrian network; and addressing deferred street and infrastructure maintenance. Existing revenues are insufficient to fund these investments without identifying a new, dedicated revenue source.

To evaluate the community's willingness to support a dedicated funding source, the City retained Magellan Strategies to conduct statistically valid polling of likely Wheat Ridge voters. The survey evaluated voter priorities, support for various capital projects, and potential funding approaches. The polling demonstrated majority support for a dedicated one percent (1.0%) sales and use tax, with support increasing after voters received additional information regarding the City's capital needs, the specific projects to be funded, and the City's commitment to fiscal accountability. The survey also found that residents place a high priority on maintaining existing infrastructure, support investments in public safety facilities and community assets, and respond favorably to a package that clearly identifies the projects to be funded.

To determine the City's financing capacity, the City also retained Piper Sandler to prepare a comprehensive debt capacity analysis. Following the July 27, 2026, City Council Study Session, Piper Sandler refined its analysis to evaluate a phased financing strategy utilizing multiple debt issuances over approximately ten years. Rather than financing all projects through a single issuance, the phased approach allows the City to issue certificates of participation as projects are ready for construction, reducing interest costs on unspent proceeds while maximizing long-term borrowing capacity. The analysis concluded that a dedicated one percent (1.0%) sales and use tax could generate approximately $11.7 million annually and provide approximately $236 million in total capital funding through a combination of phased certificates of participation and future accumulated revenues.

The analysis also determined that the City's highest-priority projects, including replacement of City Hall, construction of a new Anderson Park outdoor pool, and preservation of the former school properties, could be funded during the initial financing, while maintaining flexibility to address additional transportation, bicycle and pedestrian, and infrastructure projects as revenues grow.

Revenues will be used exclusively for voter-approved capital improvements, including:

- Proactive street and infrastructure maintenance;
- Bicycle and pedestrian safety improvements;
- Preservation of the Wilmore Davis and Kullerstrand school properties;

- Replacement of the Anderson Park outdoor pool; and
- Modern police and city services facilities.

RECOMMENDATION:

Staff recommend approval of Council Bill No. 25-2026 on first reading to codify the voter-approved sales and use tax increase.

RECOMMENDED MOTION:

"I move to approve Council Bill No. 25-2026, an ordinance amending Sections 22-56 and 22-66 of the Wheat Ridge Code of Laws to codify an increase in the City's sales and use tax pursuant to voter approval granted on November 3, 2026, order it published and public hearing set for Monday, December 14, 2026, at 6:30 p.m., as a virtual meeting and in City Council Chambers, 7500 W. 29th Avenue."

REPORT PREPARED/REVIEWED BY:

Patrick Goff, City Manager
Jerry Dahl, City Attorney

ATTACHMENTS:

1. Council Bill No. 25-2026

CITY OF WHEAT RIDGE, COLORADO
INTRODUCED BY COUNCIL MEMBER
Council Bill No. 25
Ordinance No. 1858
Series 2026

TITLE: AN ORDINANCE AMENDING SECTIONS 22–56 AND 22-66 OF THE WHEAT RIDGE CODE OF LAWS TO CODIFY AN INCREASE IN THE CITY'S SALES AND USE TAX PURSUANT TO VOTER APPROVAL GRANTED ON NOVEMBER 3, 2026

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

WHEREAS, the Council has exercised these powers by the adoption of Chapter 22 of the Wheat Ridge Code of Laws concerning taxation; and

WHEREAS, the Council also has authority pursuant to the Colorado Constitution and the City's home rule charter at Section 6.3 to refer questions to the electorate of the City; and

WHEREAS, in the exercise of this authority, the City referred ballot question 2A to the Wheat Ridge electorate at the November 3, 2026 special election; and

WHEREAS, at said election, ballot question 2A was approved, thereby approving an increase of one (1) percent in Wheat Ridge sales and use taxes, with the proceeds of such tax increase to be used for specified purposes as set forth in the ballot question; and

WHEREAS, as now approved by the voters, ballot question 2A provides that said sales and use tax increase shall be effective for all taxable transactions commencing on and after January 1, 2027; and

WHEREAS, in order to implement and codify the approval granted by the voters, the City Council wishes to amend section 22–56 (sales tax) and section 22–66 (use tax) of the Wheat Ridge Code of Laws in order to provide for collection by the City of such taxes as of January 1, 2027, all as authorized by approval of ballot question 2A on November 3, 2026.

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

Section 1. Recitals incorporated. The foregoing recitals are incorporated herein as findings of the Council.

Section 2. Section 22-56(a) of the Wheat Ridge Code of Laws is amended to read as follows:

Sec. 22-56. Schedule.

(a) There is hereby imposed a sales tax on all sales and services not specifically exempted in sections 22-56 or 22-58, in the amount of **FOUR AND ONE-HALF (4.5)** percent of the purchase price. The city considers each and every sale within the city to be taxable, unless the same is specifically exempted by this chapter. In order to avoid fractions of pennies, the following brackets shall be applicable to all taxable transactions:

(1) On sales amounting to less than nineteen cents ($0.19), no tax;

(2) On sales amounting to nineteen cents ($0.19) to and including fifty-one cents ($0.51) a tax of one cent ($0.01);

(3) On sales amounting to fifty-two cents ($0.52) to and including eighty-four cents ($0.84) a tax of two cents ($0.02);

(4) On sales amounting to eight-five cents ($0.85) to and including one dollar ($1.00) a tax of **FOUR AND ONE-HALF** cents **($0.045);**

(5) On sales in excess of one dollar ($1.00), the tax shall be **FOUR AND ONE-HALF** cents **($0.045)** on each full dollar of the sales price, plus the tax shown on the above schedule for the applicable fractional part of a dollar of each such sale price.

Section 3. Section 22-66(a) of the Wheat Ridge Code of Laws is amended to read as follows:

Sec. 22-66. Property subject to tax.

(a) *General intent; filing of return required.* It is hereby declared to be the legislative purpose and intent of the city council that for the purposes of this article every person who, on and after the effective date of this chapter, stores, uses, distributes, consumes or receives a grant of a license to use within the city any article of tangible personal property purchased at retail, and not stored or distributed in the normal function of wholesaling, is exercising a taxable privilege and shall be taxed therefor in the amount of **FOUR AND ONE-HALF (4.5)** percent of the purchase price. It is hereby declared that every resident of the city or any person doing business within the city who purchases, leases or receives a grant of a license to use tangible personal property for use, storage or consumption within the city from sources outside the city and taxable hereunder, and who has not paid the city sales tax imposed by this chapter, shall make an application, file a return, and pay the tax to the city. The use, storage or consumption of tangible personal property includes, for the purpose of this chapter, materials, commodities and items of tangible personal property affixed to,

or made a part of, facilities and structures on real property owned or leased within the city.

Section 4. Effective date of tax increase. The amendment to Code Sections 22-56(a) and 22-66(a) adopted by this ordinance shall take effect on January 1, 2027.

Section 5. 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 6. 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 23rd day of November 2026, ordered published in full in a newspaper of general circulation in the City of Wheat Ridge, and Public Hearing and consideration on final passage set for December 14, 2026 at 6:30 p.m., in the Council Chambers, 7500 West 29th Avenue, Wheat Ridge, Colorado.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of ___ to ___, this ___ day of _____, 2026.

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

_____
Korey Stites, Mayor

ATTEST:

_____
Janeece Hoppe, City Clerk

Approved as to Form:

_____
Gerald E. Dahl, City Attorney

First Publication: November 24, 2026
Second Publication: December 15, 2026
Effective Date: December 30, 2026

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

ITEM NUMBER: 7
DATE: November 23, 2026

REQUEST FOR CITY COUNCIL ACTION

RESOLUTION NO. 53-2026

TITLE: A RESOLUTION LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2026, TO HELP DEFRAY THE COST OF GOVERNMENT FOR THE CITY OF WHEAT RIDGE, COLORADO FOR THE 2027 BUDGET YEAR

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

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:
This resolution authorizes the levying of property taxes for the 2026 fiscal year to help defray the cost of government in 2027.

PRIOR ACTION:
Each year, the Wheat Ridge City Council adopts a resolution levying general property taxes as part of the budget for the next fiscal year.

FINANCIAL IMPACT:
The City's mill levy will be set at 1.830, raising approximately $1,526,511 in property tax revenue.

BACKGROUND:
Section 39-5-128 of the Colorado Revised Statutes (C.R.S.) requires the Jefferson County Assessor to certify to the City the total valuation for assessment of all taxable property located within the territorial limits of the City of Wheat Ridge. The estimated net total taxable assessed valuation for the City for the year 2026 is $834,159,147 which is a decrease of $4,623,949 (0.6%) compared to the final valuation in 2025.

The City's property tax mill levy will remain at 1.830 mills for the 2027 budget, generating approximately $1,526,511 in property tax revenue, an increase of $31,511 (2%) compared to the 2026 estimate.

Section 20 of Article X of the Constitution of Colorado, the Taxpayers Bill of Rights (TABOR), restricts increases in property tax revenue to inflation plus local growth (defined as the percentage change in actual value of real property from construction of taxable real property improvements). Wheat Ridge voters exempted the City from this TABOR revenue limitation at the November 2006 election. However, TABOR still restricts the City from raising the property tax mill levy without voter approval unless the mill levy was temporarily reduced in a previous year.

RECOMMENDATIONS:

Staff recommend approving this Resolution levying general property taxes.

RECOMMENDED MOTION:

"I move to approve Resolution No. 53-2026, a resolution levying general property taxes for the year 2026, to help defray the costs of government for the City of Wheat Ridge, Colorado for the 2027 budget year."

Or,

"I move to postpone indefinitely Resolution No. 53-2026, a resolution levying general property taxes for the year 2026, to help defray the costs of government for the City of Wheat Ridge, Colorado for the 2027 budget year for the following reason(s)_____."

REPORT PREPARED/REVIEWED BY:

Marianne Schilling, Deputy City Manager
Patrick Goff, City Manager

ATTACHMENTS:

1. Resolution No. 53-2026
2. 2026 Certification of Tax Levy

CITY OF WHEAT RIDGE, COLORADO

RESOLUTION NO. 53

SERIES OF 2026

TITLE: A RESOLUTION LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2026, TO HELP DEFRAY THE COST OF GOVERNMENT FOR THE CITY OF WHEAT RIDGE, COLORADO FOR THE 2027 BUDGET YEAR

WHEREAS, the City Council of the City of Wheat Ridge adopted the 2027 annual budget on November 23, 2026, in accordance with the Local Government Budget Law, and;

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from real property tax revenue is $1,526,511, and;

WHEREAS, the Local Government Budget Law requires certification of the annual property tax mill levy by December 15, 2026, and;

WHEREAS, the total net assessed valuation of all taxable property subject to taxation for the year 2026 is $834,159,147 and;

WHEREAS, the City has determined to levy 1.830 mills on all taxable property within the City for the fiscal year 2026.

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

A. That for the purpose of meeting all general operating expenses of the City of Wheat Ridge during the 2027 budget year, there is hereby levied a tax of 1.830 mills placed upon each dollar of the total valuation of all taxable property within the City of Wheat Ridge for the year 2026.

B. That the City Manager is hereby authorized and directed to immediately certify to the County Commissioners of Jefferson County, Colorado the mill levy for the City of Wheat Ridge as herein above determined and set.

ATTACHMENT 1

DONE AND RESOLVED this 23rd day of November 2026

_____

Korey Stites, Mayor

[SEAL]

ATTEST:

_____

Lucy Spalenka, Sr. Deputy City Clerk

3110 County Tax Entity Code

CERTIFICATION OF VALUATION BY JEFFERSON COUNTY ASSESSOR

New Tax Entity ☐ YES ☒ NO Date: August 25, 2026

NAME OF TAX ENTITY: WHEAT RIDGE

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2026:

1.	PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	$	838,783,096
2.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	$	897,726,680
3.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	$	63,567,533
4.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	$	834,159,147
5.	NEW CONSTRUCTION: *	5.	$	3,127,215
6.	INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	$	0
7.	ANNEXATIONS/INCLUSIONS:	7.	$	0
8.	PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	$	0
9.	NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Φ	9.	$	0
10.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	$	0
11.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	$	5,289

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authroized by Art. X, Sec 20(8)(b), Colo. Constituion
* New construction is defined as: Taxable real property structures and the personal property connected with the structure.
≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treaed as growth in the limit calculation; use Forms DLG 52 & 52A.
Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2026:

1.	CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	$	9,988,260,481
	ADDITIONS TO TAXABLE REAL PROPERTY			
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	$	32,613,957
3.	ANNEXATIONS/INCLUSIONS:	3.	$	0
4.	INCREASED MINING PRODUCTION: §	4.	$	0
5.	PREVIOUSLY EXEMPT PROPERTY:	5.	$	3,149,757
6.	OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	$	0
7.	TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	$	0
	DELETIONS FROM TAXABLE REAL PROPERTY			
8.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	$	845,100
9.	DISCONNECTIONS/EXCLUSIONS:	9.	$	0
10.	PREVIOUSLY TAXABLE PROPERTY:	10.	$	3,761,924

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
* Construction is defined as newly constructed taxable real property structures.
§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

1.	TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1.	$	9,524,130,122

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** $ 0

** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

ITEM NUMBER: 8
DATE: November 23, 2026

REQUEST FOR CITY COUNCIL ACTION

RESOLUTION NO. 54-2026

TITLE: A RESOLUTION OF THE WHEAT RIDGE CITY COUNCIL ADOPTING A VISION ZERO POLICY

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

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:

City Council is asked to adopt a Vision Zero policy committing the City of Wheat Ridge to a goal of zero deaths and serious injuries resulting from crashes on City streets by 2035. The resolution also commits the City to active participation in developing the Jefferson County Vision Zero Safety Action Plan and to considering adoption of the City's portion of the plan when complete in 2027.

PRIOR ACTION:

City Council received an update on the Regional Vision Zero Safety Action Plan on August 3, 2026.

FINANCIAL IMPACT:

The resolution does not include an appropriation, authorize a specific expenditure, or approve an implementation project. Participation in the county planning process will require staff time. Any additional staffing, project costs, funding sources, or budget requests associated with implementation would be evaluated through future planning and budget decisions.

BACKGROUND:

Vision Zero treats traffic deaths and serious injuries as preventable and places the safety of all road users at the center of transportation decisions. The proposed policy applies to people of all ages and abilities traveling on foot, by bicycle, by public transit, by scooter or motorcycle, and in motor vehicles.

From 2010 through 2024, 36 people died in traffic crashes in Wheat Ridge, including 10

pedestrians or bicyclists. In addition, there were more than 325 serious injuries during that period, including 63 pedestrians or bicyclists. These figures illustrate the local safety concerns supporting the proposed policy.

Some populations face disproportionate risks of traffic death and injury which calls for safe, healthy, and equitable mobility. The proposed commitment to Vision Zero connects to existing City plans and investments in walking, biking, and roadway safety.

Wheat Ridge is participating with Jefferson County and other communities in developing the Jefferson County Vision Zero Safety Action Plan. Adopting this resolution would establish the City's 2035 safety goal and affirm its participation in that work. Council would consider adoption of the City's portion of the completed plan in 2027 as a subsequent action.

RECOMMENDATIONS:

Approve the resolution to establish a Vision Zero policy and a goal of eliminating traffic deaths and serious injuries on City streets by 2035, and to affirm the City's participation in the county safety action planning process.

RECOMMENDED MOTION:

"I move to approve Resolution No. 54-2026, a resolution of the Wheat Ridge City Council adopting a Vision Zero policy."

Or,

"I move to postpone indefinitely Resolution No. 54-2026, a resolution of the Wheat Ridge City Council adopting a Vision Zero policy for the following reason(s)_____."

REPORT PREPARED/REVIEWED BY:

Patrick Goff, City Manager

ATTACHMENTS:

1. Resolution No. 54-2026
2. Presentation from August 3, 2026 Study Session

CITY OF WHEAT RIDGE, COLORADO

RESOLUTION NO. 54

SERIES OF 2026

TITLE: A RESOLUTION OF THE WHEAT RIDGE CITY COUNCIL ADOPTING A VISION ZERO POLICY

WHEREAS, the life and health of all persons living and traveling within the City of Wheat Ridge are our utmost priority, and no one should die or be seriously injured while traveling on our city streets; and

WHEREAS, Vision Zero is the concept that traffic deaths and serious injuries on our roadways are unacceptable and preventable, and represents a holistic strategy aimed at eliminating all traffic fatalities and sever injuries suffered by all road users while increasing safe, healthy, equitable mobility for all; and

WHEREAS, streets and transportation systems have traditionally been designed primarily to move cars efficiently, and Vision Zero supports a shift in focus to designing streets and transportation systems to move all people safely, including people of all ages and abilities, pedestrians, bicyclists, public transit users, scooter riders, and motorcyclists, as well as drivers and passengers of motor vehicles; and

WHEREAS, 36 people in Wheat Ridge lost their lives to traffic deaths from 2010-2024, 10 of whom were bicyclists or pedestrians. Over the same time period, over 325 people were seriously injured on our roadways in the same time period, 63 of whom were bicyclists or pedestrians; and

WHEREAS, children, older adults, people of color, people with disabilities, people who are unhoused, and people with low incomes face a significantly disproportionate risk of traffic injuries and fatalities; and

WHEREAS, speed is recognized as a major determining factor of survival in a crash because the likelihood of a pedestrian surviving a crash is 10 percent if hit by a vehicle moving 40 mph; and

WHEREAS, making streets safer for all people using all modes of transportation will encourage people to travel on foot, by bicycle, and by public transit, which supports a healthier, more active lifestyle and reduces environmental pollution; and

WHEREAS, the City of Wheat Ridge has already adopted plans that align with the principles of a Vision Zero commitment such as the 2025 City Plan Update and Wheat Ridge Bike and Pedestrian Master Plan; and

WHEREAS, City Councilmembers elected during the 2025 election participated in a candidate forum and expressed support for Vision Zero in Wheat Ridge; and

WHEREAS, Jefferson County and many of its communities, including the City of Wheat Ridge, are currently working together to develop the Jefferson County Vision Zero Safety Action Plan (VZSAP) to help make our streets safer for everyone; and

WHEREAS, the City of Wheat Ridge has a strong history of commitment to prioritizing bike and pedestrian safety, as evidenced by passage of the 2J ballot initiative in 2023 to fund walking and biking infrastructure, passage of the 2A ballot initiative in 2026 which will also provide ongoing funding for walking and biking infrastructure, as well as investments in infrastructure such as the Pierce St bike lane, Harlan St bike lanes, Wadsworth multi-use paths, safe routes to school investments, automated enforcement, and forthcoming 38th Ave West continuous bike lanes.

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

Section 1. The City of Wheat Ridge and Wheat Ridge City Council commit to a goal of zero deaths and serious injuries that are a result of crashes on City streets by 2035.

Section 2. The City of Wheat Ridge and Wheat Ridge City Council commit to active participation in the development of the Jefferson County Vision Zero Safety Action Plan, and to consider adoption of its portion of the plan when complete in 2027.

DONE AND RESOLVED this 23rd day of November 2026

_____

[SEAL] Korey Stites, Mayor

ATTEST:

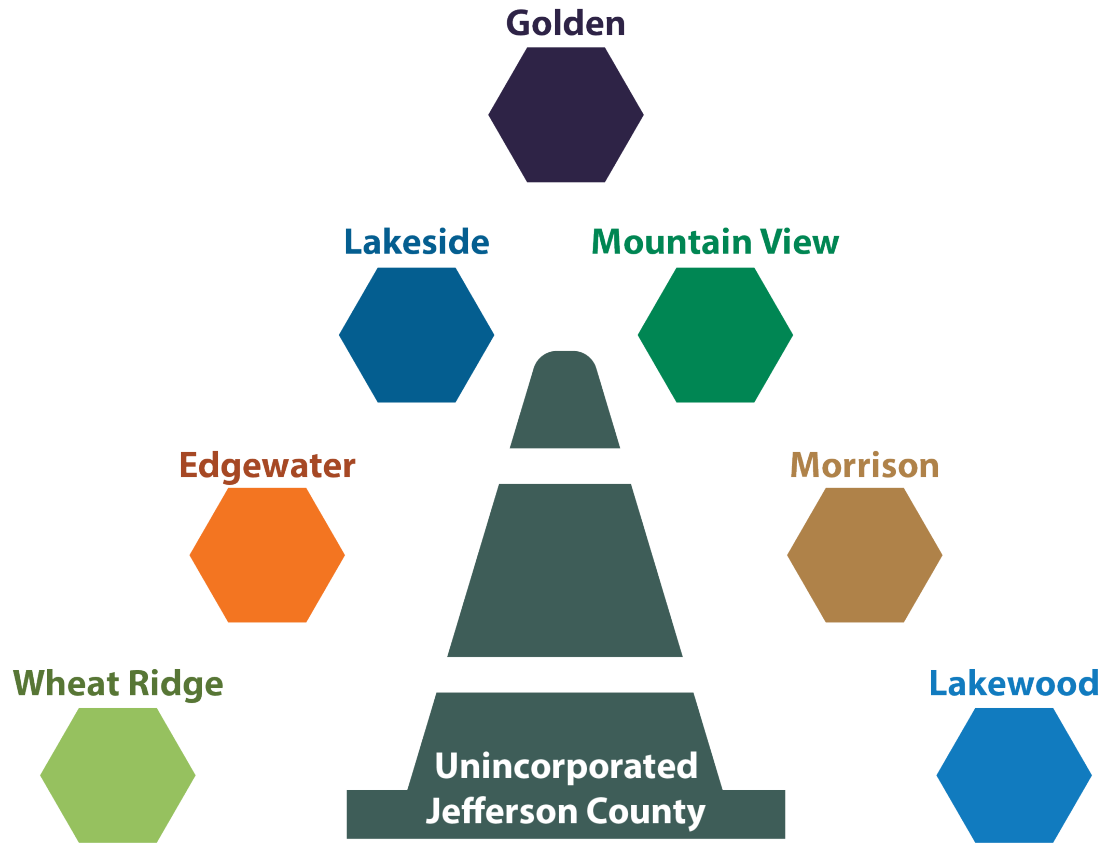
_____

Lucy Spalenka, Sr. Deputy City Clerk

Jefferson County Safety Action Plan

Wheat Ridge City Council Study Session

August 3, 2026



ATTACHMENT 2

JEFFERSON COUNTY COLORADO

Lakewood

Agenda

1. Vision Zero Safety Action Plan Overview
2. High Injury Network
3. High Risk Network Methodology
4. Supporting Planning Initiatives:
   i. Policy Review
   ii. Non-Discriminatory Plan
   iii. Best Economic and Environmental Practices
5. Phase 2 Community Outreach Overview

Jefferson County Vision Zero Safety Action Plan Overview

City of Wheat Ridge

city of edgewater

Town of Lakeside COLORADO

City of Golden

Town of Mountain View Colorado

TOWN OF MORRISON

Lakewood

JEFFERSON COUNTY COLORADO
Transportation and Engineering

What is the Jeffco Vision Zero Safety Action Plan?

- Funded through federal Safe Streets and Roads for All grant program, with local match contribution from Jefferson County and City of Lakewood
- Joint effort with local partners to create a regional Vision Zero Safety Action Plan (VZSAP)
- Vision Zero focuses on elimination of fatal and severe injury crashes
- VZSAP will emphasize roadway safety for all users with a focus on vulnerable users

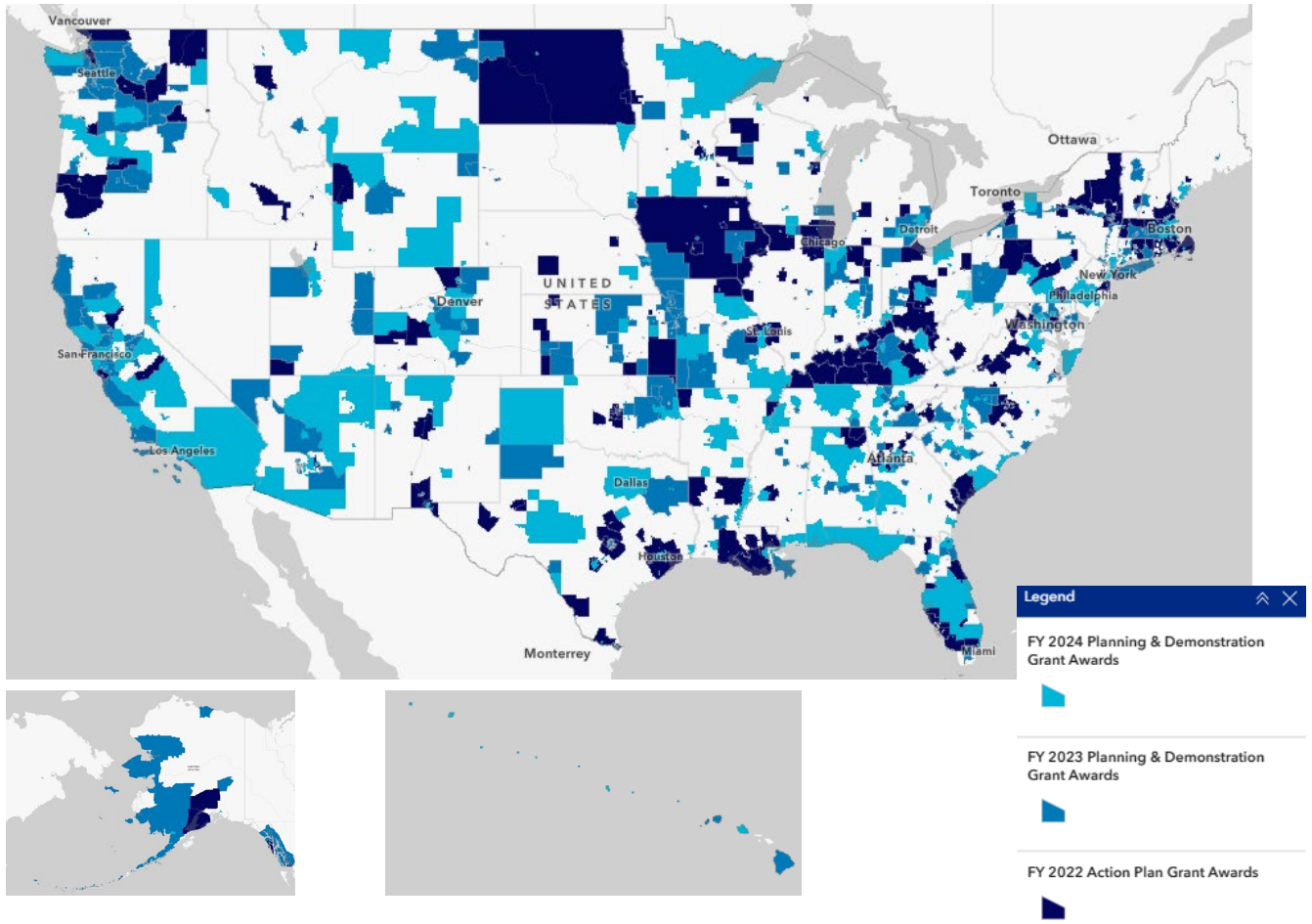


Vision Zero

Vision Zero is a transportation strategy to eliminate all **traffic fatalities and serious injuries** for people using all modes of transportation.

Vision Zero recognizes that humans make mistakes and therefore the transportation system should be designed to minimize the consequences of human error.

Safe Streets and Roads for All (SS4A) Planning & Demonstration Grant Awardees



Safe System Approach

TRADITIONAL APPROACH		VISION ZERO
Traffic deaths are **INEVITABLE**		Traffic deaths are **PREVENTABLE**
PERFECT human behaviour	VS	Integrate **HUMAN FAILING** in approach
Prevent **COLLISIONS**		Prevent **FATAL AND SEVERE CRASHES**
INDIVIDUAL responsibility		**SYSTEMS** approach
Saving lives is **EXPENSIVE**		Saving lives is **NOT EXPENSIVE**



Planning Process



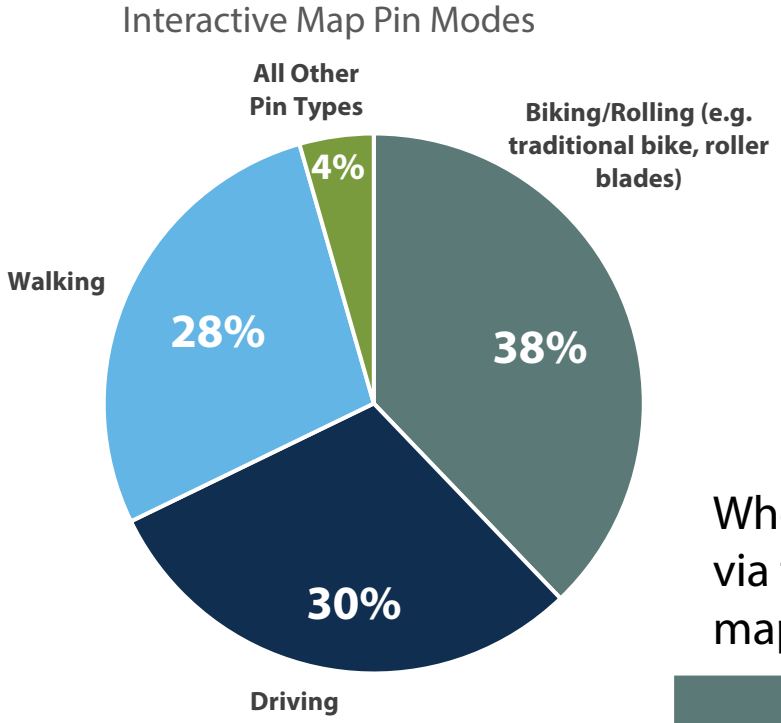
Stakeholder Engagement

The Vision Zero Safety Action Plan is being developed in collaboration with three stakeholder groups:

- Core Group: one representative from each partner agency
- Focus Group: representatives from Lakewood and Jefferson County that help manage the transportation system
- Advisory Team: VZSAP stakeholder committee that represents community interests.

Phase 1 Outreach Recap

- Full summary to be circulated in July
- 524 survey responses
- 1,341 map pins
- Phase 1 interactive map results available on project website



Who we heard from via the interactive map:

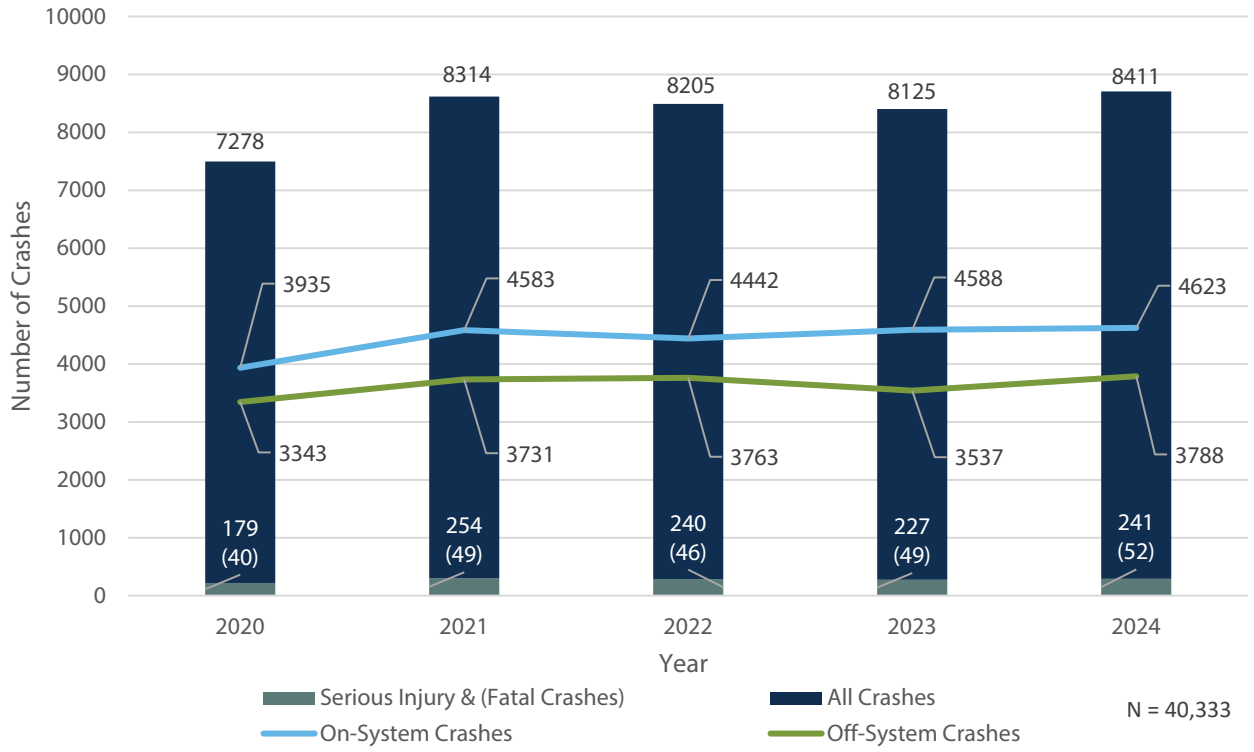
Pin Type	Total Pins & Upvotes
Unincorporated Jefferson County	1148
Lakewood	649
Golden	319
Wheat Ridge	148
Arvada	103
Edgewater	45
Westminster	40
Morrison	22
Superior	1
Lakeside	1

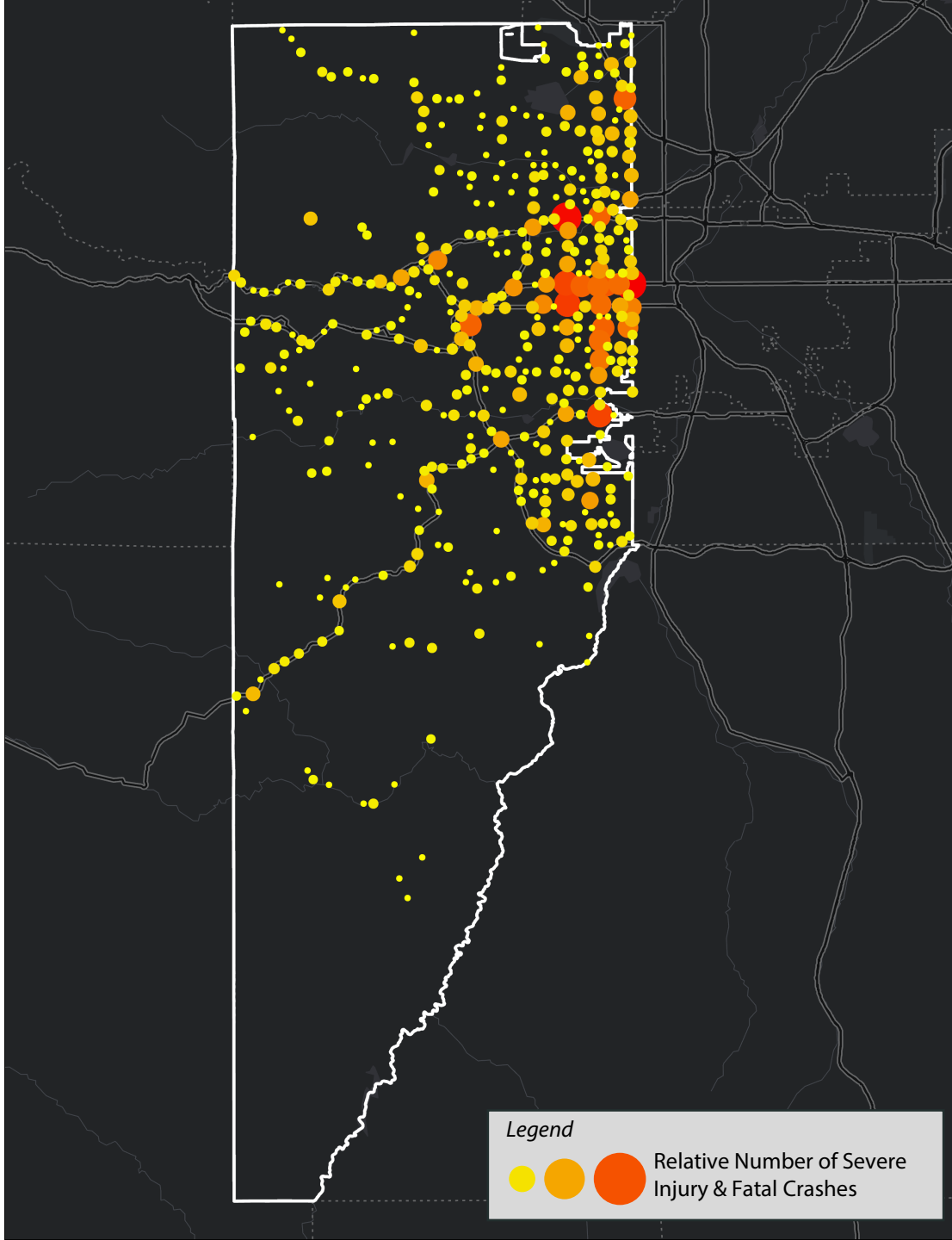
Organizational Stakeholder Interviews

Conducted interviews with representatives from:

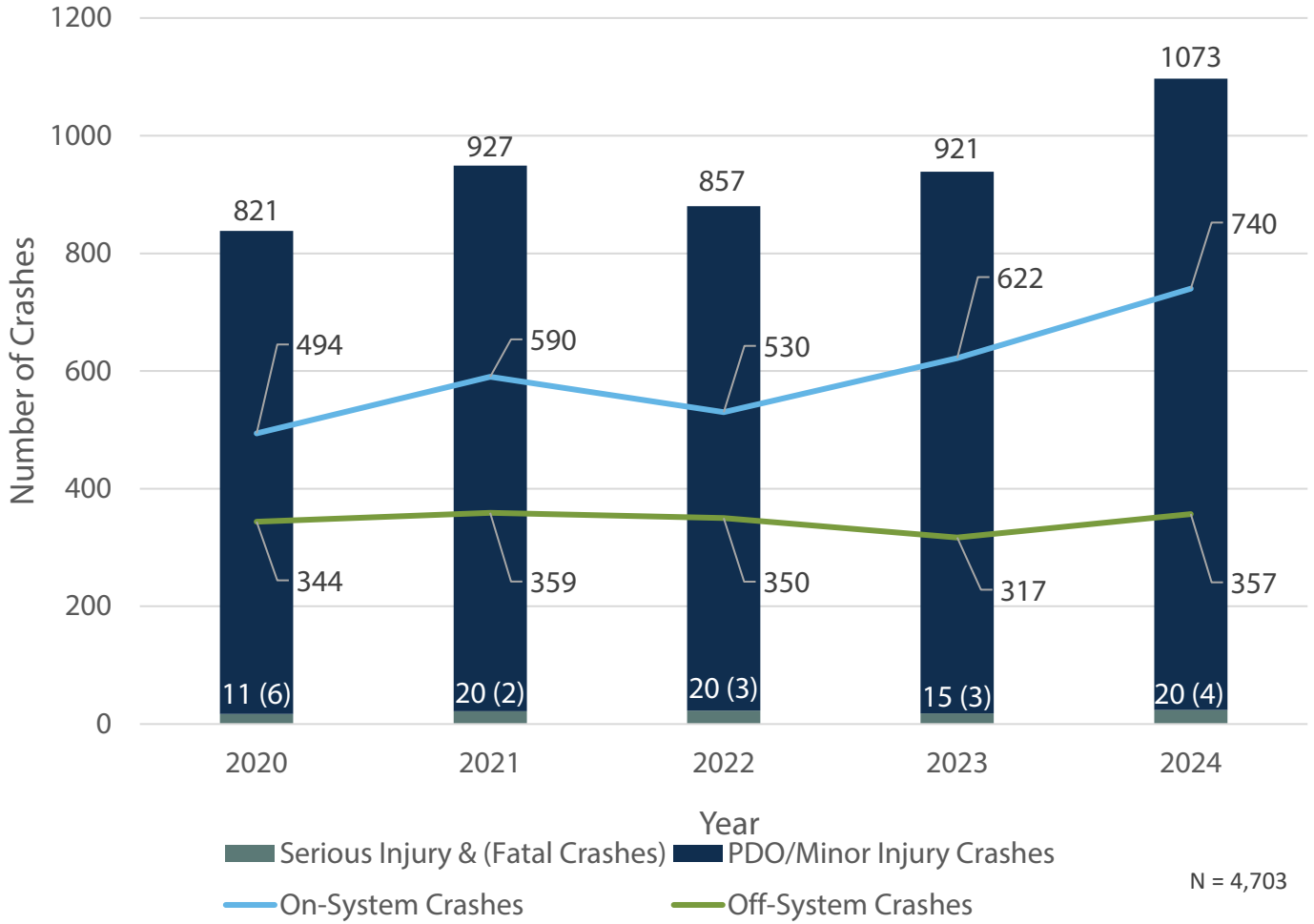
- Advocacy Organizations
- Fire Districts
- Metro and Business Improvement Districts
- Public Health and Schools
- Recreation Districts

Full Study Area Crash History 2020-2024

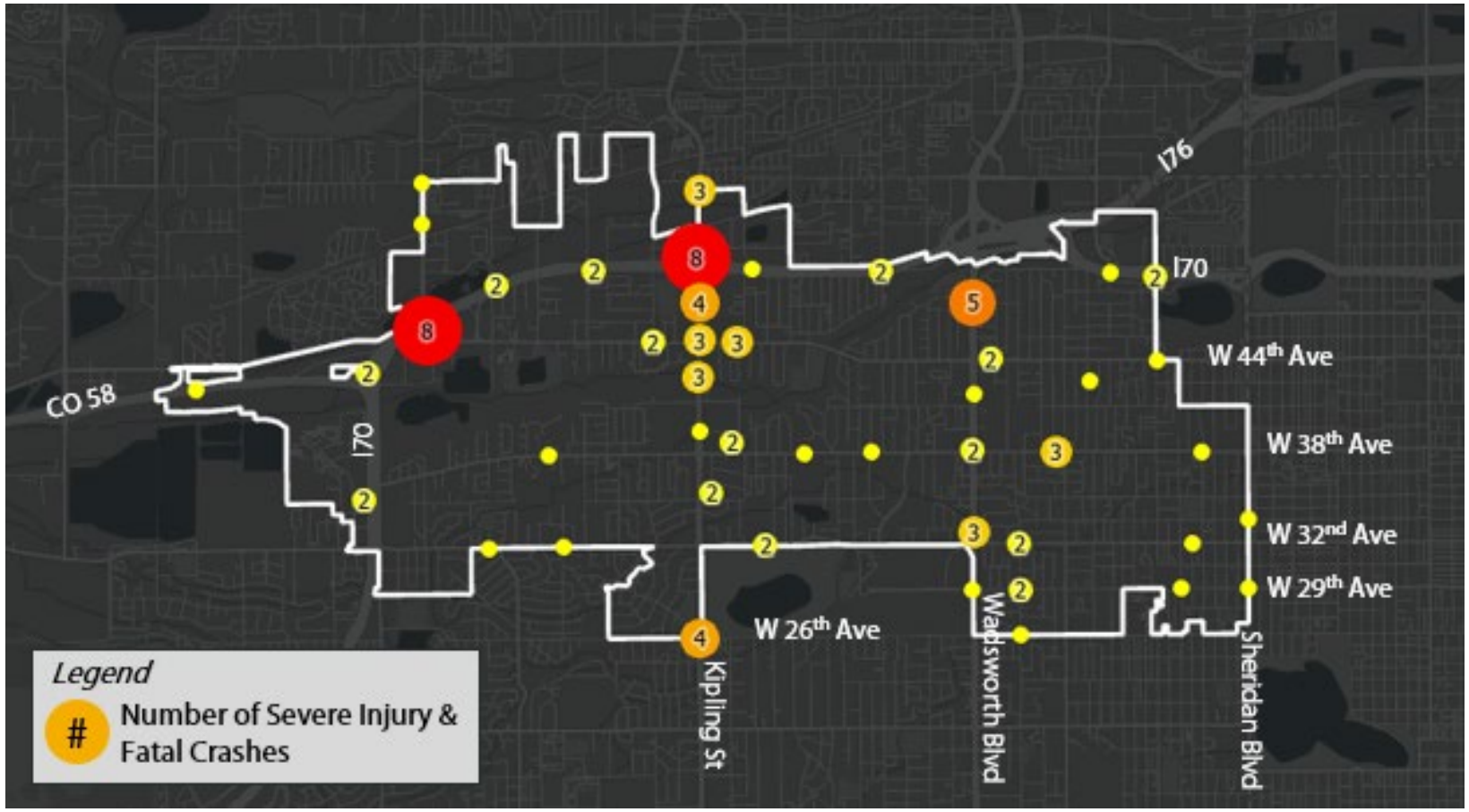




Wheat Ridge Crash History 2020-2024



Wheat Ridge Crash History 2020-2024



High Injury Network

High Injury Network versus High Risk Network

High Injury Network (HIN)

- ❑ Identifies where the highest number of people are being killed or seriously injured
- ❑ Based on historical crash data
- ❑ Addresses existing safety problems where we have traffic crash data

High Risk Network (HRN)

- ❑ Identifies unsafe streets based on existing contextual roadway factors such as: volumes, speeds, presence of median, intersection control, etc.
- ❑ Proactively addresses safety problems by identifying roadways where there are not crashes represented in the data or there are near-misses

HIN Overview

Plains

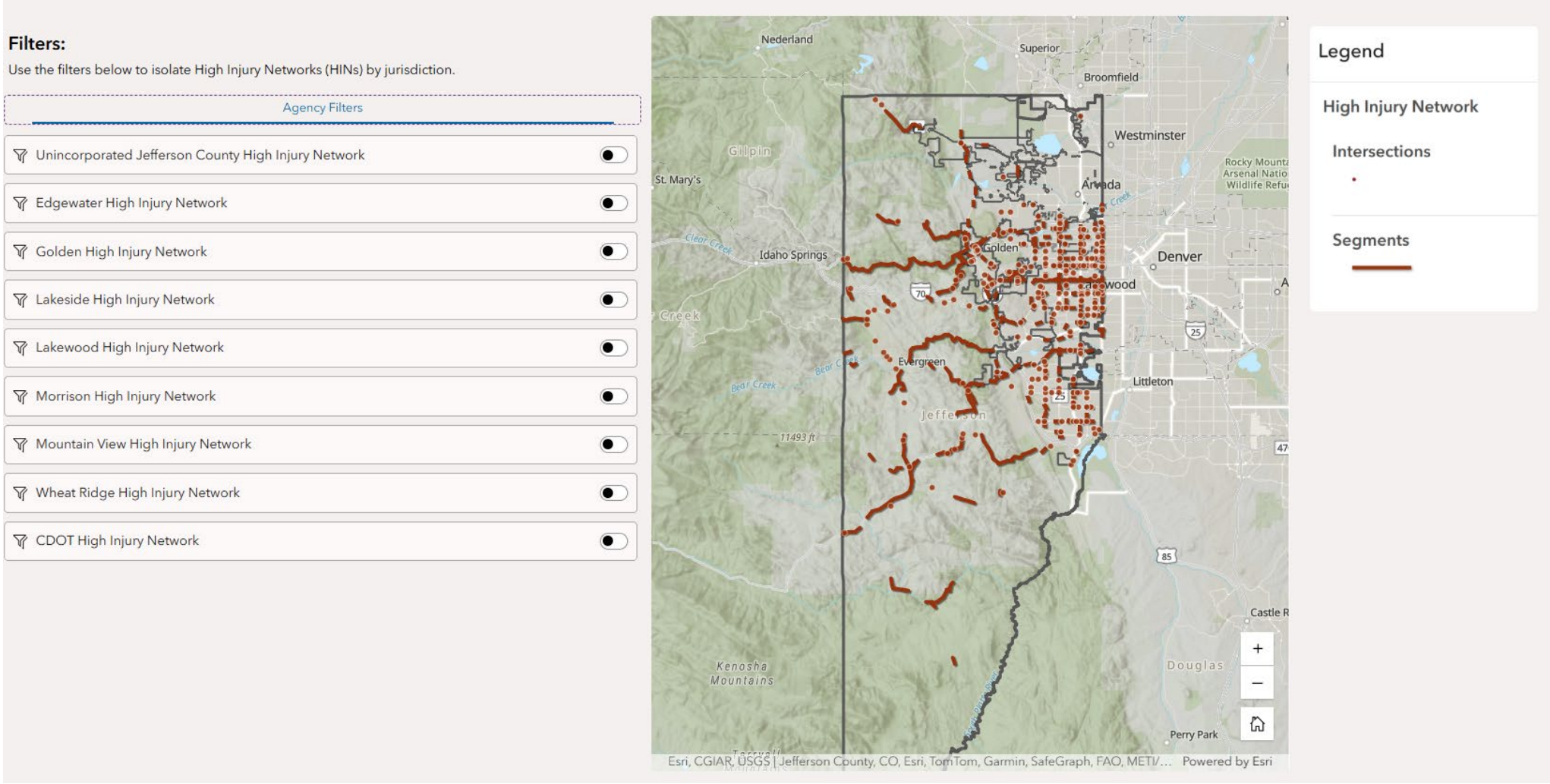
The top **24%** of intersections
and **9%** of segment miles encompass **50%** of all injury crashes and **67%** of all KSI crashes.

Mountains

The top **4%** of intersections
and **26%** of segment miles encompass **69%** of all injury crashes and **85%** of all KSI crashes.

HIN Results

https://experience.arcgis.com/experience/7c46905a5caf4708bf7f039c24a5d3e0/

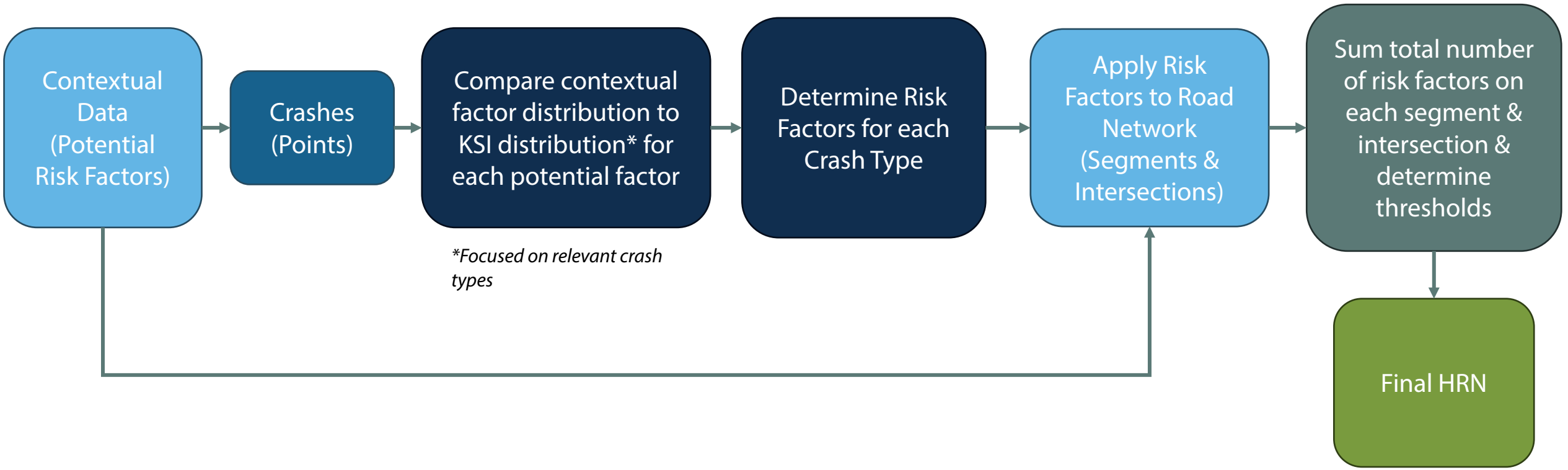


High Risk Network

High Risk Network (HRN) Overview

- Identify focus crash types (top crash types on HIN)
- Evaluate risk factors consistently associated with focus crash types
  - Example: Evaluating presence and type of pedestrian facilities for pedestrian-involved crashes
- Develop HRN by identifying locations with presence of multiple risk factors
- Apply systemic approach to recommendations development when specific contextual factors are identified as being tied to crash outcomes (e.g., roadway curvature and lane departure crashes)
- Apply systematic approach when risk factors are more global (e.g., speeding on local roadways) and proven safety countermeasures can be applied broadly

HRN Process



**Focused on relevant crash types*

Examples of Contextual Data Under Review

Complete Dataset	Partial Dataset – Can Approximate
Number of Lanes and Lane Width	Roadway Volume
Land Use	Stop Control Type
Pavement Condition	Bicycle Facility Type
Pedestrian Facility Type	Shoulder Width
Proximity to Activity Generators, Alcohol-Serving Businesses	Crossing Type
Trail Crossings	Presence of Street Lights
Curvature	Proximity to Dispensaries
	Proximity to Homeless Shelters & Ancillary Services

Next Steps on HRN

- Finalizing full contextual factors dataset
- Screening focus crash types to identify risk factors
- Developing draft HRN
- Reviewing HRN with stakeholders

Supporting Planning Initiatives

What are the supporting initiatives?

Three supporting tasks that will help advance a holistic approach to roadway safety planning:

1. Policy Review
2. Non-Discriminatory Plan
3. Best Economic and Environmental Practices

Findings will be used to inform prioritization of VZSAP recommendations

Policy Review

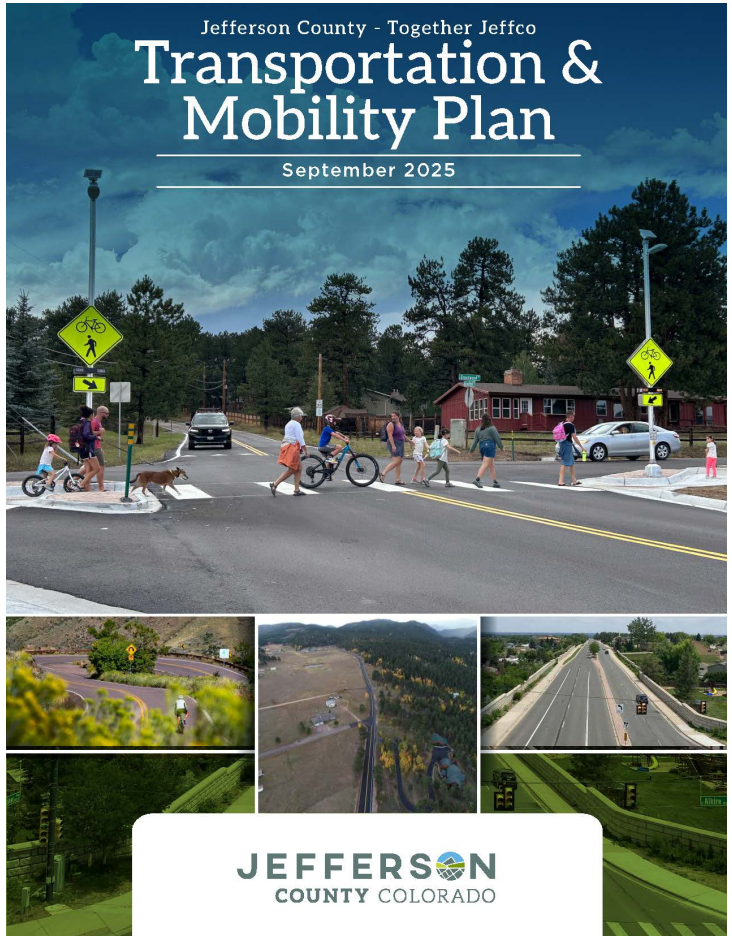
Reviewing local plans, standards, policies, that may supplement regional documents. These include:

- Design standards
- Planned infrastructure projects that may carry a safety benefit
- ADA transition plans
- Enforcement programs
- Emergency service plans
- Ordinances

Policy Review

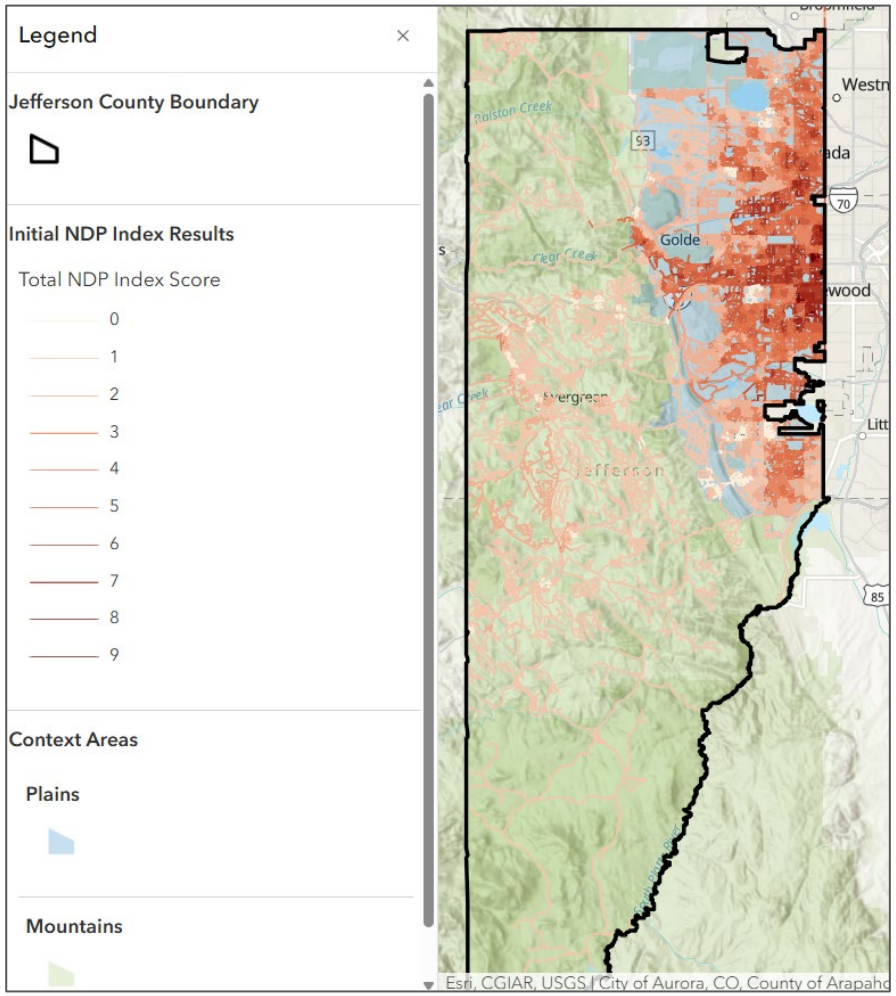
- Review effort will be organized by policies that relate to top crash types
- Determining opportunities to make roadway safety a more central focus when setting policies, guidance, etc.





Non-Discriminatory Plan

- Segment-level index identifying areas of disproportionate roadway safety-related community needs
  - Will be used for project prioritization
- Factors include:
  - DRCOG Index
  - Colorado Enviroscreen
  - Concentration of low wage jobs
  - Proximity to destinations serving vulnerable users



Online Webmap of Preliminary Results

Best Economic and Environmental Practices

- **Considering the effects of extreme weather on roadway safety by:**
  - Identifying existing and projected extreme weather hazards & correlation with crash data
  - Developing a Resilience Resource Guide with recommendations for reducing transportation-related emissions & enhancing transportation resilience to extreme weather


Source: Lakewood PD



Phase 2 Outreach

Phase 2 Activities

- Survey
- Pop-up Events
  - Potential pop-up events for Phase 2 engagement in August
- Asynchronous Open House
- Project Team Live Q&A Sessions

Redefining Road Safety:
Zero Traffic Deaths

JEFFERSON COUNTY
VISION ZERO
SAFETY ACTION PLAN



Next Steps

- Project Development and Prioritization
- Draft Plan Development
- Community Outreach
- Jeffco Planning Commission and County Commissioners will be updated on the draft plan during the summer of 2026 and again for adoption



Draft and Final Plan Review Timeframes

- Total timeframe: Three months for review, one month for finalizing plan
- First draft – PMT + CG/FG review:
  - 30 days (month of October)
  - Comment tracking and resolution matrix for collecting feedback
  - 1-2 weeks for revisions
- Second draft – public review:
  - VZSAP posted to website for 30 days
  - Presented to elected officials as needed (presentation file provided by consultant team)
  - Consultant team tracks comments and responds in 1-2 weeks following review period
- Final draft:
  - All review comments incorporated prior to finalizing draft for adoption process (each local partner identifying the local agency adoption process)

Thank you!

ITEM NUMBER: 9
DATE: November 23, 2026

REQUEST FOR CITY COUNCIL ACTION

MOTION

TITLE: MOTION APPROVING AN INCREASE IN THE CITY ATTORNEY HOURLY RATE FROM $225 TO $260

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

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:

City Attorney Gerald Dahl requests an increase in his hourly rate for services to the City from $225 to $260. Mr. Dahl commits to keeping the new rate unchanged for the next three years.

PRIOR ACTION:

The City Attorney's hourly rate was last increased in June 2023. The current rate is $225 per hour.

FINANCIAL IMPACT:

The proposed increase is $35 per hour, or approximately 15.6%. The additional cost to the City will depend on the number of hours billed by Mr. Dahl. For every 100 hours of service, the increase would add $3,500. The rate increase would become effective January 1, 2027.

BACKGROUND:

Mr. Dahl has served as the City Attorney for many years. In his November 3, 2026, memorandum, he explains that he has maintained a reduced hourly rate in recognition of his longstanding relationship with the City.

Partners in his firm representing other communities charge between $260 and $295 per hour. Special litigation counsel to the City typically charge $395 to $495 per hour, while other private attorneys representing cities typically charge more than $300 per hour.

The requested $260 hourly rate would bring Mr. Dahl's rate to the low end of the range charged by his partners. His commitment to hold the rate for three years would provide rate stability for the City.

RECOMMENDATIONS:

Approve the requested increase in the City Attorney's hourly rate from $225 to $260, with the rate remaining unchanged for three years.

RECOMMENDED MOTION:

"I move to approve an increase in City Attorney Gerald Dahl's hourly rate from $225 to $260, with the rate to remain unchanged for three years."

Or,

"I move to not approve an increase in City Attorney Gerald Dahl's hourly rate from $225 to $260 for the following reason(s)."

REPORT PREPARED/REVIEWED BY:

Gerald Dahl, City Attorney
Patrick Goff, City Manager

ATTACHMENTS:

1. Memo from Gerald Dahl, date November 3, 2026

MURRAY DAHL BEERY RENAUD LLP
ATTORNEYS AT LAW

MEMORANDUM

To: City Council

From: Gerald Dahl, City Attorney

Date: November 3, 2026

Re: **Request for increase in hourly rate**

I have been honored to be the City Attorney for Wheat Ridge for many years. In recognition of the longevity of that relationship and its importance to me and my firm, I have always ensured that my hourly rates for the City are less than what the market rate for outside city attorney counsel is across the state. I do this because not only is the City an excellent client of our firm, but also because I genuinely enjoy the work I do for the City and for you, its elected officials. It has been a privilege to continue to be associated with such a forward-looking local government.

My presently hourly rate for service to the City is $225 per hour, and was last raised in June 2023. My partners, who represent a number of other communities, are charging between $260 and $295 per hour.

In contrast, the special counsel to the City for litigation matters typically charge $395 to $495 per hour, while my compatriots in the private bar who represent cities typically charge well in excess of $300.

As I have said above, a significantly reduced rate is my recognition of the value I place on our relationship. At the same time, I have an obligation to the partners in our small firm to have a rate similar to theirs in support of the other cities we represent.

The attached Council action form requests a rate increase for my work to $260 per hour. I commit to keeping this rate unchanged for the next three years.

I appreciate your consideration of this request.

710 Kipling Street, Suite 300 Lakewood, Colorado 80215 Main 303.493.6670 Fax 303.945.7960

ATTACHMENT 1