

City Council

Agenda

Tuesday, July 12, 2022
Council Chambers
749 Main Street
6:00 PM

Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.

- You can call in to **+1 408 638 0968 or 833 548 0282 (Toll Free)**, Webinar ID **#876 9127 0986**.
- You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/council

The Council will accommodate public comments during the meeting. Anyone may also email comments to the Council prior to the meeting at Council@LouisvilleCO.gov.

1. CALL TO ORDER & ROLL CALL

2. APPROVAL OF AGENDA

3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND ITEMS ON THE CONSENT AGENDA

Council requests that public comments be limited to 3 minutes. When several people wish to speak on the same position on a given item, Council requests they select a spokesperson to state that position.

4. CONSENT AGENDA

The following items on the City Council Agenda are considered routine by the City Manager and shall be approved, adopted, accepted, etc., by motion of the City Council and roll call vote unless the Mayor or a City Council person specifically requests that such item be considered under "Regular Business." In such an event the item shall be removed from the "Consent Agenda" and Council action taken separately on said item in the order appearing on the Agenda. Those items so approved under the heading "Consent Agenda" will appear in the Council Minutes in their proper order.

- A.** Approval of Bills
- B.** Approval of Minutes: February 15, March 15, March 21, April 5, April 18
- C.** Approval of Contracts Between the City of Louisville and Hazen and Sawyer and JVA, Inc. for The Utility Master Plan

5. COUNCIL INFORMATIONAL COMMENTS ON PERTINENT ITEMS NOT ON THE AGENDA (Council general comments are scheduled at the end of the Agenda.)

Citizen Information

If you wish to speak at the City Council meeting, please fill out a sign-up card and present it to the City Clerk.

Anyone planning to attend the meeting who needs sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303-335-4536. A forty-eight-hour notice is requested.

6. CITY MANAGER'S REPORT

7. REGULAR BUSINESS

A. STAND AGAINST RACISM PROCLAMATION

- Presentation
- Action

B. RESOLUTION NO. 32, SERIES 2022 – A RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT TO ALLOW CONSTRUCTION OF A 15,597 SF FLEX/INDUSTRIAL BUILDING AT 602 TAYLOR AVENUE – *continued from 6/21/22*

- Mayor Opens Public Hearing
- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Mayor Closes Public Hearing
- Action

8. CITY ATTORNEY'S REPORT

9. COUNCIL COMMENTS, COMMITTEE REPORTS, AND IDENTIFICATION OF FUTURE AGENDA ITEMS

10. ADJOURN

06/16/2022 10:38
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CASH ACCOUNT: 001000 101001

WARRANT: 061622 06/16/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
15388	COMMUNITY COLLEGE OF AURORA	MS EXCEL COURSES AND MATE	2,210.00
11411	DEBORAH FAHEY	BRECKENRIDGE 062222-0624	203.15
11411	DEBORAH FAHEY	CC4CA CONF 060822-060922	471.87
14002	KANSAS PAYMENT CENTER/ SN20DM0	Payroll Run 1 - Warrant 0	156.81
14604	MEGAN DAVIS	MILEAGE AND MEALS 062222	243.15
14431	OCEAN FIRST INSTITUTE	SUMMER READING 062322	150.00
99999	JAN BRANHAM	MILEAGE 031522-042822	45.87
10884	WORD OF MOUTH CATERING INC	LUNCHES SERVED 060922-061	3,887.25
3875	XCEL ENERGY	MAY 2022 ACCT #53-187959	784.34
3875	XCEL ENERGY	MAY 2022 ACCT #53-18795	17.96
3875	XCEL ENERGY	MAY 2022 ACCT #53-18795	33,652.57
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11 INVOICES			
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WARRANT TOTAL			41,822.97
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CASH ACCOUNT: 001000 101001

WARRANT: 062322 06/23/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
14164	ALPINE BANK	#5300177601 SOLAR PANEL	5,429.18
14164	ALPINE BANK	#5300089001 SOLAR PANEL	3,729.33
15142	BRANDON SHUPICK	LESSONS 060422-061722	404.83
13964	CHANDLER ASSET MANAGEMENT	MAY 2022 INVESTMENT FEES	2,534.10
14773	CHRIS NEVES	MILEAGE TO SNOWMASS, CO	248.04
15399	CHRISTOPHER P CONNOLLY	SUMMER CONCERTS IN THE PA	100.00
13260	CLIFTON LARSON ALLEN LLP	ACCT #011-043694	10,200.23
15390	COLORADO PARTY RENTALS	RENTALS FOR 7/4/22	2,481.54
13162	CORE & MAIN LP	Emergency Water Line Repa	16,474.94
13162	CORE & MAIN LP	ACCT #103796	1,012.73
13162	CORE & MAIN LP	ACCT #103796	-11,317.77
14167	CORY PETERSON	AWWA CONF 061222-061522	1,964.23
13947	DAVID HAYES	MEALS 071122-071322 ES	207.00
14131	DUSTIN D MORAN	CONCERTS IN THE PARK 0616	200.00
15330	ELIZABETH TOBIN	TALES FROM THE TIPPING PO	500.00
15289	FREDERIC PRINTING CO	Ballot prep and printing	4,058.05
15395	JAKARTA BAND	SUMMER CONCERTS IN THE PA	1,000.00
6455	KAISER PERMANENTE	05920-01-16 JULY 2022 EMP	164,029.78
14801	MELENDEZ GOLF LLC	LESSONS 060422-061722	2,588.83
15391	MERLYN'S ENTERPRISES LLC	QUIET ZONES CELEBRATION 0	250.00
14264	THE MILLIBO ART THEATRE	BIG BUBBLE CIRCUS 062922	400.00
99999	ANNALISE SORENSEN	REF CR BAL LOUISVILLE R	145.00
99999	SARA IBARRA	REF CR BAL LOUISVILLE R	140.00
99999	BEN FRANCISCO	HOTEL AWWA CONF 061122-06	1,899.60
99999	JOSH GILBERTSON	MILEAGE SNOWMAN, CO 0612	248.04
99999	NAYELI MEDINA	REFUND UTILITY BILLING	196.16
99999	JAN BRANHAM	MILEAGE 050322-052622	36.16
15396	STEPHANIE MORPHET	FOURTH OF JULY ENTERTAINM	400.00
14129	TOM CZAJKA	HOTEL TOM CZAJKA & SHANE	3,807.20

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CASH ACCOUNT: 001000 101001		WARRANT: 062322	06/23/2022
VENDOR	VENDOR NAME	PURPOSE	AMOUNT
15398	TRIPPWIRE PRODUCTIONS, LLC	SUMMER CONCERTS IN THE PA	1,500.00
8442	VISION SERVICE PLAN	CLIENT ID:12059727 JULY	2,775.38
10884	WORD OF MOUTH CATERING INC	LUNCHES SERVED 061622-062	3,131.50
32 INVOICES		WARRANT TOTAL	220,774.08

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CASH ACCOUNT: 001000 101001

WARRANT: 063022 06/30/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
14154	ALLSTREAM	ACCT #936665 062122-0720	800.23
13051	AMBERG ENTERTAINMENT COLO INC	TWO BOUNCE CASTLES 070422	1,775.00
10301	COLORADO COMMUNITY SHARES	Payroll Run 1 - Warrant 0	630.00
11298	DELTA DENTAL OF COLORADO	007562-0001 JULY 2022 EMP	13,531.24
9710	INDUSTRIAL CHEMICALS CORP	Water Plant Chemicals - C	15,300.00
14002	KANSAS PAYMENT CENTER/ SN20DM0	Payroll Run 1 - Warrant 0	148.19
9750	LEGALSHIELD	#22554 JUNE 2022 EMPLOYEE	632.00
7735	LINCOLN FINANCIAL GROUP	000400001000-26902 MAY 20	1,752.28
7735	LINCOLN FINANCIAL GROUP	000010008470 JULY 2022 LT	3,746.22
7735	LINCOLN FINANCIAL GROUP	000010008469 JULY 2022 LI	7,199.34
7735	LINCOLN FINANCIAL GROUP	B00000001696 MAY 2022 AC	1,286.31
14648	OCCUPATIONAL HEALTH CENTERS OF	ACCT #N08-0240201511	436.00
5468	OLD STYLE SAUSAGE	3000 SAUSAGES AND BRATS 0	3,000.00
99999	JILL SIEWERT	RETURNED ACH PP13 2022-HS	103.62
99999	GREG VENETTE	ACE CONF HOTEL AND TRANSP	1,136.94
99999	JEFFREY OWENS	REIMB HOTEL	1,104.03
99999	MG COLONY SQUARE - LLC	UTILITY REFUND - ACCT #10	100.95
99999	WILLIAM & LISA PONDER	UTILITY REFUND - ACCT #19	114.82
99999	DAVID NOLAN & DONNA NIKANJAM	UTILITY REFUND - ACCT #21	174.52
99999	KATHLEEN JENNINGS	REF CR BAL LOUISVILLE R	40.00
15406	PETER DAVISON	LOCOMOTION 070622	300.00
3735	PETTY CASH - DIANE KREAGER	REIMBURSE PETTY CASH 0112	465.50
10951	PINNACOL ASSURANCE	POLICY #4206615	39,531.37
15404	RACHEL GALVIN	THE BUBBLEFARIE 070422	400.00
10884	WORD OF MOUTH CATERING INC	LUNCHES SERVED 062322-062	3,313.00
3875	XCEL ENERGY	ACCT #53-1879600-8	97,112.16
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26 INVOICES			
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WARRANT TOTAL			194,133.72
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CASH ACCOUNT: 001000 101001

WARRANT: 070522 07/05/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
6866	4 RIVERS EQUIPMENT	STREETS #3295	636.44
13547	A G WASSENAAR INC	Consulting Services -Davi	175.00
14121	ACUSHNET COMPANY	2022 Resale Merchandise -	252.00
14121	ACUSHNET COMPANY	ORDER #3020704275 ACCT	359.41
14121	ACUSHNET COMPANY	ORDER #3020704275 ACCT	58.39
14121	ACUSHNET COMPANY	ACCT #US00002149	252.00
12890	ADAMSON POLICE PRODUCTS	MIRANDA UNIFORM ORDER #	116.89
14547	ADIDAS AMERICA INC	2022 Resale Merchandise -	617.91
14547	ADIDAS AMERICA INC	2022 Resale Merchandise -	62.26
14521	AJ'S BACKFLOW TESTING LLC	BACKFLOW TESTING	1,360.00
15333	AKILA ARUMUGAM	INDIAN RECIPES 062822	160.00
15371	ALMA PRODUCTIONS	7/14/22 CONCERTS IN THE P	1,100.00
14623	ANOTHER MILESTONE LLC	COURSE #26312-1 & 26303-1	3,567.00
14623	ANOTHER MILESTONE LLC	COURSE #26307-1 & 26305-1	3,240.75
15322	AQUATIC RESOURCES	Accutab-tab Blue Calcium	4,128.20
10801	BADGER METER INC	JUNE 2022	106.80
14251	BK TIRE INC	USED TIRE DISPOSAL	40.00
14251	BK TIRE INC	PARKS VEHICLE #5379	413.36
5754	BNSF RAILWAY COMPANY	BNSF Quiet Zones CUST #1	1,191.86
5754	BNSF RAILWAY COMPANY	BNSF Quiet Zones CUST #1	35,764.89
14363	BOULDER COMMUNITY HEALTH	ACCT #700000330 04-09-	510.00
640	BOULDER COUNTY	2022 IGA BOCO YOUTH CORP	16,700.00
15204	BOULDER COUNTY PUBLIC WORKS	MAY 2022 GATE FEE	415.55
8371	BOULDER VALLEY SCHOOL DISTRICT	2022 ART GRANT RECIPIENT	600.00
7706	BRANNAN SAND & GRAVEL CO LLC	2022 Asphalt Hot Mix	1,370.04
7706	BRANNAN SAND & GRAVEL CO LLC	2022 Asphalt Hot Mix	488.04
7706	BRANNAN SAND & GRAVEL CO LLC	2022 Asphalt Hot Mix	56.35
7706	BRANNAN SAND & GRAVEL CO LLC	2022 Asphalt Hot Mix	281.82
15098	BRIDGE HOUSE	MAY 2022 RTW Contract	6,920.32
1155	BROOMFIELD RENTALS INC	PROPANE FUEL	100.00

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CASH ACCOUNT: 001000 101001

WARRANT: 070522 07/05/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
13344	BROWNS HILL ENGINEERING & CONT	22-117 SERVICE WORK 2022	885.50
14461	C & R ELECTRICAL CONTRACTORS I	REPAIR TO THE IRRIGATION	499.37
14403	CALLAWAY GOLF	2022 Resale Merchandise -	583.61
14403	CALLAWAY GOLF	2022 Resale Merchandise -	328.55
14403	CALLAWAY GOLF	2022 Resale Merchandise -	1,514.21
14403	CALLAWAY GOLF	2022 Resale Merchandise -	1,740.66
14403	CALLAWAY GOLF	2022 Resale Merchandise -	130.48
14403	CALLAWAY GOLF	ACCT #18883 2022 Resale	209.60
14403	CALLAWAY GOLF	2022 Resale Merchandise -	128.91
14403	CALLAWAY GOLF	2022 Resale Merchandise -	260.46
14403	CALLAWAY GOLF	2022 Resale Merchandise -	175.78
14403	CALLAWAY GOLF	2022 Resale Merchandise -	805.60
15405	CALLBOX TRAINING	UNDERSTAND BIAS ONSITE TR	6,000.00
13534	CARLTON ELECTRIC INC	SERVICE CALL STEINBAUGH P	688.17
10900	CAROL CREECH	ADA for E. Creech	36.00
248	CDW GOVERNMENT	WIRELESS LINK CUST #514	152.48
248	CDW GOVERNMENT	LG 32" MONITOR CUST #51	387.76
248	CDW GOVERNMENT	3 YEAR WARRANTY CUST #5	24.90
248	CDW GOVERNMENT	7X LENOVO T24I MONITORS	1,729.56
248	CDW GOVERNMENT	WARRANTY CUST #5143572	122.64
14036	CENTER COPY BOULDER INC	NO PARKING SIGNS	43.08
980	FOWLER CHEVROLET	UTILITIES VEHICLE #3409	93.86
2220	CHEMTRADE CHEMICALS US LLC	ALUM SULFATE ORDER #272	5,330.02
2220	CHEMTRADE CHEMICALS US LLC	ORDER #2696267	5,280.91
2220	CHEMTRADE CHEMICALS US LLC	ORDER #2722777	5,325.06
4785	CINTAS CORPORATION #66	UNIFORM SERVICE	289.88
4785	CINTAS CORPORATION #66	UNIFORM SERVICE	289.88
4785	CINTAS CORPORATION #66	UNIFORM SERVICE	289.88
4025	CINTAS FIRST AID AND SAFETY	CUST #10389214 FIRST AID	203.50
15400	CITY OF BRIGHTON	MARCH & APRIL 2022 MARSHA	40,629.75
15386	CITY OF LONGMONT	PETER GIBBONS SALARY FEB2	11,763.16
15393	CIVICPLUS, LLC	MUNICIPAL CODE CODIFICATI	2,342.99
15393	CIVICPLUS, LLC	ONLINE MUNICIPAL CODE	950.00
15411	CLARION ASSOCIATES LLC	PROFESSIONAL SERVICES THR	500.00

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CASH ACCOUNT: 001000 101001

WARRANT: 070522 07/05/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
15152	MIKE MAROONE FORD LONGMONT	POLICE VEHICLE #2181	2,427.42
1120	COLORADO ANALYTICAL LABORATORI	SLUDE MONTHLY ANALYSIS	240.00
1120	COLORADO ANALYTICAL LABORATORI	REG 85 MONTHLY SAMPLE ANA	391.50
1120	COLORADO ANALYTICAL LABORATORI	TABLE II ANNUAL SAMPLE AN	999.00
1120	COLORADO ANALYTICAL LABORATORI	INFLUENT SEMI-ANNUAL SAMP	282.60
1120	COLORADO ANALYTICAL LABORATORI	EFFLUENT MONTHLY SAMPLE A	150.30
1120	COLORADO ANALYTICAL LABORATORI	TASK #220504127	493.20
1120	COLORADO ANALYTICAL LABORATORI	TASK #220519064	538.20
1120	COLORADO ANALYTICAL LABORATORI	TASK #220607094	18.00
1120	COLORADO ANALYTICAL LABORATORI	TASK #220623068	58.00
1120	COLORADO ANALYTICAL LABORATORI	TASK #220623069	18.00
14853	COLORADO BROADCASTERS ASSOCIAT	7/1/22-6/30/23 STATION ME	150.00
15392	COLORADO CREATIONS QUILTING, L	QUILTING 060622-071822	350.00
14601	COLORADO GOLF ASSOCIATION	2022 Handicap Services	612.00
14601	COLORADO GOLF ASSOCIATION	2022 Handicap Services	350.00
14601	COLORADO GOLF ASSOCIATION	SCORE CARDS	99.00
14273	COMMUNICATION INFRASTRUCTURE G	DISASTER RECOVERY MESSAGI	2,001.75
14894	COMMUNITY REACH CENTER INC	APRIL 2022 PROJECT EDGE	13,261.41
14894	COMMUNITY REACH CENTER INC	MAY 2022 PROJECT EDGE	20,322.24
13162	CORE & MAIN LP	Marshall Fire Water Meter	7,667.36
13162	CORE & MAIN LP	Marshall Fire Water Meter	14,230.08
13162	CORE & MAIN LP	Marshall Fire Water Meter	3,334.00
15304	CORONA ENVIRONMENTAL CONSULTIN	Water Systems Sampling an	31,152.50
9973	CPS DISTRIBUTORS INC	ACCT #12010000	1,030.86
13207	CTC I OWNERS ASSOCIATION INC	CTCOA DUES - 734 CTC BLVD	37.92
13207	CTC I OWNERS ASSOCIATION INC	CTCOA DUES - 739 S 104TH	452.21
13207	CTC I OWNERS ASSOCIATION INC	CTCOA DUES - 712 CTC BLVD	2.42
15280	DARBY ENTERPRISES INC	REPAIRS WWTP ROOF	452.42
14529	DE NORA WATER TECHNOLOGIES INC	BIOCHEM UNIT	1,534.08
15149	DENALI WATER SOLUTIONS LLC	Biosolids transportation	3,683.47
15149	DENALI WATER SOLUTIONS LLC	Biosolids transportation	1,861.62
14469	DESIGNSCAPES COLORADO	Community Park Irrigation	118,128.60
14920	E-Z-GO DIVISION OF TEXTRON INC	GOLF CART REPAIRS	81.53

CASH ACCOUNT: 001000 101001

WARRANT: 070522 07/05/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
1785	ECO-CYCLE INC	HTR EVENT 051422	3,010.00
14691	EEG ENTERPRISES INC	CLOSED CAPTIONING FOR CHA	299.00
13009	EIDE BAILLY LLP	PROFESSIONAL SERVICES THR	35,200.00
15018	ELITE SURFACE INFRASTRUCTURE	MAY 2022 PROJECT #301312-	793,270.85
13004	EMPLOYMENT LAW SOLUTIONS INC	LEGAL ISSUES IN THE WORKP	300.00
14574	EUROFINS EATON ANALYTICAL LLC	PROJECT #32020001 CLIEN	907.50
1945	FALCON ENVIRONMENTAL CORP	Aeration Blower Repair	2,094.15
12270	FASTENAL COMPANY	METER PIT NUTS & BOLTS	146.65
14896	FASTSIGNS OF BROOMFIELD	BANNER	350.00
1970	FEDEX	ACCT #1322-0501-9	56.64
14606	FEHR AND PEERS	Traffic Signal Master Pla	1,546.25
14606	FEHR AND PEERS	Traffic Signal Master Pla	3,413.75
13615	FELSBURG HOLT & ULLEVIG INC	Quiet Zone Design and Con	9,873.49
15403	FLAGSTAFF SURVEYING INC.	051222 - 9000 W. SOUTH	595.00
12819	FRANCOTYP-POSTALIA INC	POSTAGE METER ACCT #50	126.00
9637	GOBLE SAMPSON & ASSOCIATES INC	PUMP HEADS CUST ID: LO	1,567.11
14936	GOLDEN AUTOMATION LLC	SUMP ALARM 051922	1,456.00
15011	GOLDSTREET DESIGN AGENCY INC	Annual Consumer Confidenc	7,093.28
14083	GOLF AND SPORT SOLUTIONS LLC	40 bags of 50 lb hilltopp	1,130.45
2310	GRAINGER	ACCT #802864512	107.46
2310	GRAINGER	EYE WASH BOTTLES ACCT #	74.28
2310	GRAINGER	HVAC FILTERS - ACCT #8028	600.72
15235	GRAVES CONSULTING LLC	2023 Market Update	3,290.00
15402	GUARANTEE CONSTRUCTION GROUP C	CITY HALL DRYWALL REPAIR	2,495.00
2405	HACH COMPANY	NITRATE TNT ACCT #0940	125.42
2405	HACH COMPANY	CHEMKEYS ACCT #094039	104.94
2405	HACH COMPANY	REAGENTS ACCT #094039	45.01
2405	HACH COMPANY	REAGENTS ACCT #094039	45.36
2405	HACH COMPANY	TNT'S ACCT #094039	204.00

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CASH ACCOUNT: 001000 101001

WARRANT: 070522 07/05/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
2405	HACH COMPANY	PIPET TIPS, CHEMKEYS A	205.01
2405	HACH COMPANY	ACCT #094039	1,312.24
2415	HARCROS CHEMICALS INC	Water Plant Chemicals - S	931.00
2415	HARCROS CHEMICALS INC	Water Plant Chemicals - S	3,100.00
2415	HARCROS CHEMICALS INC	Water Plant Chemicals - S	3,100.00
2415	HARCROS CHEMICALS INC	Water Plant Chemicals - S	931.00
13142	HAYNES MECHANICAL SYSTEMS INC	SERVICE CALL 061722 CUS	532.00
15146	HAZEN AND SAWYER DPC	2021 Raw Water Study Purc	5,182.51
14472	HILL AND POLLOCK LLC	APR & MAY 2022	23,051.50
14507	HIRED GUN WEED & PEST CONTROL	2MG TANK SPRAY 2022-0550	695.38
14507	HIRED GUN WEED & PEST CONTROL	NWTP JOB #2022-0549	2,498.00
13642	HUBER TECHNOLOGY INC	WWTP Fine Screens Repair	2,681.12
645	HUMANE SOCIETY OF BOULDER VALL	1ST QTR Animal Impound se	2,880.00
15329	IMEG CORP	GIS Support	360.00
15337	SLADE GLASS CO.	SWTP GLASS REPAIRS - FIRE	760.00
15261	WESTERN PAPER DISTRIBUTORS	CUST #244097	255.41
15261	WESTERN PAPER DISTRIBUTORS	CUST #244097	147.30
15261	WESTERN PAPER DISTRIBUTORS	CUST #244097	141.26
15261	WESTERN PAPER DISTRIBUTORS	CUST #244097	196.98
15261	WESTERN PAPER DISTRIBUTORS	CUST #244097	541.52
15261	WESTERN PAPER DISTRIBUTORS	CUST #244097	744.12
15261	WESTERN PAPER DISTRIBUTORS	CUST #244097	793.54
15261	WESTERN PAPER DISTRIBUTORS	CUST #244097	1,868.01
15261	WESTERN PAPER DISTRIBUTORS	CUST #244097	173.26
15261	WESTERN PAPER DISTRIBUTORS	CUST #244097	55.74
15261	WESTERN PAPER DISTRIBUTORS	CUST ID #244097	346.86
15261	WESTERN PAPER DISTRIBUTORS	CUST ID #244097	89.44
15261	WESTERN PAPER DISTRIBUTORS	CUST ID #244097	79.68
9710	INDUSTRIAL CHEMICALS CORP	Water Plant Chemicals - H	175.00
9710	INDUSTRIAL CHEMICALS CORP	SILICATE NWTP CUST #421	11,926.59
15189	INNOVATIVE UTILITY SOLUTIONS L	Marshall Fire water Meter	70,780.00
13280	INSIGHT PUBLIC SECTOR INC	AUSTIN BROWN ACCT #10669	115.10
13280	INSIGHT PUBLIC SECTOR INC	AUSTIN BROWN MS VISIO	203.28
13280	INSIGHT PUBLIC SECTOR INC	ACCT #10669545	86.30
14719	INTECONNECT INC	Remote Front Door Access	8,273.65
14719	INTECONNECT INC	Remote Front Door Access	11,218.11

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CASH ACCOUNT: 001000 101001

WARRANT: 070522 07/05/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
10558	INTERMOUNTAIN VALVE & CONTROLS	VALVE ACTUATOR CUST #1	1,048.00
13778	INVISION GIS LLC	GIS & AM Implementation S	6,952.50
14239	JC GOLF ACCESSORIES	2022 Resale Merchandise -	371.24
14239	JC GOLF ACCESSORIES	2022 Resale Merchandise -	202.34
14239	JC GOLF ACCESSORIES	2022 Resale Merchandise -	208.63
14239	JC GOLF ACCESSORIES	2022 Resale Merchandise -	230.23
14922	JOHN BRUNNER & COMPANY INC	SERVICE TO SPLASH POOL HE	485.00
11289	JVA INC	WWTP FOG Design/Bid Servi	507.46
15238	SNAPOLOGY OF GOLDEN-LITTLETON	SNAPOLOGY CAMP 061322-061	1,680.00
14219	KIMLEY-HORN AND ASSOCIATES INC	Consulting Services -Tran	6,277.50
14219	KIMLEY-HORN AND ASSOCIATES INC	SBR at Grade Crossing Imp	21,315.97
14219	KIMLEY-HORN AND ASSOCIATES INC	SERV THROUGH 053122 Futu	15,263.75
11075	LEFT HAND TREE & LANDSCAPE LLC	PRUNING OF MAPLES 060722	700.00
3070	LL JOHNSON DISTRIBUTING CO	CUST #158907	1,073.00
3070	LL JOHNSON DISTRIBUTING CO	CUST #158907	2,692.94
13382	LODESTONE DESIGN GROUP	RENO JAMES REIMBURSABLE E	2,500.00
13382	LODESTONE DESIGN GROUP	ARCHITECTURAL DESIGN	500.00
13356	LOHMILLER AND COMPANY	blower wheel replacement	116.29
13356	LOHMILLER AND COMPANY	NEW COMPRESSOR ACCT #11	2,118.60
13356	LOHMILLER AND COMPANY	RSC - RTU 2 BLOWER MOTOR	552.45
15321	LOTUS ENGINEERING AND SUSTAINA	Building code update cons	8,966.50
5432	LOUISVILLE FIRE PROTECTION DIS	2022 ANNUAL PHYSICIAN ADV	5,000.00
5432	LOUISVILLE FIRE PROTECTION DIS	BLOOD DRAWS 22-0838 & 22-	70.00
13802	MARTIN MARIETTA MATERIALS INC	S. 104th St Resurfacing-P	46,844.50
10630	MARVS QUALITY TOWING INC	PLATE #605-UQV	92.00
14071	MARY RITTER	050322-052622	775.60
14611	MCCI LLC	ANN SOFTWARE SUBS FOR LAS	17,149.65
15309	MERIDIAM PARTNERS LLC	Davidson Mesa Trail Resur	180,363.50
15225	MIDNIGHT METALS LLC	GCC HVAC NEW WIRING AND D	1,212.00
15256	MILLERBERND MANUFACTURING CO	SBR Signal Pole Purchase	5,111.00

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CASH ACCOUNT: 001000 101001

WARRANT: 070522 07/05/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
15137	MITTERA GROUP INC	2022 CMO Printing	910.00
14918	MIZUNO USA INC - NDC	2022 Resale Merchandise -	1,751.30
14918	MIZUNO USA INC - NDC	ORDER #6833162SC CUST #	173.85
14918	MIZUNO USA INC - NDC	ORDER #6842662SC CUST #	921.61
14918	MIZUNO USA INC - NDC	2022 Resale Merchandise -	1,010.61
14768	MOJOS CLEANING SERVICES INC	041722 & 053022	1,190.72
14768	MOJOS CLEANING SERVICES INC	JUNE 2022 MONTHLY JANITOR	3,300.00
14673	NORTHWEST ROOFING	SWTP ROOF REPAIRS - FIRE	2,350.00
14648	OCCUPATIONAL HEALTH CENTERS OF	Acct #N08-0240201511	227.50
14648	OCCUPATIONAL HEALTH CENTERS OF	Acct #N08-0240201511	324.00
99999	DPK INC.	HYDRANT METER RETURN	1,600.00
99999	WATERLOGIC AMERICAS, LLC	OVERPMT OF SALES TAX ACCT	2.00
99999	WILD NORSK LLC	MISC-9363-2022	217.32
99999	BLUESKY RESTORATION CONTRACTOR	LSVL-001169-2017	166.00
99999	GOLDEN WEST PLUMBING & HEATING	LSVL-004587-2022	110.00
99999	THE GRILL AT COAL CREEK	REACH-IN REFRIGERATOR MBF	997.35
15034	ONERAIN, INC	REPAIR SWTP WEATHER STATI	3,203.00
15377	PC SERVICE SPECIALISTS, INC.	PCSS Printer Service	6,282.00
14144	PING INC	2022 Resale Merchandise -	609.63
14144	PING INC	2022 Resale Merchandise -	317.92
14144	PING INC	2022 Resale Merchandise -	813.18
14675	POINT AND PAY LLC	MAY 2022 CREDIT CARD FEES	4,532.24
11329	POLYDYNE INC	CUST #104617	1,512.00
14160	PRECISE MRM LLC	2022-05 SUBSCRIPTION	320.00
14394	PROS PLUS LLC	SENIOR SOFTBALL 051622-06	560.00
13549	PUSH PEDAL PULL INC	MAINT AND REPAIR CUST	1,237.06
14733	RADIATION PROS LLC	SLUDGE ANALYSIS	1,277.85
14733	RADIATION PROS LLC	STORMWATER SPILL RESPONSE	3,669.62
14733	RADIATION PROS LLC	STORMWATER SPILL RESPONSE	1,709.49
13464	RAINBOW BOOK COMPANY	CHILDRENS BOOKS REF #27	2,538.43
14078	RANGE SERVANT AMERICA INC	golf range repairs	1,515.15
14867	REBECCA L BENNETTI	WILLMAKER LEGAL SEMINAR 0	630.00

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CASH ACCOUNT: 001000 101001

WARRANT: 070522 07/05/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
14844	REPUBLIC SERVICES INC #535	RESIDENTIAL WASTE - APRIL	113,830.61
15387	REX ENVIRONMENTAL LLC	ASBESTON TESTING	995.00
15200	REYNOLDS CONSTRUCTION LLC	SWSP Expansion MARCH 2022	312,103.06
15200	REYNOLDS CONSTRUCTION LLC	HYDRANT METER RETURN CK #	2,500.00
13419	ROADSAFE TRAFFIC SYSTEMS CORP	VARIOUS SIGNS	49.20
14468	SAVATREE LLC	EMERGENCY BRANCH GRINDING	4,950.00
15251	SHUMS CODA ASSOCIATES INC	Plan review/inspections f	4,312.50
15251	SHUMS CODA ASSOCIATES INC	Plan review/inspections f	6,187.50
14612	SOME LIKE IT GREEN	JUNE 2022 PLANT CARE	88.00
13059	SPRAGUE PEST SOLUTIONS	PEST CONTROL POLICE/COURT	78.00
13059	SPRAGUE PEST SOLUTIONS	PEST CONTROL CITY SERVICE	148.00
13059	SPRAGUE PEST SOLUTIONS	PEST CONTROL REC/SENIOR C	108.00
14619	SRIXON / CLEVELAND GOLF / XXIO	Need a 10K PO for Srixon	576.60
14619	SRIXON / CLEVELAND GOLF / XXIO	Need a 10K PO for Srixon	327.00
14619	SRIXON / CLEVELAND GOLF / XXIO	Need a 10K PO for Srixon	100.32
14619	SRIXON / CLEVELAND GOLF / XXIO	Need a 10K PO for Srixon	100.32
14619	SRIXON / CLEVELAND GOLF / XXIO	ORDER #61088013SO	429.99
14550	TAYLOR MADE GOLF COMPANY INC	2022 Resale Merchandise -	175.74
13053	TECHNOGYM USA CORP	Techno Gym Multi Power Sm	5,057.34
14707	THATCHER COMPANY INC	ACH for Water Treatment	11,022.00
7917	THE AQUEOUS SOLUTION INC	CHEMICALS	840.00
14663	THE JUMP ROPE GROUP LLC	050222-062922 JUMP ROPE	1,078.00
14729	THE PURPLE PIANO LLC	YOGA 060722-062822	224.00
15219	TJM SERVICES LLC	ATHLETIC FIELD STRIPING	1,116.00
14869	TO GOLF INC	2022 - To Golf Resale Mer	59.60
14353	TRANSPARENT INFORMATION SERVIC	JUNE 2022 BACKGROUND CHEC	130.50
4765	UNCC	LOCATES: 1018 JUNE 202	1,339.00
15065	UNDERWATER RECOVERY SPECIALIST	APRIL 2022 POND TREATMENT	360.00
15065	UNDERWATER RECOVERY SPECIALIST	MAY 2022 POND TREATMENTS	1,305.60
15065	UNDERWATER RECOVERY SPECIALIST	DIVER TO CLEAN INTAKE SCR	1,100.00

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CASH ACCOUNT: 001000 101001

WARRANT: 070522 07/05/2022

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
14532	UNITED REFRIGERATION INC	CUST #1141892	24.71
11087	UNITED SITE SERVICES OF COLORA	CUST ID #DEN-02653	315.00
11087	UNITED SITE SERVICES OF COLORA	CUST ID #DEN-02653	570.00
11087	UNITED SITE SERVICES OF COLORA	CUST ID #DEN-02653	315.00
11087	UNITED SITE SERVICES OF COLORA	CUST ID #DEN-02653	360.00
6509	USA BLUEBOOK	INJECTION QUILL CUST #6	475.47
6509	USA BLUEBOOK	CHEMKEYS, REAGENTS CUS	306.53
6509	USA BLUEBOOK	CHEMKEYS CUST #69261	104.94
4880	VALUE LINE PUBLISHING LLC	VALUE LINE INVESTMENT SUR	1,142.00
13851	VELOCITY PLANT SERVICES LLC	LINK SEAL REPAIR	1,475.75
13851	VELOCITY PLANT SERVICES LLC	WALL SLEEVE REPAIR LOUISV	1,601.00
4900	VRANESH AND RAISCH LLP	MAY 2022 CLIENT #0751	883.86
11053	WATER TECHNOLOGY GROUP	BASIN #3 MIXER REPAIR C	105.32
1191	WEED WRANGLERS	061622 Weed Control	460.29
12997	WHITESTONE CONSTRUCTION SERVIC	Police Basement Buildout	47,125.00
12997	WHITESTONE CONSTRUCTION SERVIC	APP #9 - Police Basement	78,075.00
15354	Z DESIGN GROUP LLC	Clubhouse Design Firm	16,636.00
=====			
	271 INVOICES	WARRANT TOTAL	2,420,180.63
=====			

City Council Meeting Minutes

**February 15, 2022
Electronic Meeting
6:00 PM**

Call to Order – Mayor Stolzmann called the meeting to order at 6:00 p.m. **Roll Call** was taken and the following members were present:

City Council: ***Mayor Ashley Stolzmann
Mayor Pro Tem Dennis Maloney
Councilmember Kyle Brown
Councilmember J. Caleb Dickinson
Councilmember Deborah Fahey
Councilmember Chris Leh
Councilmember Maxine Most***

Staff Present: ***Jeff Durbin, City Manager
Megan Davis, Deputy City Manager
Rob Zuccaro, Planning and Building Safety Director
Lisa Ritchie, Principal Planner
Kim Bauer, Historic Preservation Planner
Megan Pierce, Economic Vitality Director
Meredyth Muth, City Clerk***

Others Present: ***Kathleen Kelly, City Attorney***

Mayor Stolzmann noted that because of the COVID-19 emergency the meeting is being held electronically. She gave information on how the meeting process will work and directions for those dialing in on how to participate when it is time for public comments.

APPROVAL OF AGENDA

Mayor Stolzmann called for changes to the agenda and hearing none asked for a motion. **Motion:** Councilmember Fahey moved to approve the agenda, seconded by Mayor Pro Tem Maloney. **Vote:** All in favor.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND THE CONSENT AGENDA

Christian Dino, 967 Eldorado Lane, expressed his concerns with some of the language used in Consent Agenda item 4F with regard to affordable housing and if it could be used to condemn burned properties.

Russell Moore asked Council to allow neighbors to rebuild to the 2018 IECC Building Code and to continue to pursue gap funding for those that are rebuilding.

Josh Cooperman, 216 Griffith Street, expressed his support of Item H on the Consent Agenda. He also suggested that members of the Parks Board and Sustainability Board be included in developing this plan.

Dave Nozler, 605 Mead Court, spoke about the upcoming Boulder Valley Build Expo and asked Council to understand the issues that builders currently have with material and skilled labor shortages.

Larry Donner, 1020 Willow Place, suggested a resolution that everyone in Louisville should be required to buy electricity from wind farms and solar farms.

RJ Harrington, 457 E Raintree Court, commented on the Legislative Agenda and stated there ought to be a little bit more public discussion before something is approved.

Nancy Davoust stated fire victims should not be the first to have to comply with the new building codes. She asked Council to make decisions soon so homeowners can make decisions soon. It is hard to get quotes when things are in flux.

APPROVAL OF THE CONSENT AGENDA

Mayor Stolzmann asked for changes to the consent agenda; hearing none she asked for a motion. **Motion:** Mayor Pro Tem Maloney moved to approve the consent agenda, seconded by Brown. **Vote:** All in favor.

- A. *Approval of Bills***
- B. *Approval of Minutes: December 14, 2021; December 21, 2021; January 4, 2021***
- C. *Approval of Resolution No. 7, Series 2022 – A Resolution Designating the A & L Porta House Located at 928 LaFarge Avenue a Historic Landmark***
- D. *Approval of February 22 as Special Meeting***
- E. *Approval of Donation of Sales Tax Collected at Charity Auction***
- F. *Approval of Marshall Fire Legislative Agenda Addendum***
- G. *Approval of Resolution No. 8, Series 2022 – An Resolution Authorizing the City Clerk to Appoint Election Judges for the Special Election to Be Held on April 19, 2022 and Establishing a Pay Rate***
- H. *Approval of Parks Maintenance and Management Plan Independent Contract with Studio CPG***

COUNCIL INFORMATIONAL COMMENTS ON PERTINENT ITEMS NOT ON THE AGENDA

Mayor Stolzmann shared that Commerce City has made a contribution to the Marshall Fire Fund. She also read a letter from President Joe Biden and First Lady Dr. Jill Biden.

Councilmember Leh stated the City will continue to hold the administration and Congress to keep their promise of financial help. He asked people continue to send comments about issues related to the building code so Council can better understand the issues.

CITY MANAGER'S REPORT

City Manager Durbin stated community recovery meetings are ongoing in all the neighborhoods. He asked property owners to reach out to the call center if they have not received an invitation to meetings. About 16 demolition permits have been issued. Staff is hoping to have more info on the debris removal program in about a week.

REGULAR BUSINESS

UPDATE FROM CONGRESSMAN JOE NEGUSE

Colorado Congressman Joe Neguse gave an update on the Federal Government response to the Marshall Fire.

Councilmember Brown asked Congressman Neguse to advocate at the federal level for homeowners facing the issue of underinsurance.

Councilmember Fahey stated this disaster is another reason for the federal government to make the country more resilient and climate resilient.

Public Comments – None.

ORDINANCE NO. 1824, SERIES 2022 – AN EMERGENCY ORDINANCE ADDRESSING ZONING REGULATIONS AFFECTING STRUCTURES DAMAGED OR DESTROYED BY THE MARSHALL FIRE AND AUTHORIZING THE ZONING ADMINISTRATOR TO RECONCILE DISCREPANCIES TO FACILITATE REBUILDING OF THE SAME – 1ST AND FINAL READING – PUBLIC HEARING – *Adoption as an Emergency Ordinance*

Mayor Stolzmann stated Council is doing this action by emergency ordinance to move things along more quickly.

Planning and Building Safety Director Zuccaro stated this ordinance does not change any zoning or set new zoning, it merely sets a process. In reviewing the approximately 15 fire

impacted neighborhoods staff found some gaps, omissions, or contradictions in the zoning regulations between what is required and what was actually built. This the ordinance would set a process for those neighborhoods that would allow the Zoning Administrator to issue a summary of standards that is reflective of the existing standards and is clear. It would also to provide determinations to clarify or fill in the gaps in the code to allow homeowners to complete a design process more quickly.

The Planning Commission recommended approval with conditions at the February 10 meeting. Those conditions are: clarification on the definition of a damaged structure and a sunset provision for the ordinance. Staff recommends approval as drafted.

Councilmember Fahey asked if City regulations or HOA covenants would take precedence. Director Zuccaro stated the City only enforces City ordinances; everyone is required to follow zoning regulations. HOA covenants are a private contract and the City does not weigh in on those.

Councilmember Fahey stated there has been a lot of discussion about fences as fire hazards and asked if this ordinance speaks to this issue. Director Zuccaro said that the ordinance doesn't speak to this issue. If council wanted to address fences that are more resilient it would need to be done with a separate ordinance.

Councilmember Brown asked if specific residences would be addressed through the summary standards process or the minor variance process or both. Director Zuccaro, answered that clarifying standards would be for the neighborhood as a whole. Anyone could also request a minor impact variance. That is a separate process and would be granted on a case by case basis and may require Board of Adjustment approval.

Councilmember Brown stated he has spoken to residents whose homes were built too close to the property line according to the zoning code. He asked if it was a guarantee that they would be able to rebuild on the existing footprint. Director Zuccaro stated this process will address almost all issues, but there may be some outliers. Anyone can apply to the Board of Adjustment for a variance. If there was a character set through the neighborhood, owners would be able to build back as a neighborhood to that standard. If there wasn't a neighborhood character, the owner would need to go through the variance process. Staff hopes this process will address about 99% of the issues.

Councilmember Brown asked if the developer made a mistake on one home would the owner need to go through the full variance process. Director Zuccaro answered that Planning wouldn't want owners to build back if there were mistakes or things were built without a permit. If several homes in the neighborhood were built to a different set back, there was evidence of intent that these homes were built this way; that could be addressed through the summary process.

Councilmember Leh stated some homeowners don't have active HOAs. He asked about enforcing character within neighborhoods, and what kind of standards will be used in the

process. Director Zuccaro stated the standards will be the bulk and yard standards or the envelope of where the building can be built. The City does not have design standards as far as materials, models, etc. Planning anticipates there will be a much greater use of different designs and materials than before in some neighborhoods.

Councilmember Dickinson asked what is enforced if a resident does not rebuild but sells their empty lot. Does a new owner gets to build to the footprint of the destroyed home? Director Zuccaro responded that this process will apply to the whole neighborhood, regardless if someone is rebuilding or if someone new owns it. It will also apply 10 years from now if someone wants to build an addition to the house.

Public Comments

Larry Donner, 1020 Willow Place, spoke in support of the ordinance as a way to clear up uncertainties in the process to allow people to move forward with rebuilding.

John Mihaly, 1018 Arapahoe Circle, spoke in support of the ordinance and stated if it is needed the variance process is used well and will protect the character of neighborhoods. It is critical to improve efficiencies to allow people to rebuild.

Christian Dino, 967 Eldorado Lane, spoke in support of the ordinance to expedite the processes of rebuilding.

RJ Harrington, 457 East Raintree Court, spoke in support of the ordinance to help people move quickly in the process.

Russell Moore, 1013 Arapahoe Circle, supports the ordinance to help rebuilding.

Motion: Mayor Pro Tem Maloney moved to approve Ordinance No. 1824, Series 2022, seconded by Councilmember Dickinson. Mayor Stolzmann reiterated this ordinance is an emergency ordinance to be sure everyone understood that process.

Public Comments - None

Mayor Stolzmann closed the public hearing

Vote: Motion carried by unanimous roll call vote.

RESOLUTION NO. 9, SERIES 2022 – A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT FOR THE LA SALLE HOUSE LOCATED AT 833 JEFFERSON AVENUE

Mayor Stolzmann introduced the item and opened the public hearing.

Kim Bauer, Historic Preservation Planner stated this property was landmarked in 2020 and the owner received a grant of \$17,433 at that time. The applicant is asking for a restoration grant in the amount of \$22,567. This grant allows for matching grant amounts up to \$40,000 for eligible preservation, restoration, and rehabilitation work. The grant requested would be used to pay for repair work to sections of the foundation and crawl space, floor structure, and site grading.

Keith Keller, applicant, thanked the members of City Council and stated that he is available if there are any questions.

Public Comments – None.

Councilmember Brown asked if there were any restrictions in the code for applying for multiple grants as long the total stays under the cap. Planner Bauer confirmed that applying for multiple grants up to the limit is allowed and that this application is also within the timeframe set forth.

Motion: Councilmember Leh moved to approve Resolution No. 9, Series 2022, seconded by Councilmember Most.

Mayor Stolzmann closed the public hearing

Vote: Motion carried by unanimous roll call vote.

841 JEFFERSON AVENUE – LANDMARKING AND PRESERVATION GRANT

RESOLUTION NO. 10, SERIES 2022 – A RESOLUTION DESIGNATING THE MOSSONI HOUSE LOCATED AT 841 JEFFERSON AVENUE AS A HISTORIC LANDMARK

RESOLUTION NO. 11, SERIES 2022 – A RESOLUTION APPROVING A PRESERVATION AND RESTORATION GRANT FOR THE MOSSONI HOUSE LOCATED AT 841 JEFFERSON AVENUE

Mayor Stolzmann introduced the item and opened the public hearing.

Planner Bauer stated this is a request for landmarking and a preservation grant for 841 Jefferson Avenue. This property meets the age, architectural significance, cultural significance and structural integrity criteria for landmarking. The preservation grant would be used to reimburse the owners for the replacement of non-historic siding and doors, soffit and brick work, and window replacement. Total grant request is \$17,000.

Matt Goldstein, the homeowner and applicant stated that he is the third owner of the home and his goal is to be the steward of the home. He is available to answer any questions.

Public Comments

KT McCoy, 977 Arapahoe Circle, stated it would be nice if there were grant funds available for those who lost homes in the fire.

Mayor Stolzmann thanked Ms. McCoy for her comment. She stated Council is working on funding for a grant program for those that have lost their homes however the Historic Preservation Grant is a dedicated tax that voters passed and that funding may only be used for historic properties in town.

Motion: Mayor Pro Tem Maloney moved to approve Resolution No. 10, Series 2022, seconded by Councilmember Fahey.

Vote: Motion carried by unanimous voice vote.

Motion: Councilmember Dickinson moved to approve Resolution No. 11, Series 2022, seconded by Councilmember Brown.

Vote: Motion carried by unanimous roll call vote.

ORDINANCE NO. 1821, SERIES 2021 – AN ORDINANCE APPROVING A TENTH AMENDMENT TO THE CENTENNIAL VALLEY GENERAL DEVELOPMENT PLAN TO ALLOW A PRIVATE SCHOOL USE AT 168 CENTENNIAL PARKWAY – 2ND READING – PUBLIC HEARING (advertised *Daily Camera* 2/6/22)

Mayor Stolzmann introduced the item and asked for disclosures; seeing none she opened the public hearing.

Principal Planner Lisa Richie stated this is a request for the 10th Amendment to the Centennial Valley General Development Plan specific to 168 Centennial Parkway, Lots 3 and 4 of Parcel G. The subject property is 4.15 acres, zoned PCZD. A PUD was approved in 2016 for a 59,629 sf building for research and office uses. This applicant occupies one of the vacant tenant spaces in the building. The application is asking to allow a private school use for Parcel G-3. Private schools are currently not allowed in the GDP. The request is not currently in conflict with any existing uses.

Public Comments – None

Councilmember Fahey asked if placing a school here would affect any restaurant liquor licenses. Clerk Muth stated the distance requirement from a school only applies to liquor stores not restaurants.

The applicant stated they had entered into a lease for 10,000 sf of space in the building and were going to make interior changes to the building, but no exterior changes.

Public Comments – None

Motion: Councilmember Fahey moved to approve Ordinance No. 1821, Series 2021; Mayor Pro Tem Maloney seconded.

Vote: Motion carried by unanimous roll call vote.

THE FOUNDRY GENERAL DEVELOPMENT PLAN AND SUBDIVISION AGREEMENT

ORDINANCE NO. 1815, SERIES 2021 – AN ORDINANCE APPROVING A SEVENTH AMENDMENT TO THE TAKODA GENERAL DEVELOPMENT PLAN TO ALLOW UP TO 59 DWELLING UNITS AND 20,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT – 2nd READING, PUBLIC HEARING (advertised *Daily Camera* 2/6/22)

RESOLUTION NO. 12, SERIES 2022 – A RESOLUTION APPROVING A SECOND AMENDMENT TO THE FOUNDRY SUBDIVISION AGREEMENT TO REDUCE THE REQUIREMENT FOR OCCUPANCY BY PERSONS 55 YEARS OF AGE AND OLDER FROM 24 DWELLING UNITS TO 12 DWELLING UNITS

Mayor Stolzmann introduced the items and asked for disclosures; seeing none, she opened the public hearing.

Planner Ritchie reviewed the site and its history. The changes to this application since the October 5th hearing include an increased allowance for commercial development from 15,000 sf to 20,000 sf and a reduction in the requirement for occupancy by persons 55 years of age and older from 24 units to 12.

Councilwoman Most asked about the fiscal impact of the GDP Amendment Analysis. Planner Ritchie said that the net impact is negative. Councilwoman Most stated she is looking for a positive or neutral impact.

Director Zuccaro added some context and history which is why there are so many fiscal impact scenarios. This parcel would be a commercial hub, which would provide fiscal balance for the residential development.

Planner Ritchie continued the presentation.

Mayor Stolzmann asked for a concurrency requirement on the GDP: no more than 60% of the residential building permits being issued without prior or concurrent issuance of a minimum of 7500 sf of commercial core and shell development. The remaining 40% of residential building permits shall be issued concurrent with or subsequent to a building permit(s) for an additional 7500 sf of commercial core and shell development. In no case

shall a CO be issued for any residential dwelling units unless the associate commercial development has received a cert of completion or similar approval for a core and shell condition as would be required by the city.

Mayor Stolzmann asked the following questions:

- How would the affordable housing component be impacted by this? Will they be required to pay the fee up front or with concurrency requirement?
- Is there anything in place to ensure that public improvements be done at the onset of the project and not be delayed with the concurrency requirements?
- Is there anything that can be done to make sure the public improvements are done prior selling any of the development?

Planner Ritchie provided the following answers:

- If the developer comes to PUD with everything ready at once then the fee would be due all at once.
- There is nothing that would delay requirements during the PUD.
- Public infrastructure is to be built with the first phase. Council can require that public improvements be done upfront at the time of the subdivision agreement.
- Staff will have a guarantee in place so that if the development stalls out the City has the funds in place to finish the public improvements. It is Planning's intention to garner public improvement fees up front, which is a different process than in the past.

Councilmember Fahey asked at what point the inclusionary and senior housing units have to be included. Planner Ritchie stated those details are working through at plat or PUD. 12% of the units would be inclusionary housing. Council could add a condition that all of those come in at phase one.

Councilmember Brown asked if the only changes since the October hearing are the potential for additional commercial and 12 units of senior housing. Planner Ritchie responded that the comment was accurate.

Councilmember Most expressed concerns about the 5000 square feet that isn't concurrent and seven large spaces in the retail portion of the development. Planner Ritchie responded that the plans included in the presentation are very conceptual.

Applicant Brian Bair stated they have done a fairly substantial analysis of retail within a mile and a half of the proposed project and there is high vacancy across all sectors.

Councilmember Dickinson remarked that everyone wants to know what the developer is planning, but we are at a high level stage now. He acknowledged that the community and Council are asking questions that aren't required of the applicant at this stage.

Brian Bair, responded that the small area plan sets the tone and they also heard from the neighbors they didn't want anything taller than two stories. The commercial might be one story, but if the additional 5000 square feet is needed it can be another story. The applicant said they will follow the affordable housing program and adhere to the different options available. He stated that if there is a concern about front loading or back loading he is comfortable with putting something in there that addresses that concern.

Public Comments

Gary Larson, 2189 Park Lane, stated that he attended meetings with the developer, but stopped going as he felt that he wasn't being heard. He would like housing that is compatible with the neighborhood with shops and businesses along the corridor.

Bill Gilbert, Steel Ranch, thinks Mass Equities has been responsive to the residents and City Council and their proposal is a good mix of residential and commercial. He supports the proposed plan.

Mayor Stolzmann asked what the allowable uses are for the proposal. Planner Ritchie responded that the residential uses would be determined per the GDP and the commercial uses would be regulated under the code in 17.72

Mayor Stolzmann asked the applicant about the retail targets for the site. Mr. Bair said there will be no drive-thrus, gas stations, or convenience stores. This is going to be a challenging commercial area and he wants to target community serving establishments, but would like to have flexibility for things that would fit with the neighborhood.

Mayor Pro Tem Maloney expressed concerns about the fiscal modeling. He stated senior housing is important.

Councilmember Dickinson views this proposal as a positive step in moving forward from the dirt pile that is there now.

Councilmember Leh stated that he is hesitant about the applicant's proposal as it relates to the extra 5000 square feet of commercial space. He acknowledged that the application does provide most of what Council asked for.

Councilmember Most noted there are no "neighborhood services" in the area; nothing to walk to. This was envisioned as a neighborhood hub and she feels this application sells the community short.

Councilmember Brown stated that he is struggling with this application and doesn't see that the application has changed that much from the previous application. He stated the senior housing piece is very important to him and that 12 units doesn't feel like enough.

Councilmember Dickinson remarked that people want something vibrant and attractive, something that the city can be proud of; including the senior housing. The 20,000 square feet of concurrence should get us close to what is wanted.

Public Comments

Jeff Gass, 784 Meadowlark Lane, stated he doesn't feel that big box retail will survive on Highway 42 and it does not fit into the character of the neighborhood. He supports the plan and noted that the applicant listened to the concerns of the community.

RJ Harrington, 457 East Raintree Court, stated he would like the applicant to do things that are forward looking focusing in building a subdivision that is resilient and will reduce the community's greenhouse gas emissions.

Gary Larson, would like to see inviting, upscale commercial. There are over 1800 homes that are walkable to the site.

Mayor Stolzmann stated the GDP is the appropriate time to discuss bulk, massing, use types, and traffic. She has eight conditions of approval that she could add, but she doesn't think it's the Council's responsibility to tell an applicant what to come back with. She expressed concern about the uses for the site and the concurrency requirement.

Councilmember Leh noted there will be 20 units of purposeful housing (senior/affordable) site and he is satisfied with that. He stated this is a reasonable proposal and he would like this to move forward. There are other things we can address in the subdivision agreement. He also appreciates the applicant working with the community.

Motion: Councilmember Leh moved to approve Ordinance No. 1815, Series 2021 with a condition requiring the 20,000 square feet for retail be built concurrent with the residential. Councilmember Dickinson seconded.

Mr. Bair stated he would accept that condition if it is the only change to the application.

Councilmember Brown would like to hear what other conditions might be considered.

Mayor Stolzmann stated she feels the application does not meet the Comprehensive Plan or the Small Area Plan. It is not consistent with the height, uses, or layout.

Councilmember Brown stated he feels the application does not comply with the Small Area Plan or the Comprehensive Plan.

Councilmember Most stated the guiding documents need to be upheld and the application needs to meet those guiding documents to reflect our community's vision. She feels the application does not meet the vision of the Small Area Plan.

Mayor Pro Tem Maloney stated Council has options but he wondered what they would lead to. Do we want to hold up this applications until we get a new comprehensive plan?

Substitute Motion: Mayor Stolzmann moved to have staff bring back a resolution of denial because it doesn't meet the Small Area Plan or Comprehensive Plan, doesn't meet fiscal requirements, there are additional issues with height, use groups on the site, landscaping, community concerns with type of housing, addressing concurrency requirements. There are also transportation access issues with the site. Issues with how height is phased throughout the site. Use group tables that are incompatible with the surrounding area that need to be addressed. Seconded by Councilmember Most.

Councilmember Dickinson was concerned about the precedent this sets with applicants as we don't know what we want. He would like to see a path forward for this application.

Councilmember Brown stated this application simply doesn't meet our standards.

Councilmember Leh stated he has different views on how to apply the criteria and he feels the application can meet the criteria.

Mayor Pro Tem Maloney noted if Council directs staff for findings of denial we are articulating the reasons why we aren't approving. If they choose to come back with another application the applicant would know what direction to go.

Councilmember Most remarked that it is important the Council is consistent with policies and sends a clear message; confusion is created when we add conditions.

Councilmember Dickinson stated that if we continue to delay and deny we will continue to get what we have.

Mayor Stolzmann remarked that these are matters of judgement when looking at the Small Area Plan. She finds it does not meet the standards laid out in the plan.

Mayor Stolzmann closed the public hearing.

Vote on Substitute Motion: Motion failed by a 3-4 vote with Mayor Stolzmann, Councilmember Brown and Councilmember Most voting yes.

Vote: Original Motion with the condition that concurrency of 10,000 square feet replaces 7,500 square feet on the plan: Motion passed by a 4-3 vote with Mayor Stolzmann, Councilmember Brown and Councilmember Most voting no.

Motion: Mayor Stolzmann moved to approve Resolution No. 12, Series; Mayor Pro Tem Maloney seconded

Vote: Motion failed with by a 2-5 vote with Councilmember Dickinson and Councilmember Leh voting yes.

CITY ATTORNEY'S REPORT

None.

COUNCIL COMMENTS, COMMITTEE REPORTS, AND IDENTIFICATION OF FUTURE AGENDA ITEMS

Mayor Stolzmann reported that she testified on HB-1111. The bill addresses itemization of contents for homeowners in an insurance loss.

Mayor Stolzmann also informed the group that the safety stop for cyclists passed out of committee today and is supported by DRCOG.

Councilmember Dickinson stated the EVC is meeting this Friday at 1:30.

Mayor Pro Tem Maloney noted that the Finance Committee meeting on Monday and will continue discussion on Marshall Fire revenues and costs.

Councilmember Leh stated the LRC met last week and approved the façade program. LRC is interested in joint meeting with Council and having a facilitated joint vision process.

Councilmember Leh stated the County now has put up a webpage on air quality results.

Councilmember Leh would like the Attorney General's Office to address the Council on fraud issues that seem to be arising out of the fire.

ADJOURN

Members adjourned at 10:38 pm.

Ashley Stolzmann, Mayor

Meredyth Muth, City Clerk

City Council Meeting Minutes

**March 15, 2022
Electronic Meeting
6:00 PM**

Call to Order – Mayor Stolzmann called the meeting to order at 6:00 p.m. **Roll Call** was taken and the following members were present:

City Council: ***Mayor Ashley Stolzmann
Mayor Pro Tem Dennis Maloney
Councilmember Kyle Brown
Councilmember J. Caleb Dickinson
Councilmember Deborah Fahey
Councilmember Chris Leh
Councilmember Maxine Most***

Staff Present: ***Jeff Durbin, City Manager
Megan Davis, Deputy City Manager
Kevin Watson, Finance Director
Kurt Kowar, Public Works Director
Ember Brignull, Acting Deputy Director for Parks & Open
Space
Rob Zuccaro, Planning and Building Safety Director
Lisa Ritchie, Planning Manager
Dave Hayes, Police Chief
Megan Pierce, Economic Vitality Director
Meredyth Muth, City Clerk***

Others Present: ***Kathleen Kelly, City Attorney***

Mayor Stolzmann noted that because of the COVID-19 emergency the meeting is being held electronically. She gave information on how the meeting process will work and directions for those dialing in on how to participate when it is time for public comments.

APPROVAL OF AGENDA

Mayor Stolzmann called for changes to the agenda and hearing none asked for a motion.

Motion: Councilmember Fahey moved to approve the agenda, seconded by Councilmember Dickinson. **Vote:** All in favor.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND THE CONSENT AGENDA

RJ Harrington, 457 East Raintree Court, stated recent reports show the climate crisis is clear and Council should not be afraid to act.

Josh Cooperman, 216 Griffith Street, stated that at the last Council meeting residents asked that Council only listen to Louisville residents when making decisions. He stated all members of the public should be listened to at a Council meeting and we should be a constructive member of broader community.

APPROVAL OF THE CONSENT AGENDA

Mayor Stolzmann asked for items D and E be moved to the regular agenda. **Motion:** Mayor Stolzmann moved to approve the consent agenda as amended, seconded by Councilmember Brown. **Vote:** All in favor.

- A. ***Approval of Bills***
- B. ***Approval of Moving April 19 City Council Meeting to Monday, April 18***
- C. ***Approval of Resolution No. 14, Series 2022 – A Resolution Approving and Authorizing the Louisville Revitalization Commission’s Entrance into an Agreement and Expenditure of Funds for Consulting Services in Connection with the Highway 42 Revitalization Area***
- D. ***Approval of Resolution No. 15, Series 2022 – A Resolution Approving a Services Agreement with Flock Group Inc. for License Plate Detection Software and Hardware - moved to regular agenda***
- E. ***Award Contract for the 2022 Concrete Replacement Project – moved to regular agenda***
- F. ***Approval of Two-Year Extension of Custodial Service Contract with Mojos Cleaning Services***
- G. ***Approval of a Special Meeting on Monday, March 21***

COUNCIL INFORMATIONAL COMMENTS ON PERTINENT ITEMS NOT ON THE AGENDA

None.

CITY MANAGER’S REPORT

City Manager Durbin stated the recruitment for a new Parks, Recreation, and Open Space Director has now closed and we received 46 applicants who are all now being reviewed.

REGULAR BUSINESS

DISCUSSION/DIRECTION – INTERGOVERNMENTAL AGREEMENT WITH BOULDER COUNTY AND TOWN OF SUPERIOR REGARDING DEBRIS REMOVAL

City Attorney Kelly stated Boulder County went through a procurement process for a contractor to conduct the Private Property Debris Removal needed after the Marshall Fire and awarded a bid for the work. This IGA is between Louisville, Superior, and Boulder County and covers how Superior and Louisville will pay for the local match for debris removal and it establishes the framework for the contract oversight.

This evening staff is seeking some direction on the costs in the IGA. If the City wants to use the contractor to do any work that is not going to be reimbursable by FEMA it should be included in the IGA.

She noted that the original requirement that the City pay 12% of the costs will now likely be changed to 5% if additional federal funding is secured. The Council should include a not to exceed number in the IGA with that new information in mind.

City Attorney Kelly noted the lawsuit filed against Boulder County regarding open meetings rules and this contract is ongoing, but the County has asked for an expedited hearing. The goal is for the three entities to have the IGA ready to go so that as soon as the lawsuit is resolved the project can move forward.

City Manager Durbin stated they met with the contractor today to discuss how items such as patios, driveways, trees, etc. might be handled. We hope to have more details and clarity on how this will work in the next few days and what the costs will be.

Public Comments – None.

Councilmember Maloney stated this is an important contract and we have to get the details right. He would like more information on the non reimbursable costs before moving forward.

Members asked specifically for details on the costs related to all of the non FEMA eligible costs including flatwork (driveways and patios) and landscaping be included in the not to exceed number when this comes back.

RESOLUTION NO. 16, SERIES 2022 – A RESOLUTION APPROVING A BUSINESS ASSISTANCE AGREEMENT WITH BASECAMP LOUISVILLE, LLC FOR AN ECONOMIC DEVELOPMENT PROJECT IN THE CITY OF LOUISVILLE

Director Pierce stated Basecamp Louisville LLC, doing business as Ironton Distillery, is considering relocating its distillery and taproom to Louisville. They opened in Denver in 2018 and are looking at redeveloping an existing 4,000 sf space at 1303 Empire Road and adding an additional 15,000 square feet of new commercial space. The applicant

anticipates opening in 2023 with approximately 30 employees, with an average job salary of \$30,000.

The application meets the Business Assistance Criteria by bringing new basic jobs to the City; drawing new customers, creating new sales tax, and utilizing an existing building. She reviewed the financial incentives: a proposed 50% rebate of building permit fees, sign permit fees, and construction use tax capped at \$30,000; and a proposed 50% rebate on new retail sales tax over a five-year period capped at \$207,000. The project must be completed by September 30, 2024 and the business must remain in Louisville for a period of ten years or a percentage of rebates received must be repaid.

Staff recommends approval of the resolution.

Public Comments – None.

MOTION: Councilmember Brown moved to approve Resolution No. 16, Councilmember Most seconded the motion.

VOTE: Motion passed by unanimous roll call vote.

**RESOLUTION NO. 17, SERIES 2022 – A RESOLUTION APPROVING A THREE-YEAR
EXTENSION OF THE APPROVAL OF THE TERRACES ON MAIN PLANNED UNIT
DEVELOPMENT**

Mayor Stolzmann introduced the item and asked for disclosures, seeing none she opened the public hearing.

Planning Manager Ritchie stated all public notice requirements on this application have been met. She reviewed the history of the project noting it was originally approved in March of 2019. If approved tonight, the project would get a PUD extension of three years. She noted that all of the policies and regulations in place when this was approved are still in place including the Comprehensive Plan, the Downtown Framework Plan, and the Downtown Design Handbook. She stated the Planning Commission reviewed the application and gave unanimous support.

The proposal continues to meet the applicable policies and regulations. Staff recommends approval of the resolution.

David Sinkey, Boulder Creek Neighborhoods 712 Main Street, stated his company had hoped to be well under construction by now but with the impacts of COVID and changes to the market they are delayed. They anticipate moving forward with the project soon.

Public Comments – None.

Councilmember Dickinson stated he supports the extension and hopes the project comes to be a reality on Main Street.

Mayor Stolzmann closed the public hearing.

MOTION: Mayor Pro Tem Maloney moved to approve Resolution No. 17, seconded by Councilmember Dickinson.

Councilmember Maloney stated he supports the project for downtown and hopes the extension allows it to happen.

Councilmember Brown stated he reviewed the original application and he feels it is consistent with the PUD criteria and he supports the application.

Mayor Stolzmann stated she still feels the design criteria are not met but as it was originally approved by Council she feels the extension is appropriate.

VOTE: Motion passed by unanimous voice vote.

**RESOLUTION NO. 18, SERIES 2022 – A RESOLUTION AMENDING THE 2022 BUDGET BY AMENDING APPROPRIATIONS IN THE GENERAL FUND, OPEN SPACE & PARKS FUND, CEMETERY FUND, HISTORIC PRESERVATION FUND, RECREATION FUND, CAPITAL PROJECTS FUND, WATER UTILITY FUND, WASTEWATER UTILITY FUND, STORM WATER UTILITY FUND, SOLID WASTE & RECYCLING FUND, AND GOLF COURSE FUND FOR ADDITIONAL APPROPRIATIONS WITHIN SUCH FUNDS AND ADJUSTING BUDGETED REVENUE IN THE WATER UTILITY FUND, WASTEWATER UTILITY FUND, STORMWATER UTILITY FUND, AND SOLID WASTE & RECYCLING FUND – PUBLIC HEARING
(advertised *Daily Camera* 3/13/2022)**

Mayor Stolzmann introduced the item and asked for disclosures, seeing none she opened the public hearing.

Director Watson stated that due to the Marshall Fire, staff expects significant and ongoing amendments to the 2022 budget. This proposed amendment is the first such amendment and contains only the items that are known and are reasonably quantifiable at this point. The amendment approves expenses that have been incurred or were approved to be incurred at this point.

Mayor Pro Tem Maloney stated the finance committee has reviewed this amendment in detail. He noted the Committee recommended these budget amendments be handled routinely through the year so funding is being approved as needed. As such there may be many budget amendments throughout the year.

Councilmember Most noted it is important residents know the impacts of the fire on the City's budget.

Public Comments – None.

MOTION: Councilmember Brown moved to approved Resolution No. 18; Mayor Pro Tem Maloney seconded the motion.

Mayor Stolzmann closed the public hearing.

VOTE: Motion passed by unanimous roll call vote.

DISCUSSION/DIRECTION – REMOTE PUBLIC PARTICIPATION FOR CITY COUNCIL MEETINGS

City Clerk Muth stated the City Council has decided to return to in person meetings beginning in April. Staff is requesting direction from Council on if they would like continue to allow the public to attend and provide public comments both in person and remotely (via Zoom).

The Council's current rules of procedure allow for electronic meetings but only "in the event meeting in person is not practical or prudent due to a health epidemic or pandemic or other state of emergency affecting the City" and it assumes all participants will be attending remotely. If the City Council would like to continue to allow the public to attend and give comments remotely at in person meeting, it should provide staff direction to bring back changes to the Council's Rules of Procedure to allow such participation.

Allowing remote participation would give our currently displaced residents another way to attend meetings when they may not be living locally. Additionally, remote participation supports the City's equity efforts as it increases access to public meetings by giving residents more options for how to attend. Regardless of how public participation is managed, City Council meetings are available to anyone to watch via web stream through the City's website and on Comcast Channel 8.

Public Comments

RJ Harrington, 473 East Raintree Court, encouraged the Council to continue allow remote participation by residents allowing people flexibility as more COVID variants emerge.

Mayor Pro Tem Maloney supported having an option for both the public and Councilmembers to participate remotely in a hybrid setting so people have as much flexibility as possible. Councilmember Most agreed.

Councilmember Dickinson stated he supports allowing remote public participation for meetings going forward as a way to give people more options to engage in the process.

He stated he is not sure it is a good idea for Councilmembers to participate remotely as it affects the meeting dynamic but it does give members options that are very helpful.

Councilmember Fahey supports the remote attendance as it gives people more options to engage in meetings. Councilmember Leh agreed.

Members discussed technology that might help with hybrid meetings and if there should be any COVID related regulations for attending in person.

Mayor Stolzmann asked staff to bring back a change to the Rules of Procedure allowing for fully hybrid meetings for councilmembers, applicants, and members of the public and to determine any technology councilmembers will need for this.

BUILDING CODE UPDATES

ORDINANCE NO. 1825, SERIES 2022 – AN ORDINANCE ADOPTING BY REFERENCE THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE AS AN ALTERNATIVE FOR REBUILDING OF STRUCTURES SIGNIFICANTLY DAMAGED OR DESTROYED BY THE MARSHALL FIRE – 1st READING – SET PUBLIC HEARING 4/5/22

MOTION: Mayor Stolzmann introduced the item by title and moved to approve the ordinance on first reading; seconded by Mayor Pro Tem Maloney

Mayor Pro Tem Maloney asked that when the ordinance is brought back for second reading that the period to get a building permit be changed to three years.

VOTE: Motion passed by unanimous voice vote.

ORDINANCE NO. 1826, SERIES 2022 – AN ORDINANCE AMENDING CHAPTER 15.05 OF THE LOUISVILLE MUNICIPAL CODE TO REMOVE THE REQUIREMENT FOR FIRE SPRINKLER SYSTEMS FROM THE INTERNATIONAL RESIDENTIAL CODE– 1st READING – SET PUBLIC HEARING 4/5/22

MOTION: Mayor Stolzmann introduced the item by title and moved to approve it on first reading; seconded by Mayor Pro Tem Maloney

VOTE: Motion passed by unanimous voice vote.

ORDINANCE NO. 1827, SERIES 2022 – AN ORDINANCE AMENDING THE CITY'S SALES AND USE TAX CODE CONCERNING ECONOMIC NEXUS AND MARKETPLACE FACILITATORS – 1st reading – set public hearing for 4/5/22

MOTION: Mayor Stolzmann introduced the item by title and moved to approve it on first reading; seconded by Mayor Pro Tem Maloney

VOTE: Motion passed by unanimous voice vote.

Approval of Resolution No. 15, Series 2022 – A Resolution Approving a Services Agreement with Flock Group Inc. for License Plate Detection Software and Hardware – moved from consent agenda

Mayor Stolzmann stated that while she likes using technology to help with crime prevention and reduction she would like more information before voting on this. This program would place license plate readers in the community and she would like more to know how long data is stored; she wants assurances the license plates are not compared with hot lists; she wants to know if the information would ever be shared with third party groups; and she would like more general information on the protocols of how officers would be trained and the information used.

Councilmember Most stated the technology is appropriate to use to protect the burn areas as we don't have staff to do this, but we need to make sure the data collection is done properly. She wants it to be limited to burn areas and that the areas be posted so that people know the readers are being used. We need clear policies on how the data is being used and we are using best practices.

Councilmember Leh stated we need to do something to protect people's property in the burn areas but we need to do it properly and have all the information about how the information will be used.

Councilmember Fahey stated she supports this for the burn areas while we don't have staff to use there, but not for use Citywide and not indefinitely.

Councilmember Brown would like more information on the locations and how the information will be used.

Mayor Stolzmann added that she would like more information on the failure rate and if misidentification is a problem.

Councilmember Maloney agreed we need security for the burn areas but we need more information related to the privacy issues around the data before moving forward.

Public Comments

RJ Harrington, 457 East Raintree Ct, encouraged the Council to get additional information about the locations of the cameras and the ability of the staff to determine that.

Mayor Stolzmann stated there have been cases where this information is used improperly with very bad results therefore she wants to make sure the Council has better information when this comes back.

Staff will bring this item back to a later meeting for further consideration.

Award Contract for the 2022 Concrete Replacement Project
moved from consent agenda

Mayor Stolzmann noted an item in this this contract is for work on a section of the Coal Creek Trail near Aspen Way where we currently have half concrete and half crusher. This addition will pave that section and remove the crusher fines.

Mayor Pro Tem Maloney would also like there to be consideration of paving the section of the Coal Creek Trail from Dillon road to US 36 underpass as a part of this contract.

Public Comments

Josh Cooperman, 216 Griffith Street, stated the street bumpouts could have plants in them rather than the hard surface and also noted that 104th Street has large areas with tarmac that could be replaced with plantings. All of this would be more environmentally friendly.

MOTION: Councilmember Brown moved to approve the 2022 Concrete Replacement Contract with the additional project on the Coal Creek trail at Aspen Way; Councilmember Most seconded.

VOTE: Motion passed by unanimous roll call vote.

CITY ATTORNEY'S REPORT

None.

COUNCIL COMMENTS, COMMITTEE REPORTS, AND IDENTIFICATION OF FUTURE AGENDA ITEMS

Mayor Pro Tem Maloney stated the Finance Committee is meeting Monday to discuss the 2021 actual budget numbers and the 2022 CIP list looking to see how items may need to be reprioritized after the fire.

Councilmember Leh noted that on the consent agenda was an agreement with the Revitalization Commission for a contract with Downtown Colorado Inc. This project will include a joint meeting of the Council with the LRC.

Councilmember Fahey noted CC4CA is supporting a handful of bills and is looking for people to testify on them at the State House.

Mayor Stolzmann stated we are very close to getting all of the quiet zones operational with only minor work needed at two crossings.

Mayor Stolzmann noted the Mayor's Commissioners Coalition DC lobbying trip was last week (virtually) and they did lots of advocating for funding for Hwy 119 and other transit projects. They also discussed fire recovery with Washington representatives.

Mayor Stolzmann stated the DRCOG TIP funding is underway and we will be submitting local projects to the process.

Mayor Stolzmann stated the legislative session is quickly coming to an end and no underinsurance bill has been introduced; it may be the 2023 session before that happens.

Councilmember Fahey would like a future discussion on how the City can offer support for the people of Ukraine.

ADJOURN

Members adjourned at 8:12 pm.

Ashley Stolzmann, Mayor

Meredyth Muth, City Clerk

City Council

Special Meeting Minutes

March 21, 2022
Electronic Meeting
6:00 PM

Call to Order – Mayor Stolzmann called the meeting to order at 6:00 p.m. **Roll Call** was taken and the following members were present:

City Council: *Mayor Ashley Stolzmann*
 Mayor Pro Tem Dennis Maloney
 Councilmember Kyle Brown
 Councilmember J. Caleb Dickinson
 Councilmember Deborah Fahey
 Councilmember Maxine Most

Absent: *Councilmember Chris Leh (arrived at 6:15 pm)*

Staff Present: *Jeff Durbin, City Manager*
 Rob Zuccaro, Planning and Building Safety Director
 Lisa Ritchie, Fire Recovery & Planning Manager
 Cameron Fowlkes, Assistant City Engineer
 Craig Duffin, City Engineer
 Meredyth Muth, City Clerk

Others Present: *Kathleen Kelly, City Attorney*

Mayor Stolzmann noted that because of the COVID-19 emergency the meeting is being held electronically. She gave information on how the meeting process will work and directions for those dialing in on how to participate when it is time for public comments.

APPROVAL OF THE CONSENT AGENDA

Mayor Stolzmann stated that the Council had received an addition email for this item that will be included in the packet addendum. **Motion:** Councilmember Maloney moved to approve the consent agenda, seconded by Councilmember Fahey. **Vote:** All in favor.

A. Approval of Contract with Clarion Associates for Planning Consulting Services

RESOLUTION NO. 19, SERIES 2022 – A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR THE PROVISION OF ASSISTANCE FOR DEBRIS REMOVAL RESULTING FROM THE COLORADO WILDFIRES AND STRAIGHT-LINE WINDS DISASTER (DR-4653-CO)

City Manager Durbin stated the Private Property Debris Removal project is a huge milestone for the community after the Marshall Fire. This intergovernmental agreement (IGA) confirms the contract for the project, the costs associated with PPDR, and the roles of Louisville, Superior, and Boulder County.

It includes as “not to exceed” number of \$6.5M based on a per parcel average cost estimated at just under \$43,000. However, there are a number of variables for which we don’t yet have costs. Additionally, we are waiting for confirmation of what is eligible for FEMA reimbursement and what may not be included in the debris removal process.

City Manager Durbin stated the not to exceed number in the draft does not cover those properties that have opted out of the program. Any insurance coverage for debris removal will go towards the contract cost. We are assuming a 90/10 reimbursement from FEMA meaning 5% from the City and 5% from the state for the local match. He reviewed the line items of the contract costs.

Mayor Stolzmann noted the urgency of getting this done so we can help the community move forward. She noted FEMA reimbursement is not a sure thing so she asked the Council to eliminate the asbestos concrete line from the not to exceed number. She stated these homes were built in the 1990s so there is a very low chance they have asbestos concrete in them. She noted that some families won’t want to have driveways and patios removed. If those numbers are removed we could lower the not to exceed number to \$4.0M. She supported this as it would limit the City’s liability as we have not seen the actual contract yet.

Public Comments – None.

Councilmember Maloney stated it is in the best interest of the City and the residents that the City cover the non reimbursable FEMA costs. He suggested using a number of \$4.5M to give some leeway on the costs for removing hardscape.

Councilmember Brown noted we can raise the not to exceed number in the future if we need to.

MOTION

Councilmember Maloney moved to approve the IGA with a revised not to exceed number of \$4.5M; seconded by Councilmember Most.

VOTE: Motion passed by unanimous roll call vote.

City Manager Durbin noted the Boulder County Commissioners are meeting tomorrow to consider this IGA.

Councilmember Leh stated he has contacted the Attorney General's Office to see if someone could come talk to us about consumer protection for fire affected residents.

Mayor Stolzmann stated she is getting questions about how the donations to the Community Foundation Fund will be spent. She will look into adding it to a future agenda.

City Manager Durbin stated staff continues working on the 911 evaluation and evacuation report.

ADJOURN

Members adjourned at 6:24 pm.

Ashley Stolzmann, Mayor

Meredyth Muth, City Clerk

City Council Meeting Minutes

**April 5, 2022
City Hall, Council Chambers
749 Main Street
6:00 PM**

Call to Order – Mayor Stolzmann called the meeting to order at 6:00 p.m. **Roll Call** was taken and the following members were present:

City Council: ***Mayor Ashley Stolzmann
Mayor Pro Tem Dennis Maloney
Councilmember Kyle Brown
Councilmember J. Caleb Dickinson
Councilmember Deborah Fahey
Councilmember Chris Leh
Councilmember Maxine Most***

Staff Present: ***Jeff Durbin, City Manager
Megan Davis, Deputy City Manager
Kevin Watson, Finance Director
Kurt Kowar, Public Works Director
Dean Johnson, Parks Superintendent
Rob Zuccaro, Planning and Building Safety Director
Lisa Ritchie, Principal Planner
Meredyth Muth, City Clerk***

Others Present: ***Kathleen Kelly, City Attorney***

APPROVAL OF AGENDA

Mayor Stolzmann called for changes to the agenda and hearing none asked for a motion. **Motion:** Councilmember Maloney moved to approve the agenda, seconded by Councilmember Dickinson. **Vote:** All in favor.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND THE CONSENT AGENDA

John Pendergraft, 2559 North Franklin Avenue, asked the Council to consider installing a bike path from Courtesy Road to Arthur Avenue for better CTC access. He also asked if the speed limit on Courtesy Road could be lowered to 35 MPH for better bicycle safety.

Shea & Liv Hirsh asked the Council to consider setting aside money to plant more pollinator pathway gardens around town to help benefit the bee population and to replace concrete with pollinators to help reduce the heat island effect and store carbon.

John Willson, Chief Louisville Fire District, stated he supports the consent agenda item for the repaving of 104th Street as their firetrucks use it to access Fire Station #3.

Josh Cooperman, 216 Griffith Street, asked Council to consider converting the 104th Street medians to native planting areas to reduce the heat island effect and mitigate the effect of climate change. He suggested deferring other paving or mowing to pay for this.

APPROVAL OF THE CONSENT AGENDA

Mayor Stolzmann asked for changes to the consent agenda; hearing none she asked for a motion. **Motion:** Councilmember Maloney moved to approve the consent agenda, seconded by Councilmember Fahey. **Vote:** All in favor.

- A. ***Approval of Bills***
- B. ***Award Contracts for 2022 Street Resurfacing Project & South 104th Street Resurfacing***
- C. ***Approval of Resolution No. 20, Series 2022 – A Resolution Approving Two Applications to the Northern Colorado Water Conservancy District for the Conversion of a Temporary Use Permit to an Annual Renewable Perpetual Water Contract for the Right to Use Colorado-Big Thompson Project Water***
- D. ***Approval of 2022 Flowcam Water Quality Instrumentation Sole Source Purchase***
- E. ***Approval of Non-Competitive Procurement Agreement with Corona Environmental Consulting for Water Systems Sampling and Testing in Response to the Marshall Fire***
- F. ***Approval of Resolution No. 21, Series 2022 – A Resolution Approving a First Amendment to Business Assistance Agreement with Louisville Watering Hole, Inc. for an Economic Development Project in the City of Louisville***
- G. ***Approval of Resolution No. 22, Series 2022 – A Resolution Amending the City Council Rules of Procedure to Allow for Electronic Participation at In-Person Meetings***
- H. ***Approval of Arbor Day 2022 Proclamation***

COUNCIL INFORMATIONAL COMMENTS ON PERTINENT ITEMS NOT ON THE AGENDA

Mayor Stolzmann reminded everyone that on Sunday the City is hosting breakfast in the park for the fire-affected residents.

Councilmember Dickinson stated that a recent fundraiser for fire affected residents raised nearly \$30,000.

CITY MANAGER'S REPORT

None.

REGULAR BUSINESS

PROCLAMATION FOR UKRAINE

Mayor Stolzmann read the proclamation and asked for a vote.

VOTE: Proclamation approved by unanimous roll call vote.

BUILDING CODE UPDATES

ORDINANCE NO. 1825, SERIES 2022 – AN ORDINANCE ADOPTING BY REFERENCE THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE AS AN ALTERNATIVE FOR REBUILDING OF STRUCTURES SIGNIFICANTLY DAMAGED OR DESTROYED BY THE MARSHALL FIRE – 2nd READING – PUBLIC HEARING (advertised *Daily Camera* 3/20/22 & 3/27/22)

ORDINANCE NO. 1826, SERIES 2022 – AN ORDINANCE AMENDING CHAPTER 15.05 OF THE LOUISVILLE MUNICIPAL CODE TO REMOVE THE REQUIREMENT FOR FIRE SPRINKLER SYSTEMS FROM THE INTERNATIONAL RESIDENTIAL CODE – 2nd READING – PUBLIC HEARING (advertised *Daily Camera* 3/20/22)

Mayor Stolzmann introduced the items and opened the public hearing.

Director Zuccaro stated City Council gave staff direction at their March 1 meeting to bring these ordinances for consideration. He summarized the ordinances.

In October of 2021 the Council adopted the 2021 Energy Conservation Building Code along with Appendix RC. Ordinance No. 1825 would allow property owners rebuilding a home destroyed or damaged in the Marshall Fire the option to build in accordance with the 2018 IECC rather than use the 2021 IECC with Appendix RC. This option is limited to those who lived in the home when the fire occurred. He noted a certification of financial hardship will be required; that process will be done by checking a box on the permit application. This ordinance keeps the 2021 code on the books as the base code for all other residential building.

He noted two changes since first reading: the two-year time limit to apply for the permit was changed to three years; and, the section for opting out of electric vehicle charging

structures was removed as it requires review from the Planning Commission. That section will come back to Council for consideration as a separate ordinance on May 3.

Director Zuccaro stated that Ordinance No. 1826 would repeal the requirement for residential sprinklers in all homes in the city. The Fire District is recommending the Council consider putting in an opt out option for sprinklers only for fire affected properties rather than a full repeal of the requirement.

Public Comments

Marc Cathcart, Sweet Clover Lane, stated he opposes Ordinance No. 1826 as he feels all homes in Louisville should have sprinklers. All homes that were built since the sprinkler required installed them with no problem. Homes are safer with them. His research found no complaints about putting in sprinklers since it was put in the code.

Josh Cooperman, 216 Griffith Street, stated he does not support Ordinance No. 1825. These building codes are the best way to address climate change which is a clear crisis. He stated the incentives look to be sufficient to address the costs. He noted the need for local action to address climate warming and urged a no vote.

Chief John Willson, 895 Via Appia Way, stated the Fire District does not support Ordinance No. 1826. He stated most of the comments he has seen since the fire are looking for an option to opt out of the sprinkler requirement not a full repeal of the requirement. He added the cost of the sprinklers is about the same as the cost of the additional work that is needed in walls to meet the code if there are no sprinklers. He urged a no vote for the safety of the community.

Larry Donner, 1020 Willow Place, urged Council to support Ordinance No. 1825.

Don Clay, 557 Augusta Lane, stated the fire was not officially linked to climate change so that should not be considered.

Christian Dino thanked council for considering the option to opt out of the new code to help those underinsured. He urged a yes vote.

Mayor Stolzmann asked for Council comments; seeing none she asked for the second round of public comments.

Public Comments – None.

Councilmember Maloney stated he supports Ordinance No. 1825 as it provides two paths for those rebuilding. For anyone who may have been underinsured, building to the 2018 code may be the only way they can rebuild. For others the option to build to the 2021 more strict code is still available and may help people use Ordinance & Law coverage.

Councilmember Maloney noted he supports Ordinance No. 1826 as a way to help people rebuild. He would prefer an option those rebuilding to opt out and keeping the requirement in place for all others.

Councilmember Fahey stated she wants to allow people options, and she encouraged people to take advantage of the incentives to build to the stricter code. She also would like to keep the sprinklers in effect but allow with an opt out option for those rebuilding. She noted these regulation a public safety issue.

Mayor Stolzmann stated she doesn't support rolling back the energy conservation code. She stated she has spoken to many people who lost homes and very few people have actual costs from builders yet. Those that do have noted the higher costs appear to be for the structural changes to accommodate fire sprinkling not the net zero codes. She feels if cost is the issue the fire suppression should be removed. Building codes are put in place for life safety reasons and should be applied equally across all buildings in town. She stated Ordinance No. 1825 doesn't reduce cost to the extent some think. She does not support Ordinance No. 1825 but does support Ordinance No. 1826 as it offers much more financial relief.

Councilmember Brown stated he supports Ordinance No. 1825 to help people who are underinsured and help those who want to maximize their Ordinance & Law coverage and build to the 2021 code. He stated he also supports Ordinance No. 1826 as an additional relief for those rebuilding. He encouraged people to get factual information before commenting on social media and questioning the motivations of Councilmembers.

Councilmember Dickinson stated he supports Ordinance No. 1825 as a way to allow people to opt out so they may rebuild in the community and give people flexibility. He stated he is concerned Ordinance No. 1826 would diminish protections that benefit the community.

Councilmember Most stated she supports Ordinance No. 1826 to help reduce costs but she is concerned fear and uncertainty is being used to support Ordinance No. 1825. She stated that it would be a step backwards on climate change and long term thinking.

Councilmember Leh stated this has been a very difficult conversation. He supports Ordinance No. 1825 as relief for those who are underinsured and to provide people with some certainty in the process. He hopes people will take advantage of the incentives and build to the 2021 code. He stated he does not support Ordinance No. 1826 as written, he prefers an opt out option rather than a full repeal.

Councilmember Maloney stated he hopes people will build to the 2021 code if they can but the ordinance gives people some basic clarity on the process.

MOTION: Mayor Pro Tem Maloney moved to approve Ordinance No. 1825, Councilmember Leh seconded the motion.

Mayor Stolzmann closed the public hearing.

VOTE: Motion passed by a vote of 5-2 with Mayor Stolzmann and Councilmember Most voting no.

Councilmember Fahey offered a substitute motion to change Ordinance No. 1826 to allow an opt out for those rebuilding rather than a full repeal of the requirement. After further conversation she withdrew the motion.

MOTION: Mayor Stolzmann moved to approve Ordinance No. 1826; Councilmember Brown seconded the motion.

VOTE: Motion passed by a 4-3 vote with Councilmember Fahey, Councilmember Dickinson, and Councilmember Leh voting no.

**ORDINANCE NO. 1827, SERIES 2022 – AN ORDINANCE AMENDING THE CITY’S
SALES AND USE TAX CODE CONCERNING ECONOMIC NEXUS AND
MARKETPLACE FACILITATORS – 2nd READING – PUBLIC HEARING (advertised
*Daily Camera 3/20/22)***

Mayor Stolzmann introduced the item and opened the public hearing.

Finance Director Kevin Watson stated that in response to the Wayfair decision of the Supreme Court the Colorado Department of Revenue and the Office of Information Technology created a sales and use tax (SUTS) web portal where businesses can both lookup sales and use tax rates and file/remit sales and use tax to all Colorado jurisdictions. Staff has been working on the implementation of the system and now needs the passage of an ordinance to add standard definitions for Marketplace Facilitators/Sellers and to add Economic Nexus to the list of activities that define “doing business in the City.” Passage of this ordinance will officially require remote sellers to collect and remit sales tax to the City.

Mayor Stolzmann noted the importance of the ordinance and this system to allow us to collect sales tax from online sales.

Mayor Pro Tem Maloney stated this is important to the economic sustainability of the City and he supports it.

Public Comments – None.

Councilmember Fahey asked why the packet information stated that license and use tax fees may decline with this. Director Watson stated this process will mean on line retailers will not have to get a local sales tax license so those license fees will decline however he is confident sales tax collection will increase.

Public Comments – None.

MOTION: Councilmember Maloney moved to approve Ordinance No. 1827; Councilmember Dickinson seconded the motion.

Mayor Stolzmann closed the public hearing

VOTE: Motion passed by unanimous roll call vote.

RESOLUTION NO. 23, SERIES 2022 – A RESOLUTION SETTING CERTAIN WATER, WASTEWATER, STORMWATER AND OTHER FEES, RATES, AND CHARGES FOR THE CITY OF LOUISVILLE, COLORADO

Director Kowar stated the proposed fees and rates are recommended by staff and the Finance Committee. The proposal is for a wastewater increase of 3%, stormwater increase of 5%, and water with no increase. This annual process ensures the rates and fees continue to generate sufficient revenue to sustain utility operations and facilitate future planning and budgeting. Preliminary revenue impacts from the Marshall Fire and various water projects that are underway have been incorporated based on current information. The impact to utility bills will be \$1.29 per month.

Public Comments

Cynthia Corne Musslewhite asked how water rates are determined and what precipitates an increase.

Director Kowar stated staff recommends increases so that they are smoothed over a multi year period. These increases are based on water projects that are underway or planned and on debt costs from the 2015 building of a new water plant. Mayor Stolzmann added that the water fund is an enterprise so no additional funds are transferred in from other funds. The fees that customers pay is what maintains the fund.

Director Kowar reviewed how the fees pay for debt service coverage and how tap fees play into the fund. He noted the Finance Committee reevaluates the costs each year.

Public Comments

Joshua Cooperman, 216 Griffith Street, suggested changing the residential process to a fixed fee for infrastructure with beginning at zero gallons rather than subsidizing the first 5000 gallons. He would like the City to incentivize water savings.

Mayor Stolzmann stated there are no perfect ways to bill for water and wastewater. There are many fixed costs in the water system whether it is to deliver one gallon or 200. Those

are covered in the fixed charge for the first 5000 gallons. That process was decided on as a way to help those users who use very little water and a limited income.

MOTION: Mayor Pro Tem Maloney moved to approve Resolution No. 23; Councilmember Brown seconded the motion.

VOTE: Motion carried by unanimous roll call vote.

AWARD COMMUNITY PARK BOOSTER IMPROVEMENTS CONTRACT

City Manager Durbin stated this is an important project for the City. Director Kowar reviewed the project noting it was originally only redoing the irrigation in the park but after review staff is suggesting adding some additional improvements to the park including incorporating the BMX track into the park; adding some landscaping around the dog park pond; and repairing the fencing for the dog park. Staff would like direction on if Council would like these additions included in the contract.

Parks Superintendent Dean Johnson reviewed the irrigation project and the new technologies being used.

Mayor Stolzmann noted the State regulations for the pond changed recently so it can no longer be used for dog swimming which is why it is blocked off from the dog park.

Councilmember Maloney stated he supports this project but notes the cost is significant. He stated we need to be sure to maintain what we have once installed.

Public Comments

Josh Cooperman, 216 Griffith Street, stated putting in more native ecosystems would have a positive impact on climate change. He asked Council to consider not putting in new sod in some areas but instead install native plants and ecosystems. He suggested examining all parks to replace grass not used for recreational purposes with native plants.

Cynthia Corne Musslewhite, asked for consideration of more natural spaces and grasses in the parks rather than sod.

Larry Donner, 1020 Willow Place, stated he doesn't support natural grasses being planted until there are prescription burns or mowing is used to keep it from being a fire hazard.

Councilmember Dickinson stated if there are areas that make sense to have native grasses we should consider that. He suggested amending the contingency to \$78,000.

Mayor Stolzmann suggested giving staff some discretion regarding adding some native grasses and pollinators in the pond and BMX areas if it is appropriate.

MOTION: Councilmember Brown moved approve the contract with the contingency amended; seconded by Councilmember Dickinson.

VOTE: Motion carried by unanimous roll call vote.

ORDINANCE NO. 1828, SERIES 2022 – AN ORDINANCE AMENDING SECTION 17.20.170.C. OF THE LOUISVILLE MUNICIPAL CODE ALLOWING AN ALTERNATIVE TO INSTALLING ELECTRIC VEHICLE CHARGING INFRASTRUCTURE AS PART OF THE REBUILDING OF STRUCTURES SIGNIFICANTLY DAMAGED OR DESTROYED BY THE MARSHALL FIRE – 1ST READING – SET PUBLIC HEARING 5/3/22

MOTION: Mayor Stolzmann introduced the item by title and moved to approve; seconded by Mayor Pro Tem Maloney.

VOTE: Motion passed by unanimous voice vote.

ORDINANCE NO. 1829, SERIES 2022 – AN ORDINANCE AMENDING TITLE 17 OF THE LOUISVILLE MUNICIPAL CODE TO ESTABLISH A BANQUET OR RECEPTION HALL USE GROUP AND CRITERIA FOR CONSIDERATION OF BANQUET HALLS AS A SPECIAL REVIEW USE IN SPECIFIED ZONE DISTRICTS – 1ST READING – SET PUBLIC HEARING 5/3/22

MOTION: Mayor Stolzmann introduced the item by title and moved to approve; seconded by Mayor Pro Tem Maloney.

VOTE: Motion passed by unanimous voice vote.

ORDINANCE NO. 1830, SERIES 2022 – AN ORDINANCE AMENDING THE SEWER USE REGULATIONS SET FORTH IN CHAPTER 13.32 OF THE LOUISVILLE MUNICIPAL CODE – 1ST READING – SET PUBLIC HEARING 5/17/22

MOTION: Mayor Stolzmann introduced the item by title and moved to approve; seconded by Mayor Pro Tem Maloney.

VOTE: Motion passed by unanimous voice vote.

CITY ATTORNEY’S REPORT

None.

COUNCIL COMMENTS, COMMITTEE REPORTS, AND IDENTIFICATION OF FUTURE AGENDA ITEMS

Mayor Pro Tem Maloney noted Mayor Stolzmann will be testifying at the State Capital on a bill related to pawn broker businesses. This bill is would be a big help to one local business adversely impacted by the current rules.

Councilmember Brown stated the Consortium of Cities is meeting tomorrow and the RMMA roundtable is meeting next Monday.

Mayor Stolzmann asked if a future agenda can include Commercial Building Codes updates for sustainability.

ADJOURN

Members adjourned at 8:28 pm.

Ashley Stolzmann, Mayor

Meredyth Muth, City Clerk

City Council Meeting Minutes

**April 18, 2022
City Hall, Council Chambers
749 Main Street
6:00 PM**

Call to Order – Mayor Stolzmann called the meeting to order at 6:00 p.m. **Roll Call** was taken and the following members were present:

City Council: ***Mayor Ashley Stolzmann
Mayor Pro Tem Dennis Maloney
Councilmember Kyle Brown
Councilmember J. Caleb Dickinson (electronic)
Councilmember Deborah Fahey
Councilmember Chris Leh
Councilmember Maxine Most (arrived 6:06 pm)***

Staff Present: ***Jeff Durbin, City Manager
Megan Davis, Deputy City Manager
Dave Hayes, Police Chief
Megan Pierce, Economic Development Director
Rhonda Henger, Human Resources Director
Meredyth Muth, City Clerk***

Others Present: ***Kathleen Kelly, City Attorney***

APPROVAL OF AGENDA

Mayor Stolzmann called for changes to the agenda and hearing none asked for a motion.

Motion: Mayor Pro Tem Maloney moved to approve the agenda, seconded by Councilmember Leh. **Vote:** All in favor.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND THE CONSENT AGENDA

None

APPROVAL OF THE CONSENT AGENDA

Mayor Stolzmann asked for changes to the consent agenda; hearing none she asked for a motion. **Motion:** Mayor Pro Tem Maloney moved to approve the consent agenda, seconded by Councilmember Fahey. **Vote:** All in favor.

A. Approval of Bills

B. Approval of Water Rights Dispositions Amendment to Agreement to Transfer of City-Owned Water Rights in the New Coal Ridge Ditch Company

C. Approval of Contracts for On-Call Building Code Consulting Services

COUNCIL INFORMATIONAL COMMENTS ON PERTINENT ITEMS NOT ON THE AGENDA

Councilmember Leh stated he has spoken with the Attorney General's Marshall Fire Task Force office to discuss consumer protection issues regarding insurance and price gouging related to the fire. They are looking for information to pursue cases particularly related to rental costs and they are asking for the public's help to get them information.

Mayor Stolzmann informed everyone that the Small Business Administration will likely be putting out information this week related to fire recovery; people should look for that.

CITY MANAGER'S REPORT

City Manager Durbin noted the packet contains a quarterly report from the Revitalization Commission and also the quarterly Economic Vitality Strategic Plan Scorecard.

Mayor Pro Tem Maloney asked Economic Development Director Pierce if there was any preview for what types of investments the Louisville Revitalization Commission will be looking to fund this year. Director Pierce responded it was a bit early to know what projects the LRC would like to fund in 2023 - 2029.

Councilmember Maloney supports funding the façade improvement program to help make businesses more visible.

REGULAR BUSINESS

PAY EQUITY AUDIT & COMPENSATION MARKET ANALYSIS OVERVIEW

City Manager Jeff Durbin introduced Laurie Graves of Graves Consulting who gave a report on the recent pay equity audit and compensation analysis.

Graves stated the Pay Equity Analysis is done to make sure employees receive equal pay for equal work. It looks at all employee pay rates to identify potential disparities using statistical analysis. The audit did identify a few potential pay disparities and the HR team

is working to ensure those pay disparities are based on “valid” reasons. Final results of the audit are still pending but there are no major concerns or adjustments anticipated.

Mayor Pro Tem Maloney asked if Louisville is compensating at a higher rate than the market. Ms. Graves stated this study didn’t look at the market rates it only looked at internal pay rates.

She went on to explain the titles and categories. Officials are usually department heads and professions with degrees and are subject matter experts. Para-professionals are below that. Skilled craft and technicians work mostly outside with their hands. Protective service workers are police and fire. Administrative are workers providing clerical support. Service maintenance is slightly lower in skill than skilled craft and technicians.

Councilmember Fahey asked when if pay/benefits were included in the analysis. Ms. Graves responded that just pay was considered as benefits are pretty standard across the board. Councilmember Fahey asked if part-time employees were included. Ms. Graves stated year-round part-time recreation employees were including in the service maintenance category.

Ms. Graves explained the intent of a Compensation Market External Audit is to recruit and retain top talent by ensuring all employees at the City are paid competitively to market while maintaining internal equity and providing for career progression. This project provides recommendations to update the City’s Pay Structure based on current, statistically valid market data from a defined market area that is appropriate for the City.

Mayor Pro Tem Maloney asked how the comparison of professional/management positions with other municipalities was done. Ms. Graves stated that data is collected from surveys of actual wages being paid to other employees doing similar work for each position – rather than just pay ranges. The results are scrubbed to ensure valid data and adjustments are made to account for uniqueness in some roles at the City. They matched as many of the City’s positions as possible to external data sources to determine a market average for each.

The report recommends keeping the current police structure but adjusting the steps slightly. Breaking out full-time positions into the following categories: Management, Technical & Professional and Labor Trades. Labor markets move differently for different types of positions and this allows the City to make adjustments to each pay structure more closely tied to those markets. She

Councilmember Most asked about the cost and overhead implications of going to this complex pay structure. Ms. Graves responded that it will be a little bit of upfront work, but once implemented it shouldn’t add any complexity.

Ms. Graves noted some positions changed on the classification listing, meaning they are higher or lower than positions they were grouped with previously. In addition to market,

internal equity and career progression were considered when placing positions on a pay structure. The initial financial impact to bring all positions to range minimum is \$280,679 – full time \$80,599 – part time \$52,088 (based on the hours worked) and \$147,992 for sworn police.

Mayor Pro Tem Maloney asked about the gender equity pay and if the 17 incumbents below the range were female. Ms. Graves responded that she didn't believe that was the case, but she would have to go back in and look at the data. Mayor Pro Tem Maloney asked if the Police/Sworn category included benefits and he was told that it was based on pay only.

Councilmember Most the impacts to HR staff, management staff and IT of operating in a more complicated system than when is used today. City Manager Durbin stated the implementation may take some work but after it is implemented the process will be easier. Ms. Graves agreed that it simplifies the process.

City Manager Durbin added that there are current challenges with recruitment and retention of staff, especially in law enforcement and public works. This change will be an asset for the City moving forward.

Councilmember Brown asked how this compares to other municipalities. Ms. Graves stated this process is best practice.

Councilmember Dickinson asked if this gives the City more, less, or the same ability to pay based on performance. Ms. Graves responded this will enhance the ability to do that as ranges are wider and gives more room for people to move in their pay range.

Ms. Graves continued with the presentation, stating that overall the city is competitive for compensation. She does not recommend changes to the health plans offered by the city. Minor changes are recommended for paid time off, such as separating holidays from paid leave bank. The retirement contribution is low for government and very low for police. She recommended an increase to 6.5% for general staff and to 10% for police.

Human Resources Director Henger presented a quick overview of activities that HR has undertaken recently such as: a COVID-19 vaccination incentive; market adjustments across all eligible positions (2022) and additional immediate market adjustments for certain positions; hiring sign-on bonuses for specific positions; pay equity adjustments; Marshall Fire employee appreciation program; the PLB sell-back program; and two additional paid holidays coming in 2023.

City Manager Durbin relayed that he is currently working on adding four new positions: an Equity Officer; a Risk Management Coordinator, a Building Inspector, and a Building Plan Reviewer. Implementation of all four positions will require a budget amendment.

Public Comment – none

Councilmember Leh stated he supports the Equity Officer and the Risk Management Coordinator positions. He would like to explore setting something aside to be used more regularly for bonuses by the City Manager and HR to recognize great work.

Mayor Pro Tem Maloney stated this is important but needs to be a holistic approach and we need to ensure we do pay equitably. The staff report notes a \$280,000 financial impact, throw in the benefits and the four positions and the total is more than \$1 million. He asked how that will be paid for going forward. He would like to see more data around that. He supports rethinking the organization to make it more effective including the Risk Management Position and the Equity Officer.

Councilmember Dickinson stated his support for all four positions, and especially the Equity Officer.

Councilmember Brown supports the Equity Officer and other positions, as well as the proposed adjustments to the pay structure. He would like future data to include race, gender, age, disability status, and if there is an impact on their compensation.

Councilmember Fahey support all four positions as they are very important for different reasons and she voiced her support of increasing police retirement contributions to get it up to the neighboring community standards.

Mayor Stolzmann proposed moving forward with bringing every employee to the minimum in the range and bringing back the four positions for further discussion during the budget amendment on how to pay for those positions going forward.

Mayor Pro Tem Maloney would like more details to fully understand the costs.

City Manager Jeff Durbin will bring back more data as well as long term costs of moving people to the new pay grades.

RESOLUTION NO. 15, SERIES 2022 – A RESOLUTION APPROVING A SERVICES AGREEMENT WITH FLOCK GROUP INC. FOR LICENSE PLATE DETECTION SOFTWARE AND HARDWARE – *continued from 3/15/22*

Louisville Police Chief Hayes stated that after the previous discussion of this staff got more information which is in the Council packet. He stated the technology is meant to be used specifically for addressing security concerns related to the Marshall Fire. Privacy concerns were mentioned last time. He stated those concerns were heard and he noted specifically that the Department can secure the data and doesn't share any data related to immigration. He stated there were some questions about "what if" scenarios. He believes those specific situations wouldn't happen here based on policies and training.

Public Comments – None.

Mayor Stolzmann asked where the readers would be located. Chief Hayes responded that the readers would be deployed in areas impacted by the Marshall Fire and some ingress and egress areas of town which can be matched to the block image to get a better picture.

He noted staff can reduce the number of days the information is stored. It is currently at 30 days so there is enough time to act on information if a complaint is delayed. He wouldn't recommend going much less than 30 days, but he can if Council prefers that.

Councilmember Most asked if signage will also be put up so people know they are in use. Chief Hayes responded that signs can be added and it might help. Councilmember Most stated that signage can be a deterrent as well as more transparent so she would like signage included.

Councilmember Fahey agreed that signage will provide transparency and help deter people. She stated that some of the concerns people have is invasion of privacy. Chief Hayes stated the police will not be sharing the data with anyone and there is no facial recognition, just license plate capture.

Mayor Pro Tem Maloney asked that the focus be on the Marshall Fire areas first to protect against folks taking advantage of the homes left in those areas.

Councilmember Most asked that information be added to the website to clarify these points.

Mayor Pro Tem Maloney stated this is a two-year agreement so if Council intends to agree to the contract another resolution would be required after the two year period and amendments could be made at that time.

Motion: Councilmember Fahey moved to approve Resolution No. 15, Series 2022, seconded by Councilmember Most

Mayor Stolzmann she has some philosophical questions about surveillance in general, and struggles from this with an equity perspective. She has concerns about the data collection and how it could be used. She stated she won't vote in favor of this as it doesn't seem the small town approach; she would rather put the funding towards other needs.

Councilmember Dickinson agreed this can be problematic if used inappropriately but we will only be looking at license plates so he is more comfortable with it.

Councilmember Leh appreciates the privacy concerns, but the focus is to deter and investigate property crimes against properties damaged by fire. Some of these concerns seems more related to policing policy.

Mayor Pro Tem Maloney noted the initial reason for this was for the burn areas and we are seeing issues in those areas. He hoped this will help contribute to making this a safer community.

Councilmember Most stated there are a lot of examples of this kind of technology used well or badly. The critical piece is having a specific purpose and how the data will be used. This needs to be narrowly defined and purpose driven to the burn area. Transparency and a limited scope will give this program value with safety parameters.

Mayor Stolzmann asked for clarification on how the data will be accessed, if it will be accessed only if there is a crime or if it will be run against a hot list. Chief Hayes stated it is motion activated, and absent a specific hit that a car is related to a crime on a wanted vehicle, the police wouldn't follow up on anything. The department doesn't have the time or inclination to look at the data 24/7.

Councilmember Brown does not support broad surveillance in the community, but is willing to support it based on the discussions and understanding that this is a narrow scope that is controllable. However, he wants to keep a close eye on how it works and how data utilized.

Councilmember Leh doesn't believe that anyone is talking about surveillance of the entire town. There is a commitment to those that lost their homes and we can't have people watching 24/7.

Vote: The motion passed on a voice vote of 6-1 with Mayor Stolzmann voting no.

CITY ATTORNEY'S REPORT

None.

COUNCIL COMMENTS, COMMITTEE REPORTS, AND IDENTIFICATION OF FUTURE AGENDA ITEMS

Mayor Stolzmann shared that area communities are working on a collective day of action on June 7th regarding gun violence.

Mayor Pro Tem informed the Council that Thursday, July 21st is a Special Session day to talk about budget. It is important that all seven members are able to attend and if not, staff will work to find a day that works for everyone.

ADJOURN

Members adjourned at 8:03 pm.

Ashley Stolzmann, Mayor

Meredyth Muth, City Clerk

SUBJECT: APPROVAL OF CONTRACTS BETWEEN THE CITY OF LOUISVILLE AND HAZEN AND SAWYER AND JVA INC. FOR THE UTILITY MASTER PLAN

DATE: JULY 12, 2022

PRESENTED BY: KURT KOWAR, P.E., PUBLIC WORKS DIRECTOR

SUMMARY:

Staff recommends the approval of a contract with Hazen and Sawyer in the amount of \$352,120 for the completion of the Utility Master Plan. In addition, staff recommends approval of a contract with JVA Inc. in the amount of \$60,000 for modeling support services. Lastly, staff recommends a 15% project contingency of \$60,000 including a \$20,000 (5%) allowance for technology consulting services and \$40,000 (10%) general and other subject expert services for additional or unanticipated scope items for a total project cost of \$472,120.

BACKGROUND:

Over the last 10 years, the City has commissioned seven separate planning documents to evaluate various areas of the Utility (Water, Wastewater, Storm, Raw Water, etc.). Contained within each of these plans were specific Capital Improvement Projects (CIPs) to maintain and upgrade the utility system. Upon additional review and approval by City Management and City Council the viable CIPs were successfully integrated into the budget where staff have diligently and methodologically worked through the majority of the projects to completion. As an example, the following table provides a status with the year completed or planned to be completed of the 26 projects identified within the 2012 Water Facilities Plan. Four of these projects were removed and two were placed on hold.

Projects	Status
Transmission Pipeline 96 th St	Deleted
SCWTP - Residual Handling	2023-2025
HBWTP - Residual Handling	2015
Basin Covers	Deleted
Basin Rehabilitation	2018
SWSP Expansion	2022
HBWTP Expansion	On-hold
Marshall Lake Quality Study	2013-2022
High Zone Pump Station	2018
SCWTP Contact Chamber	2015
Louisville Lateral Piping	2023
Low Zone Tank Repairs	2013
Raw Water Meter	2016
Louisville Pipeline Study	2017

Projects	Status
Watershed Protection Plan	2018
SCWTP - Tube Settlers	2019
HBWTP - Tube Settlers	2018
Disinfection Analysis	2017
HBWTP - Filters	2016
SCWTP - Filter Backwash	2019
Raw Water Diversion	2016
Storage Tank mixers	Deleted
WQ Monitoring	On-hold
Water Rights	2018-2028
HBWTP - Filter Underdrain	Deleted
SCWTP - Filter Underdrain	2023
SCWTP - Filter Media	2023
SCWTP - Electrical Gear	2018

To ensure a reliable and resilient utility system, it is recommended to renew the previous plans by conducting a new comprehensive master plan that will cover all areas in a single effort. The original scope of work from the 2020 budget contemplated a standard master plan method that would focus on the development of a new set of CIPs.

Following discussions with the Utility Committee in February, May and August of 2021 and the significant event of the Marshall Fire, staff have revised and enlarged the scope to address a multitude of challenges and provide a cutting edge analysis that will transition the Utility to greater advancement and sophistication.

The first addition was the inclusion of a vulnerability assessment to provide greater emphasis on the Utility's ability to manage and respond during natural disasters like the Marshall Fire. The investments of prior CIPs were critical to the exceptional performance of the utility system during this devastating event. An important phase to recovery is to apply the lessons learned and further improve the system to reduce or eliminate future risks or failures.

For the second scope change, staff suggest adding a digital transformation of the Utility by conducting a digital strategy roadmap that will prepare for future digital technology, data analytics, and more advanced machine learning solutions. Given the technical and complex nature of this concept, Public Works and the IT department are suggesting a corresponding \$20,000 allowance to be reserved to accommodate for supplemental outside expertise on an as needed basis.

The third and final addition was the inclusion of modeling support to be provided by JVA. JVA recently updated and finalized the water system model to assist in system analysis of the Marshall Fire. This task will create the City's first sewer system model and reserve funding to run various water and sewer modeling scenarios to understand system performances and identify sections of improvement and incorporation to the Master Plan.

The City issued a Request for Proposals in November 2021 with the following bids received in early February 2022:

Consultant	Base Bid
JVA	\$152,000
Hazen and Sawyer	\$247,740
Dewberry	\$249,740
Murraysmith	\$410,725

Public Works and IT reviewed all proposals and brought all four consultants in for interviews. A five member staff panel conducted the interviews to understand each consultant's approach and work plan. At the conclusion of the interviews, Hazen and Sawyer had demonstrated superior expertise and understanding of the project needs at the best value and was the unanimous choice and the preferred recommendation to be awarded the 2022 Utility Master Plan.

SUBJECT: UTILITY MASTER PLAN**DATE: JULY 12 2022****PAGE 3 OF 4****FISCAL IMPACT:**

Budget (501499-660261):	\$125,000
(502499-660261):	\$125,000
Proposed Budget Adjustment	\$222,120
Revised Total	<u>\$472,120</u>

Contract (Hazen and Sawyer Base Bid)	\$247,740
Vulnerability Assessment	\$37,280
Digital Transformation	\$67,100
Support Modeling (JVA)	\$60,000
Technology Allowance (5%)	\$20,000
Contingency (10%)	<u>\$40,000</u>
Total	<u>\$472,120</u>

The Utility Master Plan has a 2022 budget of \$250,000. A potential overage estimated of \$222,120 is proposed to account for the enhanced and expanded scope described above. If approved a budget amendment to the Water Capital Projects Fund in this amount will be included in the next available City-wide budget amendment process and has been coordinated with the Finance Department. The proposed budget adjustment is within water fund reserves and will not require an increase in utility rates.

The Utility Master Plan will result in additional recommendations and future projects that are not accounted for or identified in existing CIP plans. Following the completion of the Master Plan, extensive finance rate modelling analysis will be completed outlined the long term funding strategies for the anticipated increases in capital expenses.

PROGRAM/SUB-PROGRAM IMPACT:

Long term planning is essential for the effective management and operations of the Water, Wastewater and Stormwater Utility and vital to each and every program and sub-program.

RECOMMENDATION:

Staff recommends the approval of a contract with Hazen and Sawyer in the amount of \$352,120. Staff also recommended the approval of another contract with JVA Inc. in the amount of \$60,000, authorize staff to execute change orders up to \$60,000 for additional work and project contingency, and authorize the Mayor, Public Works Director and City Clerk to sign and execute contract documents on behalf of the City.

ATTACHMENTS:

1. Hazen and Sawyer Contract Agreement
2. JVA Contract Agreement

SUBJECT: UTILITY MASTER PLAN

DATE: JULY 12 2022

PAGE 4 OF 4

STRATEGIC PLAN IMPACT:

☒	 Financial Stewardship & Asset Management	☒	 Reliable Core Services
☒	 Vibrant Economic Climate	☒	 Quality Programs & Amenities
☐	 Engaged Community	☐	 Healthy Workforce
☒	 Supportive Technology	☒	 Collaborative Regional Partner

**AN AGREEMENT BY AND BETWEEN THE CITY OF LOUISVILLE
AND HAZEN AND SAWYER
FOR CONSULTING SERVICES**

1.0 PARTIES

This AGREEMENT FOR CONSULTING SERVICES (this “Agreement”) is made and entered into this 12th day of July, 2022 (the “Effective Date”), by and between the **City of Louisville**, a Colorado home rule municipal corporation, hereinafter referred to as the “City”, and **Hazen and Sawyer, D.P.C.**, a New York based Design Professional Corporation (DCP), hereinafter referred to as the “Consultant”.

2.0 RECITALS AND PURPOSE

- 2.1 The City desires to engage the Consultant for the purpose of providing engineering services as further set forth in the Consultant’s Scope of Services (which services are hereinafter referred to as the “Services”).
- 2.2 The Consultant represents that it has the special expertise, qualifications and background necessary to complete the Services.

3.0 SCOPE OF SERVICES

The Consultant agrees to provide the City with the specific Services and to perform the specific tasks, duties and responsibilities set forth in Scope of Services attached hereto as Exhibit “A” and incorporated herein by reference.

4.0 COMPENSATION

- 4.1 The City shall pay the Consultant for services under this agreement a total not to exceed the amounts set forth in Exhibit “B” attached hereto and incorporated herein by this reference. The City shall not pay mileage and other reimbursable expenses (such as meals, parking, travel expenses, necessary memberships, etc.), unless such expenses are (1) clearly set forth in the Scope of Services, and (2) necessary for performance of the Services (“Pre-Approved Expenses”). The foregoing amounts of compensation shall be inclusive of all costs of whatsoever nature associated with the Consultant’s efforts, including but not limited to salaries, benefits, overhead, administration, profits, expenses, and outside consultant fees. The Scope of Services and payment therefor shall only be changed by a properly authorized amendment to this Agreement. No City employee has the authority to bind the City with regard to any payment for any services which exceeds the amount payable under the terms of this Agreement.

City may, at any time, by written order to Consultant, issue additional instructions, require additional services, issue revisions or direct the omission of services within the general scope of the Agreement. If such changes caused an increase or decrease in Consultant’s cost of, or time required for, performance of any services under this

Agreement, an equitable adjustment may be made in price and/or time of performance. In the event that a written order fails to provide an equitable adjustment, Consultant shall submit a claim in writing within a reasonable time of receipt of said written order.

- 4.2 The Consultant shall submit monthly an invoice to the City for Services rendered and a detailed expense report for Pre-Approved Expenses incurred during the previous month. The invoice shall document the Services provided during the preceding month, identifying by work category and subcategory the work and tasks performed and such other information as may be required by the City. The Consultant shall provide such additional backup documentation as may be required by the City. The City shall pay the invoice within thirty (30) days of receipt unless the Services or the documentation therefor are unsatisfactory. Payments made after thirty (30) days may be assessed an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation therefor.

5.0 PROJECT REPRESENTATION

- 5.1 The City designates Cory Peterson as the responsible City staff to provide direction to the Consultant during the conduct of the Services. The Consultant shall comply with the directions given by Cory Peterson and such person's designees.
- 5.2 The Consultant designates Sarah Dominick as its project manager and as the principal in charge who shall be providing the Services under this Agreement. Should any of the representatives be replaced, particularly Sarah Dominick, and such replacement require the City or the Consultant to undertake additional reevaluations, coordination, orientations, etc., the Consultant shall be fully responsible for all such additional costs and services.

6.0 TERM

- 6.1 The term of this Agreement shall be from the Effective Date to June 30, 2023, unless sooner terminated pursuant to Section 13, below, or unless extended by written agreement of the parties. The Consultant's Services under this Agreement shall commence on another date desired by the City, after the Effective Date) and Consultant shall proceed with diligence and promptness so that the Services are completed in a timely fashion consistent with the City's requirements.
- 6.2 Nothing in this Agreement is intended or shall be deemed or construed as creating any multiple-fiscal year direct or indirect debt or financial obligation on the part of the City within the meaning of Colorado Constitution Article X, Section 20 or any other constitutional or statutory provision. All financial obligations of the City under this Agreement are subject to annual budgeting and appropriation by the Louisville City Council, in its sole discretion. Notwithstanding anything in this Agreement to the contrary, in the event of non-appropriation, this Agreement shall terminate effective December 31 of the then-current fiscal year.

7.0 INSURANCE

- 7.1 The Consultant agrees to procure and maintain, at its own cost, the policies of insurance set forth in Subsections 7.1.1 through 7.1.4. The Consultant shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. The coverages required below shall be procured and maintained with forms and insurers acceptable to the City. All coverages shall be continuously maintained from the date of commencement of services hereunder. The required coverages are:
- 7.1.1 Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers Liability Insurance. Evidence of qualified self-insured status may be substituted.
 - 7.1.2 General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and TWO MILLION DOLLARS (\$2,000,000) aggregate. The policy shall include the City of Louisville, its officers and its employees, as additional insureds, with primary coverage as respects the City of Louisville, its officers and its employees, and shall contain a severability of interests provision.
 - 7.1.3 Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than FOUR HUNDRED THOUSAND DOLLARS (\$400,000) per person in any one occurrence and ONE MILLION DOLLARS (\$1,000,000) for two or more persons in any one occurrence, and auto property damage insurance of at least FIFTY THOUSAND DOLLARS (\$50,000) per occurrence, with respect to each of Consultant's owned, hired or non-owned vehicles assigned to or used in performance of the services. The policy shall contain a severability of interests provision. If the Consultant has no owned automobiles, the requirements of this paragraph shall be met by each employee of the Consultant providing services to the City of Louisville under this Agreement.
 - 7.1.4 Professional Liability coverage with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and ONE MILLION DOLLARS (\$1,000,000) aggregate.
- 7.2 The Consultant's general liability insurance, automobile liability and physical damage insurance, and professional liability insurance shall be endorsed to include the City, and its elected and appointed officers and employees, as additional insureds, unless the City in its sole discretion waives such requirement. Every policy required above shall be primary insurance, and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by the Consultant. Such policies shall contain a severability of interests provision. The Consultant shall be solely responsible for any deductible losses under each of the policies required above.

- 7.3 Certificates of insurance shall be provided by the Consultant as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the City. No required coverage shall be cancelled, terminated or materially changed until at least 30 days' prior written notice has been given to the City. The City reserves the right to request and receive a certified copy of any policy and any endorsement thereto.
- 7.4 Failure on the part of the Consultant to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate this Agreement, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Consultant to the City upon demand, or the City may offset the cost of the premiums against any monies due to Consultant from the City.
- 7.5 The parties understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.

8.0 INDEMNIFICATION

To the fullest extent permitted by law, the Consultant agrees to indemnify and hold harmless the City, and its elected and appointed officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the services hereunder, if and to the extent such injury, loss, or damage is caused by the negligent act, omission, or other fault of the Consultant or any subcontractor of the Consultant, or any officer, employee, or agent of the Consultant or any subcontractor, or any other person for whom Consultant is responsible. The Consultant shall investigate, handle, respond to, and provide defense for and defend against any such liability, claims, and demands. The Consultant shall further bear all other costs and expenses incurred by the City or Consultant and related to any such liability, claims and demands, including but not limited to court costs, expert witness fees and attorneys' fees if the court determines that these incurred costs and expenses are related to such negligent acts, errors, and omissions or other fault of the Consultant. Notwithstanding the foregoing, Consultant's duty to defend, indemnify and hold harmless the City, and its elected and appointed officials and employees as set forth in this section shall only arise upon determination, by adjudication, alternative dispute resolution, or mutual agreement between Consultant and the City, of the Consultant's liability or fault. Notwithstanding the foregoing, Consultant's duty to defend, indemnify, and hold harmless the City, and its elected and appointed officials and employees as set forth in this section shall only arise upon determination, by adjudication, alternative dispute resolution, or mutual agreement between Consultant and the City, of the Consultant's liability or fault. The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section 8.0. The Consultant's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City.

9.0 QUALITY OF WORK

Consultant shall perform all professional services with the care and skill ordinarily exercised by members of the same profession currently practicing in the United States, on projects of similar size and complexity at the time the services are performed.

10.0 INDEPENDENT CONTRACTOR

It is the expressed intent of the parties that the Consultant is an independent contractor and not the agent, employee or servant of the City, and that:

- 10.1. Consultant shall satisfy all tax and other governmentally imposed responsibilities including but not limited to, payment of state, federal, and social security taxes, unemployment taxes, worker's compensation and self-employment taxes. No state, federal or local taxes of any kind shall be withheld or paid by the City.
- 10.2. **Consultant is not entitled to worker's compensation benefits except as may be provided by the Consultant nor to unemployment insurance benefits unless unemployment compensation coverage is provided by the Consultant or some entity other than the City.**
- 10.3. Consultant does not have the authority to act for the City, or to bind the City in any respect whatsoever, or to incur any debts or liabilities in the name of or on behalf of the City.
- 10.4. Consultant has and retains control of and supervision over the performance of Consultant's obligations hereunder and control over any persons employed by Consultant for performing the Services hereunder.
- 10.5. The City will not provide training or instruction to Consultant or any of its employees regarding the performance of the Services hereunder.
- 10.6. Neither the Consultant nor any of its officers or employees will receive benefits of any type from the City.
- 10.7. Consultant represents that it is engaged in providing similar services to other clients and/or the general public and is not required to work exclusively for the City.
- 10.8. All Services are to be performed solely at the risk of Consultant and Consultant shall take all precautions necessary for the proper and sole performance thereof.
- 10.9. Consultant will not combine its business operations in any way with the City's business operations and each party shall maintain their operations as separate and distinct.

11.0 ASSIGNMENT

Except as provided in section 22.0 hereof, Consultant shall not assign or delegate this Agreement or any portion thereof, or any monies due or to become due hereunder without the City's prior written consent.

12.0 DEFAULT

Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either party should fail or refuse to perform according to the terms of this Agreement, such party may be declared in default.

13.0 TERMINATION

13.1 This Agreement may be terminated by either party for material breach or default of this Agreement by the other party not caused by any action or omission of the other party by giving the other party written notice at least thirty (30) days in advance of the termination date. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

13.2 In addition to the foregoing, this Agreement may be terminated by the City for its convenience and without cause of any nature by giving written notice at least fifteen (15) days in advance of the termination date. In the event of such termination, the Consultant will be paid for the reasonable value of the services rendered to the date of termination, not to exceed a pro-rated daily rate, for the services rendered to the date of termination, and upon such payment, all obligations of the City to the Consultant under this Agreement will cease. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

14.0 INSPECTION AND AUDIT

The City and its duly authorized representatives shall have access to any books, documents, papers, and records of the Consultant that are related to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

15.0 DOCUMENTS

All computer input and output, analyses, plans, documents photographic images, tests, maps, surveys, electronic files and written material of any kind generated in the performance of this Agreement or developed for the City in performance of the Services are and shall remain the sole and exclusive property of the City. All such materials shall be promptly provided to the City upon request therefor and at the time of termination of this Agreement, without further charge or expense to the City. Consultant shall not provide copies of any such material to any other party without the prior written consent of the City.

16.0 ENFORCEMENT

- 16.1 In the event that suit is brought upon this Agreement to enforce its terms, the prevailing party shall be entitled to its reasonable attorneys' fees and related court costs.
- 16.2 This Agreement shall be deemed entered into in Boulder County, Colorado, and shall be governed by and interpreted under the laws of the State of Colorado. Any action arising out of, in connection with, or relating to this Agreement shall be filed in the District Court of Boulder County of the State of Colorado, and in no other court. Consultant hereby waives its right to challenge the personal jurisdiction of the District Court of Boulder County of the State of Colorado over it. Each party hereby waives any rights it may have to a trial by jury of any such litigation.

17.0 COMPLIANCE WITH LAWS

- 17.1 Consultant shall be solely responsible for compliance with all applicable federal, state, and local laws, including the ordinances, resolutions, rules, and regulations of the City; for payment of all applicable taxes; and obtaining and keeping in force all applicable permits and approvals.
- 17.2 Consultant acknowledges that the City of Louisville Code of Ethics provides that independent contractors who perform official actions on behalf of the City which involve the use of discretionary authority shall not receive any gifts seeking to influence their official actions on behalf of the City, and that City officers and employees similarly shall not receive such gifts. Consultant agrees to abide by the gift restrictions of the City's Code of Ethics.

18.0 INTEGRATION AND AMENDMENT

This Agreement represents the entire Agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

19.0 NOTICES

All notices required or permitted under this Agreement shall be in writing and shall be given by hand delivery, by United States first class mail, postage prepaid, registered or certified, return receipt requested, by national overnight carrier, or by facsimile transmission, addressed to the party for whom it is intended at the following address:

If to the City:

City of Louisville
Attn: Cory Peterson
749 Main Street
Louisville, Colorado 80027

Telephone: (303) 335-4607
Fax: (303) 335-4550

If to the Consultant:
Hazen and Sawyer
Attn: Sarah Dominick
143 Union Boulevard, Suite 200
Lakewood, CO 80206
Email: sdominick@hazenandsawyer.com

Any such notice or other communication shall be effective when received as indicated on the delivery receipt, if by hand delivery or overnight carrier; on the United States mail return receipt, if by United States mail; or on facsimile transmission receipt. Either party may by similar notice given, change the address to which future notices or other communications shall be sent.

20.0 EQUAL OPPORTUNITY EMPLOYER

- 20.1 Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, age, sex, disability or national origin. Consultant will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, age, sex, disability, or national origin. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Laws.
- 20.2 Consultant shall be in compliance with the applicable provisions of the American with Disabilities Act of 1990 as enacted and from time to time amended and any other applicable federal, state, or local laws and regulations. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of this Agreement or any renewal thereof.

21.0 NO THIRD PARTY BENEFICIARIES

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to City and Consultant, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than City or Consultant receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

22.0 SUBCONTRACTORS

Consultant may utilize subcontractors identified in its qualifications submittal to assist with non-specialized works as necessary to complete projects. Consultant will submit any proposed subcontractor and the description of its services to the City for approval. The City will not work directly with subcontractors.

23.0 AUTHORITY TO BIND

Each of the persons signing below on behalf of any party hereby represents and warrants that such person is signing with full and complete authority to bind the party on whose behalf of whom such person is signing, to each and every term of this Agreement.

In witness whereof, the parties have executed this Agreement to be effective on the date first above written.

CITY OF LOUISVILLE,
a Colorado Municipal Corporation

By: _____
Ashley Stolzmann, Mayor

Attest: _____
Meredyth Muth, City Clerk

CONSULTANT:
HAZEN AND SAWYER, D.P.C.

By: _____

Title: _____

Exhibit A – Scope of Services

Hazen and Sawyer will provide project specific engineering evaluation and planning of a comprehensive Utility Master Plan for the City's water, wastewater, and stormwater systems. The scope of work consist of necessary work to perform the engineering evaluation in the development of a comprehensive plan to prioritize and schedule capital improvement projects within the utility system between existing conditions and expected build-out and a review of the adequacy of the existing facilities and infrastructure due to design and regulatory changes. The project will meet the City's design criteria, CDPHE requirements, and industry standards.

The scope consists of the following:

Task A: Review Existing Data and Facilities

This subtask includes a kickoff meeting to formally initiate the project, confirm project objectives and scope of the study, outline the project plan, present the project schedule, and identify the lines of communication. Hazen will prepare the agenda, presentation materials, and meeting minutes for the Kickoff Meeting. The review of exiting information includes coordinating with City staff to identify what existing information is needed and available, and, upon receipt of the information from the City, providing a multi-discipline review of the existing information. It is anticipated that this will be a multistep process whereby the information initially requested is provided, then reviewed, and a follow-up list is generated, with a second round of information received and reviewed.

This review will include the following items:

- The City's demand and forecasting data (demands, demand factors, etc.)
- Determination of the impact of conservation, development, economic and other factors on existing and forecasted demands
- Capacity of existing facilities and infrastructure; water supply, pumping, treatment, storage, distribution, collection and stormwater.
- Existing facilities in regards to current regulations and design standards, list any deficiencies and possible remedial actions.
- Adequacy of operational and maintenance activities.
- This subtask includes one workshop with the City to discuss the findings. Hazen will prepare the agenda, presentation materials, and meeting minutes. Findings of the Existing Information review will be documented in a technical memorandum which will be a primary component of the 30% review.

Hazen will conduct site visits to collect additional information and conduct a condition assessment. Some site visits will include meetings with/walkthroughs with plant staff to confirm facility layout, identification of abandoned equipment and current equipment use. Each project team (Water, Wastewater, Water Resources, and Piped Systems) will visit the site to assess the condition of the existing assets. Additional information that will be requested for each process during walkthroughs and meetings with plant staff include the following:

Discuss the condition and operation of the facility and equipment. Determine if the system works as intended or if the City has made operational modifications to optimize system operation.

- Determine if there are any deficiencies regarding piping, valves, controls automation, instrumentation, etc.
- Determine if there is any equipment or instrumentation that requires frequent replacement/maintenance.

The condition assessments will be performed and documented in such a way that the City can use information gathered to build upon the current asset management practices and databases. Equipment will be rated and assessed according to its potential risk, and the approximate life remaining. To enable this compatibility, two asset management coordination meetings are included. One will be conducted prior to the condition assessment and one meeting will be conducted after the initial condition assessment site visits. In addition to discussing the condition of existing treatment equipment and infrastructure with plant staff, the following general tasks will be performed in assessing the condition of the facilities:

- Process mechanical equipment integral to each building or facility will be visually assessed to determine general condition.
- HVAC equipment integral to each building or facility will be visually assessed to determine general condition.
- Building and site lighting will be visually assessed during this phase to determine condition and identify lighting inadequacies.
- Interior and exterior electrical equipment, conduit, and wiring will be visually assessed to determine general condition. Any equipment deemed inadequate or non-compliant with electrical and building code will be identified and documented.
- Electrical panels will be assessed to determine whether sufficient clearance is provided to the front and side of the panel, particularly as it relates to opening panel doors.
- For any assessments that will require a tank, system, or pipeline to be removed from service, Hazen will coordinate with the City to identify the length of time that the system can be offline. Hazen will also work with the City to identify any prerequisite activities that must be performed prior to removing a specific tank or pipeline from service.
- Hazen will not operate any valves, electrical equipment, open electrical panels, conduct specific electrical testing, or interfere with plant processes or the safety of operations during the onsite assessment.
- The preliminary structural assessment of concrete tank or structure interiors will include a visual inspection of exposed.
- The findings from the existing facility condition assessment will be documented in a technical memorandum. The memorandum will be structured around tables to concisely communicate the condition of the assets, with supporting visual documentation as indicated herein.

Task B: Evaluate System and Proposed Projects

The purpose of Task B is to assess the following for the City's water infrastructure:

- Adequacy to meet current and future demands.
- Adequacy to meet level of service, redundancy, security, and emergencies needs including those caused by wildfires.
- Adequacy in meeting current and potential future regulations.

- Evaluate use of technology and opportunities to achieve additional operational efficiencies and/or cost savings.
- Evaluate opportunities to achieve energy efficiencies and/or reduce carbon emissions.
- Suggest additional projects to address interim needs or deficiencies in proposed projects.
- Review and comment on proposed capital projects for existing facilities. Provide suggestions from similar plants of similar ages.
- Provide a summary sheet for each option analyzed

Determine Levels of Service and Key Performance Indicators

Based on the previous tasks Hazen will work with the City to compile a list of Levels of Service and Key Performance Indicators (KPIs) that will be used to measure the current system and to determine the needs of the City in the future. This task will include one meeting with the City to review the proposed KPIs and to adjust them if necessary. The 60% Deliverable will document the Service Levels and KPIs.

Vulnerability Assessment

Hazen will utilize the Condition Assessment, the AWIA Risk and Resiliency Assessment, and any other information collected to create a Vulnerability Assessment to identify the City's most critical assets. The critical assets will be included with the other identified projects to be targeted for improvements or replacement.

Project Identification

This subtask includes identifying projects to meet overarching process/regulatory compliance issues and overall goals of the City, and then conducting a systematized screening assessment of the projects. This subtask includes a workshop to discuss potential projects with City staff. It is anticipated that the themes and concepts identified for consideration in formulating the projects may include the following:

- Climate uncertainty
- Future demands and potential for City growth
- Supply resiliency and water quality changes
- Changing regulations
- Energy efficiency
- Overall system reliability and redundancy

Hazen and Sawyer will prepare the agenda, meetings minutes and presentation materials.

Detailed Evaluation of Projects

This subtask includes the evaluation of projects at a screening level and includes an allowance for a more detailed analysis of ten additional potential alternatives, which may be identified during the previous tasks. It is anticipated the following will be evaluated.

- Asset management/renewal and risk reduction compatibility
- Capital costs
- O&M cost, energy and chemical consumption
- Compatibility with current and future regulations
- Hydraulic impacts
- Safety and O&M concerns

- Other non-cost factors, including adaptability to expansion, training needs, compliance monitoring needs, complexity of operations

For each project, the following will be documented in the 60% deliverable:

- Process Flow Diagram
- Planning level site plan
- Preliminary hydraulic profile
- Design criteria
- Impacts to existing facilities
- Life cycle costs, including a table with both capital and O&M costs
- Alternative specific benefits and concerns

Task C: Priority List

The goals of this task are to create an adaptable dashboard for the City to used in creating a long-term integrated Master Plan. As part of this task Hazen will work closely with the City to:

- Determine project priorities and timing
- Integrate with the City's asset management (Lucity)
- Evaluate current and future regulatory impacts on capital project decisions
- Evaluate current and future security impacts on capital project decisions
- Document project alternatives pros and cons
- Consider interrelation between project alternatives
- Develop inputs for Waterworth software and existing project sheet templates in Excel

Decision Criteria Definition

During a workshop with the City, Hazen will provide recommendations for criteria that can be used to compare alternatives to each other for project prioritization. It anticipated that the criteria will include social, economic, and environmental aspects. Where possible the criteria will be related to the KPIs identified earlier in the planning process.

Capital Planning Dashboard

Hazen will create a dynamic, multi-criteria decision dashboard developed specifically for integrated master planning and project prioritization. The adaptive tool will address needed infrastructure improvements, operational changes, implementation and risk triggers, and schedule and costs. This will assign a priority score to select the optimum project sequence to minimize risk and maximize resources.

The tool will identify what CIP projects are necessary and when to implement them, as well as align the projects with annual budgets based on criticality under criteria most important to the City.

Project Prioritization and Phasing

After the development of the Capital Planning Dashboard, Hazen will facilitate an interactive workshop for the City using the Dashboard to determine the prioritization and phasing of the proposed projects. The outcome of the workshop will be a long-term Capital Improvement Plan that the City can use for budgeting and project planning.

Task D: Digital Transformation Roadmap

Digital Strategy Roadmap

Hazen and Sawyer will create a tactical, project-oriented roadmap that will help the City of Louisville strengthen IT and OT (i.e., SCADA) systems for future digital technology, data analytics, and machine learning projects. First, Hazen will host a workshop with City staff to determine key challenges that are related to digital solutions, or that may be solved with digital solutions, and will collectively prioritize those items. Next, Hazen will interview IT and OT staff to better understand and document the underlying network architecture and systems in place that may be used to support future digital initiatives.

The network architecture will be compared against industry standards and any gaps or recommendations will be noted. Hazen has set aside additional time to interview select staff in smaller group settings after the workshops for follow-up discussion and to test ideas that have been captured during the workshops.

Finally, Hazen will complete a state of the industry memo along with a suggested roadmap of projects and potential digital solutions to help prepare the City for future digital initiatives.

Evaluation of Machine Learning Tools for Optimization of Pipe Replacement Programs

Hazen will evaluate a suite of potential solutions that employ machine learning (ML) concepts and risk prioritization to optimize the rehabilitation and repair (R&R) for existing horizontal infrastructure. This work will include and be organized around three workshops as outlined in the following sentences. The first workshop will be organized around building a “problem statement” and “user stories” to identify exactly what issues the City would like to solve with this tool and how they envision users interacting with the tool. Hazen will then use the outcomes from the workshop to select several technologies that the City can evaluate during a second workshop. These tools may include custom built tools such as the model developed by Hazen for other utilities as well as commercially available off the shelf solutions.

For three of the top solutions, vendors will be asked to provide a product demonstration with Q&A to City staff and the Hazen Team. Hazen will then collect pricing information and will compile a list of pros and cons of each solution and will present that in a third workshop to determine which solution (if any) the City would like to select for implementation.

Task E: Project Management

This subtask includes general contract management, invoicing, activity coordination for all disciplines and sub-consultant work efforts, schedule management, meeting management, staff/personnel administration, monthly progress reports, and sub-contracting and management. All services covered in this task are based on a 9-month duration.

EXHIBIT B

The basis of payment for the scope of work described in Exhibit A will be a not to exceed amount of \$352,120. The work breakdown by task is provided below:

Task A – Review	\$86,320
Task B – Evaluation	\$122,540
Task C – Priority List	\$46,520
Task D – Digital Transformation	\$67,100
Task E – Project Management	<u>\$29,640</u>
Total	\$352,120

**AN AGREEMENT BY AND BETWEEN THE CITY OF LOUISVILLE
AND JVA INC
FOR CONSULTING SERVICES**

1.0 PARTIES

This AGREEMENT FOR CONSULTING SERVICES (this “Agreement”) is made and entered into this 12th day of July, 2022 (the “Effective Date”), by and between the **City of Louisville**, a Colorado home rule municipal corporation, hereinafter referred to as the “City”, and **JVA Inc.**, a Colorado Corporation, hereinafter referred to as the “Consultant”.

2.0 RECITALS AND PURPOSE

- 2.1 The City desires to engage the Consultant for the purpose of providing engineering services as further set forth in the Consultant’s Scope of Services (which services are hereinafter referred to as the “Services”).
- 2.2 The Consultant represents that it has the special expertise, qualifications and background necessary to complete the Services.

3.0 SCOPE OF SERVICES

The Consultant agrees to provide the City with the specific Services and to perform the specific tasks, duties and responsibilities set forth in Scope of Services attached hereto as Exhibit “B” and incorporated herein by reference.

4.0 COMPENSATION

- 4.1 The City shall pay the Consultant for services under this agreement a total not to exceed the amounts set forth in Exhibit “C” attached hereto and incorporated herein by this reference. [Further revise as needed to reflect whether contract is hourly or flat amount]. The City shall not pay mileage and other reimbursable expenses (such as meals, parking, travel expenses, necessary memberships, etc.), unless such expenses are (1) clearly set forth in the Scope of Services, and (2) necessary for performance of the Services (“Pre-Approved Expenses”). The foregoing amounts of compensation shall be inclusive of all costs of whatsoever nature associated with the Consultant’s efforts, including but not limited to salaries, benefits, overhead, administration, profits, expenses, and outside consultant fees. The Scope of Services and payment therefor shall only be changed by a properly authorized amendment to this Agreement. No City employee has the authority to bind the City with regard to any payment for any services which exceeds the amount payable under the terms of this Agreement.
- 4.2 The Consultant shall submit monthly an invoice to the City for Services rendered and a detailed expense report for Pre-Approved Expenses incurred during the previous month. The invoice shall document the Services provided during the preceding month, identifying

by work category and subcategory the work and tasks performed and such other information as may be required by the City. The Consultant shall provide such additional backup documentation as may be required by the City. The City shall pay the invoice within thirty (30) days of receipt unless the Services or the documentation therefor are unsatisfactory. Payments made after thirty (30) days may be assessed an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation therefor.

5.0 PROJECT REPRESENTATION

- 5.1 The City designates Cory Peterson as the responsible City staff to provide direction to the Consultant during the conduct of the Services. The Consultant shall comply with the directions given by Justin Ferron and such person's designees.
- 5.2 The Consultant designates Rob Anderson as its project manager and as the principal in charge who shall be providing the Services under this Agreement. Should any of the representatives be replaced, particularly Rob Anderson, and such replacement require the City or the Consultant to undertake additional reevaluations, coordination, orientations, etc., the Consultant shall be fully responsible for all such additional costs and services.

6.0 TERM

- 6.1 The term of this Agreement shall be from the Effective Date to June 30, 2023, unless sooner terminated pursuant to Section 13, below. The Consultant's Services under this Agreement shall commence on another date desired by the City, after the Effective Date) and Consultant shall proceed with diligence and promptness so that the Services are completed in a timely fashion consistent with the City's requirements.
- 6.2 Nothing in this Agreement is intended or shall be deemed or construed as creating any multiple-fiscal year direct or indirect debt or financial obligation on the part of the City within the meaning of Colorado Constitution Article X, Section 20 or any other constitutional or statutory provision. All financial obligations of the City under this Agreement are subject to annual budgeting and appropriation by the Louisville City Council, in its sole discretion. Notwithstanding anything in this Agreement to the contrary, in the event of non-appropriation, this Agreement shall terminate effective December 31 of the then-current fiscal year.

7.0 INSURANCE

- 7.1 The Consultant agrees to procure and maintain, at its own cost, the policies of insurance set forth in Subsections 7.1.1 through 7.1.4. The Consultant shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. The coverages required below shall be procured and maintained with forms and insurers acceptable to the City.

All coverages shall be continuously maintained from the date of commencement of services hereunder. The required coverages are:

- 7.1.1 Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers Liability Insurance. Evidence of qualified self-insured status may be substituted.
- 7.1.2 General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and TWO MILLION DOLLARS (\$2,000,000) aggregate. The policy shall include the City of Louisville, its officers and its employees, as additional insureds, with primary coverage as respects the City of Louisville, its officers and its employees, and shall contain a severability of interests provision.
- 7.1.3 Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than FOUR HUNDRED THOUSAND DOLLARS (\$400,000) per person in any one occurrence and ONE MILLION DOLLARS (\$1,000,000) for two or more persons in any one occurrence, and auto property damage insurance of at least FIFTY THOUSAND DOLLARS (\$50,000) per occurrence, with respect to each of Consultant's owned, hired or non-owned vehicles assigned to or used in performance of the services. The policy shall contain a severability of interests provision. If the Consultant has no owned automobiles, the requirements of this paragraph shall be met by each employee of the Consultant providing services to the City of Louisville under this Agreement.
- 7.1.4 Professional Liability coverage with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and ONE MILLION DOLLARS (\$1,000,000) aggregate.
- 7.2 The Consultant's general liability insurance, automobile liability and physical damage insurance, and professional liability insurance shall be endorsed to include the City, and its elected and appointed officers and employees, as additional insureds, unless the City in its sole discretion waives such requirement. Every policy required above shall be primary insurance, and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by the Consultant. Such policies shall contain a severability of interests provision. The Consultant shall be solely responsible for any deductible losses under each of the policies required above.
- 7.3 Certificates of insurance shall be provided by the Consultant as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the City. No required coverage shall be cancelled, terminated or materially changed until at least 30 days' prior written notice has been given to the City. The City reserves the right to request and receive a certified copy of any policy and any endorsement thereto.

- 7.4 Failure on the part of the Consultant to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate this Agreement, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Consultant to the City upon demand, or the City may offset the cost of the premiums against any monies due to Consultant from the City.
- 7.5 The parties understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.

8.0 INDEMNIFICATION

To the fullest extent permitted by law, the Consultant agrees to indemnify and hold harmless the City, and its elected and appointed officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the services hereunder, if and to the extent such injury, loss, or damage is caused by the negligent act, omission, or other fault of the Consultant or any subcontractor of the Consultant, or any officer, employee, or agent of the Consultant or any subcontractor, or any other person for whom Consultant is responsible. The Consultant shall investigate, handle, respond to, and provide defense for and defend against any such liability, claims, and demands. The Consultant shall further bear all other costs and expenses incurred by the City or Consultant and related to any such liability, claims and demands, including but not limited to court costs, expert witness fees and attorneys' fees if the court determines that these incurred costs and expenses are related to such negligent acts, errors, and omissions or other fault of the Consultant. Notwithstanding the foregoing, Consultant's duty to defend, indemnify and hold harmless the City, and its elected and appointed officials and employees as set forth in this section shall only arise upon determination, by adjudication, alternative dispute resolution, or mutual agreement between Consultant and the City, of the Consultant's liability or fault. The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section 8.0. The Consultant's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City.

9.0 QUALITY OF WORK

Consultant's professional services shall be in accordance with the prevailing standard of practice normally exercised in the performance of services of a similar nature in the Denver metropolitan area.

10.0 INDEPENDENT CONTRACTOR

It is the expressed intent of the parties that the Consultant is an independent contractor and not the agent, employee or servant of the City, and that:

- 10.1. Consultant shall satisfy all tax and other governmentally imposed responsibilities including but not limited to, payment of state, federal, and social security taxes, unemployment taxes, worker's compensation and self-employment taxes. No state, federal or local taxes of any kind shall be withheld or paid by the City.
- 10.2. **Consultant is not entitled to worker's compensation benefits except as may be provided by the Consultant nor to unemployment insurance benefits unless unemployment compensation coverage is provided by the Consultant or some entity other than the City.**
- 10.3. Consultant does not have the authority to act for the City, or to bind the City in any respect whatsoever, or to incur any debts or liabilities in the name of or on behalf of the City.
- 10.4. Consultant has and retains control of and supervision over the performance of Consultant's obligations hereunder and control over any persons employed by Consultant for performing the Services hereunder.
- 10.5. The City will not provide training or instruction to Consultant or any of its employees regarding the performance of the Services hereunder.
- 10.6. Neither the Consultant nor any of its officers or employees will receive benefits of any type from the City.
- 10.7. Consultant represents that it is engaged in providing similar services to other clients and/or the general public and is not required to work exclusively for the City.
- 10.8. All Services are to be performed solely at the risk of Consultant and Consultant shall take all precautions necessary for the proper and sole performance thereof.
- 10.9. Consultant will not combine its business operations in any way with the City's business operations and each party shall maintain their operations as separate and distinct.

11.0 ASSIGNMENT

Except as provided in section 22.0 hereof, Consultant shall not assign or delegate this Agreement or any portion thereof, or any monies due or to become due hereunder without the City's prior written consent.

12.0 DEFAULT

Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either party should fail or refuse to perform according to the terms of this Agreement, such party may be declared in default.

13.0 TERMINATION

- 13.1 This Agreement may be terminated by either party for material breach or default of this Agreement by the other party not caused by any action or omission of the other party by giving the other party written notice at least thirty (30) days in advance of the termination date. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.
- 13.2 In addition to the foregoing, this Agreement may be terminated by the City for its convenience and without cause of any nature by giving written notice at least fifteen (15) days in advance of the termination date. In the event of such termination, the Consultant will be paid for the reasonable value of the services rendered to the date of termination, not to exceed a pro-rated daily rate, for the services rendered to the date of termination, and upon such payment, all obligations of the City to the Consultant under this Agreement will cease. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

14.0 INSPECTION AND AUDIT

The City and its duly authorized representatives shall have access to any books, documents, papers, and records of the Consultant that are related to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

15.0 DOCUMENTS

All computer input and output, analyses, plans, documents photographic images, tests, maps, surveys, electronic files and written material of any kind generated in the performance of this Agreement or developed for the City in performance of the Services are and shall remain the sole and exclusive property of the City. All such materials shall be promptly provided to the City upon request therefor and at the time of termination of this Agreement, without further charge or expense to the City. Consultant shall not provide copies of any such material to any other party without the prior written consent of the City.

16.0 ENFORCEMENT

- 16.1 In the event that suit is brought upon this Agreement to enforce its terms, the prevailing party shall be entitled to its reasonable attorneys' fees and related court costs.
- 16.2 This Agreement shall be deemed entered into in Boulder County, Colorado, and shall be governed by and interpreted under the laws of the State of Colorado. Any action arising out of, in connection with, or relating to this Agreement shall be filed in the District Court

of Boulder County of the State of Colorado, and in no other court. Consultant hereby waives its right to challenge the personal jurisdiction of the District Court of Boulder County of the State of Colorado over it.

17.0 COMPLIANCE WITH LAWS; WORK BY ILLEGAL ALIENS PROHIBITED

- 17.1 Consultant shall be solely responsible for compliance with all applicable federal, state, and local laws, including the ordinances, resolutions, rules, and regulations of the City; for payment of all applicable taxes; and obtaining and keeping in force all applicable permits and approvals.
- 17.2 Exhibit A, the “City of Louisville Public Services Contract Addendum-Prohibition Against Employing Illegal Aliens”, is attached hereto and incorporated herein by reference. There is also attached hereto a copy of Consultant’s Pre-Contract Certification which Consultant has executed and delivered to the City prior to Consultant’s execution of this Agreement.
- 17.3 Consultant acknowledges that the City of Louisville Code of Ethics provides that independent contractors who perform official actions on behalf of the City which involve the use of discretionary authority shall not receive any gifts seeking to influence their official actions on behalf of the City, and that City officers and employees similarly shall not receive such gifts. Consultant agrees to abide by the gift restrictions of the City’s Code of Ethics.

18.0 INTEGRATION AND AMENDMENT

This Agreement represents the entire Agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

19.0 NOTICES

All notices required or permitted under this Agreement shall be in writing and shall be given by hand delivery, by United States first class mail, postage prepaid, registered or certified, return receipt requested, by national overnight carrier, or by facsimile transmission, addressed to the party for whom it is intended at the following address:

If to the City:

City of Louisville
Attn: Cory Peterson
749 Main Street
Louisville, Colorado 80027
Telephone: (303) 335-4607
Fax: (303) 335-4550

If to the Consultant:

Rob Anderson
JVA, Inc.
303 – 807 – 3730

Any such notice or other communication shall be effective when received as indicated on the delivery receipt, if by hand delivery or overnight carrier; on the United States mail return receipt, if by United States mail; or on facsimile transmission receipt. Either party may by similar notice given, change the address to which future notices or other communications shall be sent.

20.0 EQUAL OPPORTUNITY EMPLOYER

- 20.1 Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, age, sex, disability or national origin. Consultant will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, age, sex, disability, or national origin. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Laws.
- 20.2 Consultant shall be in compliance with the applicable provisions of the American with Disabilities Act of 1990 as enacted and from time to time amended and any other applicable federal, state, or local laws and regulations. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of this Agreement or any renewal thereof.

21.0 NO THIRD PARTY BENEFICIARIES

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to City and Consultant, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than City or Consultant receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

22.0 SUBCONTRACTORS

Consultant may utilize subcontractors identified in its qualifications submittal to assist with non-specialized works as necessary to complete projects. Consultant will submit any

proposed subcontractor and the description of its services to the City for approval. The City will not work directly with subcontractors.

23.0 AUTHORITY TO BIND

Each of the persons signing below on behalf of any party hereby represents and warrants that such person is signing with full and complete authority to bind the party on whose behalf of whom such person is signing, to each and every term of this Agreement.

In witness whereof, the parties have executed this Agreement to be effective on the date first above written.

CITY OF LOUISVILLE,
a Colorado Municipal Corporation

By: _____
Ashley Stolzmann, Mayor

Attest: _____
Meredyth Muth, City Clerk

CONSULTANT:



By: Rob Anderson

Title: Sr. Project Manager

Exhibit A

City of Louisville Public Services Contract Addendum Prohibition Against Employing Illegal Aliens

Prohibition Against Employing Illegal Aliens. Contractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement. Contractor shall not enter into a contract with a subcontractor that fails to certify to the Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement.

Contractor will participate in either the E-verify program or the Department program, as defined in C.R.S. § § 8-17.5-101(3.3) and 8-17.5-101(3.7), respectively, in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under the public contract for services. Contractor is prohibited from using the E-verify program or the Department program procedures to undertake pre-employment screening of job applicants while this Agreement is being performed.

If Contractor obtains actual knowledge that a subcontractor performing work under this Agreement for services knowingly employs or contracts with an illegal alien, Contractor shall:

- a. Notify the subcontractor and the City within three days that the Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and
- b. Terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to this paragraph the subcontractor does not stop employing or contracting with the illegal alien; except that the Contractor shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

Contractor shall comply with any reasonable request by the Department of Labor and Employment made in the course of an investigation that the Department is undertaking pursuant to the authority established in C.R.S. § 8-17.5-102(5).

If Contractor violates a provision of this Agreement required pursuant to C.R.S. § 8-17.5-102, City may terminate the Agreement for breach of contract. If the Agreement is so terminated, the Contractor shall be liable for actual and consequential damages to the City.

Pre-Contract Certification in Compliance with C.R.S. Section 8-17.5-102(1)

The undersigned hereby certifies as follows:

That at the time of providing this certification, the undersigned does not knowingly employ or contract with an illegal alien; and that the undersigned will participate in the E-Verify program or the Department program, as defined in C.R.S. § § 8-17.5-101(3.3) and 8-17.5-101(3.7), respectively, in order to confirm the employment eligibility of all employees who are newly hired for employment to perform under the public contract for services.

Proposer:



By Rob Anderson

Title: Sr. Project Manager

July 6, 2022

Date

Exhibit B – Scope of Services

JVA will provide water and sewer model support services for the Utility Master Plan in conjunction with other City consultants. JVA will develop the sewer framework using existing GIS data and imported 2-foot contour mapping to estimate rim elevations. JVA will also review “as-built” drawing to verify sewer slopes and invert depths, where available, to create a InfoSEWER model.

The scope consists of the following:

1. Water Model
 - a. Kick off meeting with City & master plan consultant
 - b. Refine Model
 - c. Coordination - review planning alternatives provided by City
 - d. Document model results in technical memorandum (draft & final)
2. Sewer Model
 - a. Kick off meeting with City
 - b. Data collection (existing GIS, topographic mapping, and “as-builts”)
 - c. Model Development
 - d. Minimal field inspections
 - e. Coordination - review planning alternatives provided by City
 - f. Document model framework and results in technical memorandum (draft & final)

EXHIBIT C

The basis of payment for the scope of work described in Exhibit B will be on time and materials (T&M) with a not to exceed amount of \$60,000.

SUBJECT: STAND AGAINST RACISM PROCLAMATION

DATE: JULY 12, 2022

PRESENTED BY: EMILY HOGAN, ASSISTANT CITY MANAGER

BACKGROUND:

At the June 21, 2022, meeting, City Council requested staff bring forward a proclamation taking a stand against racism and white supremacy in light of recent racially-motivated attacks like the mass shooting in Buffalo, New York.

The City is committed to eliminating racism in all forms and ensuring the right of every citizen to live free from discrimination. By adopting a proclamation, the City strives to raise awareness about the impacts of racism and continue having a dialogue about racial justice and education, advocacy and promotion of it.

Additionally in 2021, the City's Equity, Diversity and Inclusion (EDI) Task Force presented its final recommendations on actionable steps the City and community can take to improve the EDI climate in Louisville. One of the five areas of concern highlighted in the report is nurturing a safe and welcoming environment for all citizens. Taking a stand against racism is an important step in creating such an environment.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approve the Stand against Racism Proclamation.

ATTACHMENT(S):

1. Stand against Racism Proclamation

Stand Against Racism Proclamation

Whereas, in the wake of hate-motivated shootings in Buffalo, New York, and many other unprovoked attacks on people of color, the City of Louisville denounces white supremacy and the hate it represents and violence it foment; and

Whereas, racism is rooted in the foundation of the United States in which people of color have been subjected to hardships, disadvantages and violence that has created a legacy of inherited trauma across generations; and

Whereas, racism manifests in distinct ways across other social intersections including gender identity, sexual orientation, class, disability, immigration status and age, and collectively reinforces the racial hierarchy throughout these intersections which weakens the strength of our entire humanity; and

Whereas, structural racism plays a large role in determining the conditions in which people are born, grow, work, live and age, and affects people's access to quality housing, education, food, transportation, political power and other social determinants of health; and

Whereas, the City of Louisville is committed to eliminating racism in all forms, standing up for social justice and strengthening our community by embracing and welcoming people of diverse backgrounds as an important part of fostering a vibrant community; and

Whereas, it is important for the City of Louisville to support and commit to the well-being and safety of all community members and supports those who raise their voices to condemn racism, prejudice and inequality; and

Whereas, the City of Louisville is committed to ensuring the right of every citizen to enjoy life, experience equality and live free from discrimination in an inclusive and just society and doing everything in its power to promote racial justice;

Whereas, the City of Louisville will continue efforts to prevent hate crimes and investigate and document all credible reports of hate crime incidents and threats; and

Whereas, the Louisville City Council urges all sectors of our society and community to take steps to address and support areas that eliminate racism, prejudice and inequality and work together in a shared struggle to create a community where we are not afraid to speak difficult truths,

Now therefore, be it proclaimed by the City Council of the City of Louisville, Colorado, that the City of Louisville is committed to standing against racism and listening, learning, reflecting, reevaluating and openly conversing about racism in order to address prejudice and inequality that may exist within the Louisville community and

become a more inclusive society to assure that every individual across our nation counts and can flourish without fear.

DATED this 12th day of July, 2022

Ashley Stolzmann, Mayor

ATTEST:

Meredyth Muth, City Clerk

SUBJECT: RESOLUTION NO. 32, SERIES 2022 – A RESOLUTION
APPROVING A PLANNED UNIT DEVELOPMENT TO ALLOW
CONSTRUCTION OF A 15,597 SF INDUSTRIAL/FLEX BUILDING
AT 602 TAYLOR AVENUE

DATE: JULY 12, 2022

PRESENTED BY: ELIZABETH KAY MARCHETTI, AICP, SENIOR PLANNER

VICINITY MAP:



SUMMARY:

The owner, Ms. Deepika Avanti, requests approval of a final Planned Unit Development (PUD) to allow construction of a 15,597 sf flex/industrial building that may be used for research and development, warehouse, and/or office uses with accompanying landscaping, parking, lighting, and required grading and utilities.

BACKGROUND:

The subject property is a vacant, 1.2 acre lot located in the Colorado Technology Center (CTC). The land is zoned Industrial (I) and is governed by the Industrial Development Design Standards and Guidelines (IDDSG). The lot fronts Taylor Avenue on the west side and is bounded on the east and south sides by existing commercial structures. Vacant land bounds the north side of the lot. The City approved the Colorado Technological Center First Filing plat for the property in 1979.

PROPOSAL:

The application proposes a 15,597 sf, one-story building with a front façade facing west, on Taylor Avenue. Two main entrances are proposed; one at the east and one at the west end. One driveway is located on Taylor Avenue. The building is sited on the lot close to the north lot line. Parking areas and a water quality pond at the southwest corner of the lot take up the southern half (more or less) of the lot. The truck loading zone is recessed into a covered portion of the building at the south-central area of the building.

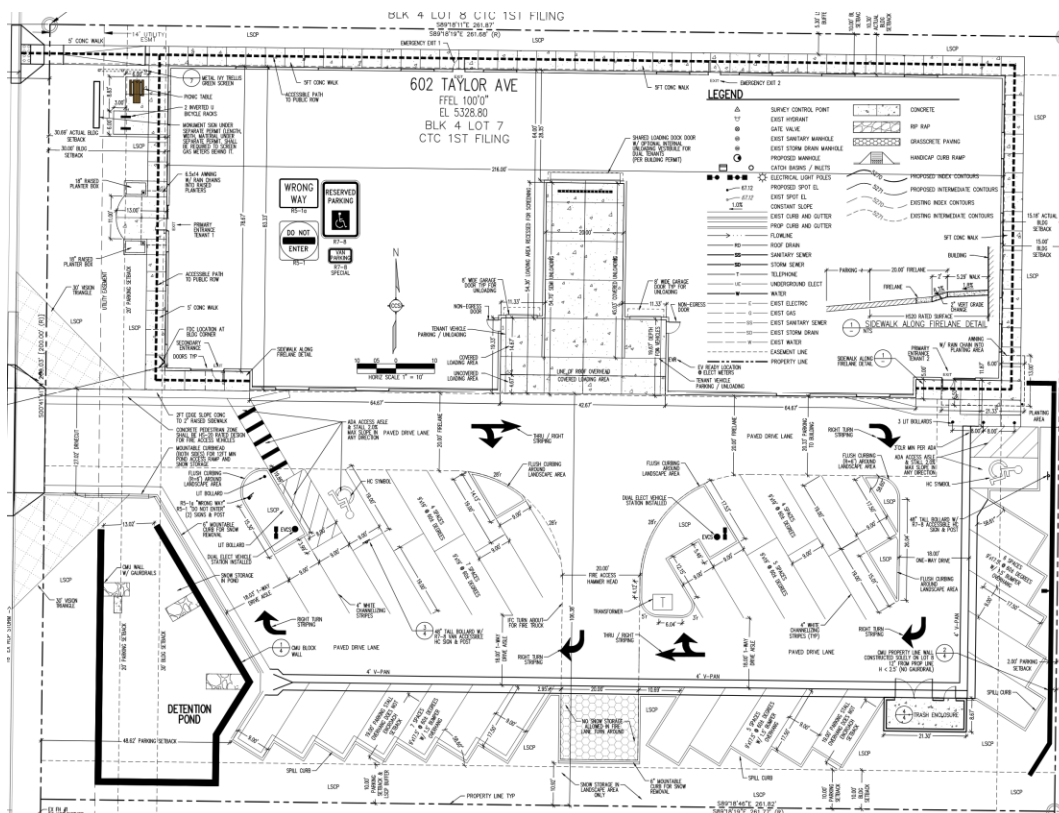


Figure 1: (overall layout of structure, parking, drive aisles, detention pond, walkways)

The parking lot includes one-way drive aisles with angled, head-in spaces. To meet the needs of the Louisville Fire Protection District a truck turn-around space is provided at the center of the south lot line in the parking lot. The truck turnaround is counted towards the open space calculation as it will be paved with pervious, grasscrete pavers

and will not be used for snow storage. A trash enclosure is located at the southeast corner of the parking lot.

The site separates pedestrians and autos by including a walkway on the east, north, and west side of the building. The walkway connects to Taylor Avenue at the northwest corner of the lot. A waiver from 2.1.1.F. of the IDDSG is being requested because of the location of the existing driveways across Taylor Avenue, further described below. The employee amenity space and visitor bicycle parking is located north of the main entrance on the west end.

The proposal includes 38 uncovered and 2 covered vehicle parking spaces, which exceeds the required 2 spaces per 1,000 sf minimum parking ratio. Thirteen electric vehicle charging spaces are proposed – four of which will be fully functioning charging stations, which exceeds the minimum requirement of three.

The landscaping plan meets the required 25% of the lot but a waiver is requested for a reduction in the landscape buffer width on the north side further described below. The owner is proposing enhanced landscaping along the north lot line, including double the amount of required trees within a 5 foot wide planting zone. This enhanced landscaping is being proposed in lieu of providing a 10 foot wide landscape zone along the north property line.

The building will be constructed of concrete masonry unit (CMU) blocks, with aluminum frame windows and painted, metal accent canopies. One entryway is on the west side, two on the south side, none on the east side and two on the north side. The building is designed to accommodate up to four tenants. The elevations include parapet height variations, which emphasize the west and south entryways and create architectural interest for other elevations. The color palette will consist of neutral tan shades with accents of darker orange colors. The building's aluminum canopies help define the street facing and southern elevations and create visual interest.



Figure 2: (south elevation – not to scale)

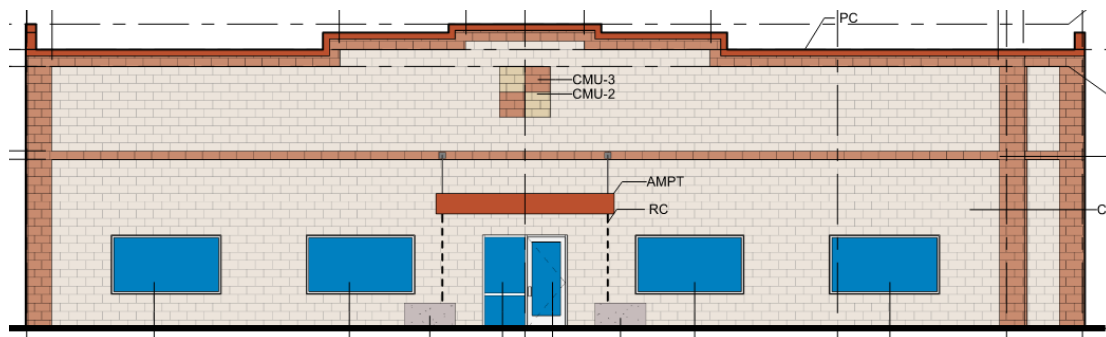


Figure 3: (west elevation – not to scale)

The landscape plan, combined with the recessed loading zone hides the truck loading zone from the public view. Trees, shrubs, grasses, and perennials along Taylor Avenue and the south and north lot lines are designed to buffer the site from neighboring uses and screen the parking lot from the public view.

ANALYSIS:

Planned Unit Development

The PUD is subject to the IDDSG and the review criteria in Section 17.28.120 of the Louisville Municipal Code (LMC).

IDDSG Analysis

IDDSG: 1. Site Planning

This application complies with these standards, including all minimum setbacks and building and site orientation standards. Site coverage meets the minimum requirements for landscape area with 25.1% coverage. The proposal includes a new pedestrian connection to Taylor Avenue and a pedestrian walkway is provided around the west, north, and east sides of the building. The trash enclosure is located far from the main entrances at the southeast corner of the site to minimize visibility from street view. The proposal meets the site standards for site grading and drainage in the IDDSG.

IDDSG: 2. Vehicular Circulation and Parking

Access is accommodated by one driveway along Taylor Avenue to the west. The drive aisles can accommodate access for fire and service needs on the property. The parking lot meets design requirements. Parking ratios meet the minimum of 2 spaces per 1,000 square feet of building area and additional spaces are provided for the possibility of an office use as a future tenant.

IDDSG: 3. Pedestrian and Bicycle Circulation

The applicant proposes a new pedestrian connection and bicycle parking consistent with the standards of the IDDSG. Bicycle parking is located on the west side of the building north of the main entrance. The new pedestrian connection to Taylor Avenue is separate from the driveway entrance and pedestrian circulation around the building effectively separates pedestrians from autos.

IDDSG: 4. Architectural Design

The site layout logically locates entries with primary orientation toward Taylor Avenue and service areas at the southern, central portion of the building. The building incorporates architectural features to reduce the apparent massing of the building including roofline variation, color variation, and canopies. The materials and color palette of the building coordinate with the modest commercial structure to the south. The orientation of the building maximizes the appearance of the westerly main entrance and the open areas and perimeter landscaping. The trash enclosure materials match the building's materials.

IDDSG: 5. Landscape Design

The application complies with standards in the IDDSG for landscaping. Streetscape plantings along Taylor Avenue meet the minimum 1 tree per 20 linear feet ratio with appropriate species and includes nearly three times the required amount of shrubs. Trees along the southern side also meet the required ratio of 1 tree per 30 linear foot ratio for adjacent land with the same zoning. Trees along the north side are provided at twice the required ratio of 1 tree per 30 feet and nearly double the number of deciduous shrubs and grasses – all within the 5.3-foot wide planting zone. The east perimeter meets the required 1 tree per 40 linear feet ratio and includes eleven more shrubs than required.

There are appropriate ratios of landscaped parking islands, including 10 more shrubs than required, with large shade trees planted in areas where they are most likely to succeed and not conflict with light poles.

IDDSG: 6. Fences and Walls

The application includes retaining walls associated with the grading and drainage along the east lot line and a part of the detention pond design. The retaining walls on the east end are approximately 18 inches high. The wall around the detention pond is 3.4 feet tall and will have a guardrail installed on its top. The IDDSG requires that long expanses of fences or walls include design enhancements such as changes in material and landscaping. Dense landscaping is proposed around the entire perimeter of the detention pond wall.

IDDSG: 8. Exterior Site Lighting

The application includes wall mounted, pole mounted, and pedestrian bollard LED lights. All fixtures are full cut-off, with warm light temperatures. The light plan ensures that very minimal light spill occurs only at the south and southeastern edges of the lot.

Compliance with 17.28.120

Section 17.28.120 of the Louisville Municipal Code lists 28 criteria for PUDs that must be satisfied or found not applicable in order to approve a PUD. Analysis and staff's recommended finding of each criterion is provided in the attached appendix.

Waiver Compliance with 17.28.110

Section 17.28.110 of the Louisville Municipal Code sets forth the PUD waiver process and criteria. The application includes the following waiver requests:

- Section 2.1.1.F. A requirement for driveways...on either side of a public street to either be aligned or offset to provide a minimum separation of 75 feet when not located adjacent to a public street intersection. The application includes a request to locate the driveway approximately 14.23 feet from the middle driveway and 66.32 feet from the southernmost driveway on the west side of Taylor Avenue.

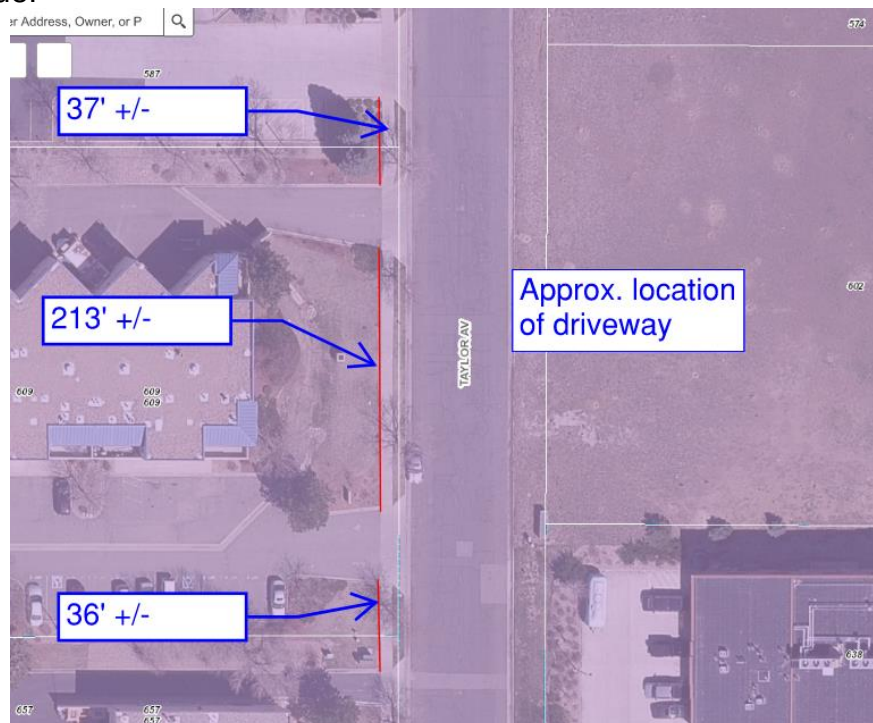


Figure 4: (aerial map depicting existing driveways on the west side of Taylor Avenue and the distance between each relative to the approximate location of the proposed driveway for the subject property)

Staff finds that this request is consistent with the policy as the existing driveways across the street do not comply 2.1.1.D., which requires a minimum distance between driveways of 75 feet. The non-compliant driveways on the west side of Taylor Avenue make it impossible for the proposed development to comply. Aligning the new driveway with one of the other two would decrease the likelihood of being able to reasonably develop the site while achieving the other site design goals like storm water drainage, circulation, and parking minimums.

- Section 5.2.A.1. A requirement for a minimum 10-foot wide buffer planning strip along internal side property lines. For the public zone portion of the side property line, provide 1 tree for every 30 linear feet of property line and appropriate

shrubs, ground cover, and or turf areas. The application includes a proposed 5.3 foot wide planting area adjacent to a 5 foot wide sidewalk on the north side of the building. The planting area is 4.7 feet smaller than the standard requires. However, the landscaping proposed for the planting area includes nearly twice the number of required trees and very dense ground covers and shrub plantings. The plant material proposed is appropriate for a smaller, shady space and creates a significant visual buffer from the site to the north. Staff finds this request, combined with the lush landscaping, complies with the standard.

PUBLIC COMMENTS:

As of publication of this report, staff has not received comments from the public.

PLANNING COMMISSION RECOMMENDATIONS:

The Planning Commission held a public hearing on the request on June 23, 2022 and voted 5-0 to recommend approval; the draft Planning Commission minutes and resolution are attached. Follow this link to access the video of the Planning Commission Hearing. The item starts at 2 hours 20 minutes in the video and ends at 3 hours 2 minutes: <https://louisville.ompnetwork.org/embed/sessions/249123/6-23-22-planning-commission>.

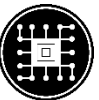
STAFF RECOMMENDATION:

Staff recommends approval of Resolution No. 32, Series 2022.

ATTACHMENT(S):

1. Resolution No. 32, Series 2022
2. Application Materials
3. Final PUD
4. Draft Planning Commission Minutes, June 23, 2022
5. [June 23 Planning Commission Video](#)
6. Planning Commission Resolution
7. Presentation

STRATEGIC PLAN IMPACT:

☐		Financial Stewardship & Asset Management	☐		Reliable Core Services
☒		Vibrant Economic Climate	☐		Quality Programs & Amenities
☐		Engaged Community	☒		Healthy Workforce
☐		Supportive Technology	☐		Collaborative Regional

			Partner
--	--	--	----------------

APPENDIX: PUD Criteria Analysis – 602 TAYLOR AVENUE PUD

Criteria 17.28.120 (A)	Finding	Narrative
1. An appropriate relationship to the surrounding area.	Compliant	The use is appropriate for the area and permitted in the Industrial zone district. The site design is consistent with the context of the surrounding area.
2. Circulation in terms of the internal street circulation system, designed for the type of traffic generated, safety, separation from living areas, convenience, access, and noise and exhaust control. Proper circulation in parking areas in terms of safety, convenience, separation and screening.	Compliant	The application provides for adequate and safe internal circulation.
3. Consideration and provision for low and moderate-income housing	Not applicable	The property is zoned Industrial; residential uses are not allowed.
4. Functional open space in terms of optimum preservation of natural features, including trees and drainage areas, recreation, views, density relief and convenience of function	Compliant	The PUD complies with landscape requirements in Chapter 5 of the IDDSG.
5. Variety in terms of housing types, densities, facilities and open space	Not applicable	The property is zoned Industrial; residential uses are not allowed.
6. Privacy in terms of the needs of individuals, families and neighbors	Compliant	The PUD complies with site planning provisions in the IDDSG, assuring appropriate privacy of neighboring properties.
7. Pedestrian and bicycle traffic in terms of safety, separation, convenience, access points of destination and attractiveness	Compliant	The PUD complies with pedestrian and bicycle requirements in the IDDSG, ensuring adequate pedestrian and bicycle access.
8. Building types in terms of appropriateness to density, site relationship and bulk	Compliant	The PUD complies with site planning and building height requirements in the IDDSG, ensuring an appropriate bulk for buildings and relationship to other developments in the CTC.
9. Building design in terms of orientation, spacing, materials,	Compliant	The PUD complies with the architectural design and site

color, texture, storage, signs and lighting		planning requirements in the IDDSG. The design incorporates adequate articulation, building materials, and site configuration.
10. Landscaping of total site in terms of purpose, such as screening, ornamental types used, and materials used, if any; and maintenance, suitability and effect on the neighborhood	Compliant	The PUD complies with landscape requirements in Chapter 5 of the IDDSG, ensuring adequate screening and compatible landscaping for the CTC.
11. Compliance with all applicable development design standards and guidelines and all applicable regulations pertaining to matters of state interest, as specified in <u>chapter 17.32</u>	Compliant	The PUD complies with all applicable development design standards and guidelines.
12. None of the standards for annexation specified in <u>chapter 16.32</u> have been violated	Not applicable	The property was annexed in 1976.
13. Services including utilities, fire and police protection, and other such services are available or can be made available to adequately serve the development specified in the final development plan	Compliant	The Public Works Department and Louisville Fire District reviewed the PUD and it meets their requirements. Other key utility providers are available to serve the development.

**RESOLUTION NO. 32
SERIES 2022**

**A RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT TO ALLOW
CONSTRUCTION OF A 15,597 SF INDUSTRIAL/FLEX BUILDING LOCATED AT 602
TAYLOR AVENUE**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a final planned unit development to allow construction of a 17,597 sf industrial building located at 602 Taylor Ave; Lot 7, Block 4, Colorado Technological Center Filing 1; and

WHEREAS, City staff has reviewed the information submitted and found that, with the two requested waivers, the application complies with the Louisville zoning regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission considered the application at a duly noticed public hearing on June 23, 2022 where evidence and testimony were entered into the record and the Planning Commission voted 5-0 in favor of recommending approval.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Louisville, Colorado does hereby approve a final planned unit development to allow construction of a 17,597 sf industrial/flex building at 602 Taylor Avenue.

PASSED AND ADOPTED this 12th day of July, 2022.

By: _____
Ashley Stolzmann, Mayor

Attest: _____
Meredyth Muth, City Clerk

ELECTRONIC LAND USE HEARING REQUEST CASE NO. _____

APPLICANT INFORMATION

Firm: _____
Contact: Deepika Avanti
Address: 698 Dixon Rd, Boulder, CO

Mailing Address: 673 Dixon Rd, Boulder, CO

Telephone: 303 440 4431
Fax: _____
Email: deepika@holistictherapiesinc.com

OWNER INFORMATION

Firm: _____
Contact: Deepika Avanti
Address: 698 Dixon Rd, Boulder, CO

Mailing Address: 673 Dixon Rd, Boulder, CO

Telephone: 303 440 4431
Fax: _____
Email: deepika@holistictherapiesinc.com

REPRESENTATIVE INFORMATION

Firm: _____
Contact: Deepika Avanti Zen or Chuck Ogsbury
Address: 673 Dixon Rd, Boulder, CO

Mailing Address: 673 Dixon Rd, Boulder, CO

Telephone: 303 440 4431/303 817 3483/ 720 480 2066
Fax: _____
Email: deepika@holistictherapiesinc.com/ zenogsbury@gmail.com/ chuck.ogsbury@gmail.com

PROPERTY INFORMATION

Common Address: 602 Taylor Ave
Legal Description: Lot 7 Blk 4
Subdivision Colorado Technology Center First Filing
Area: 50, 361 Sq. Ft.

TYPE (S) OF APPLICATION

- ☐ Annexation
- ☐ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☒ Preliminary Planned Unit Development (PUD)
- ☐ Final PUD
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☐ CMRS Facility: _____
- ☐ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, and in accordance with Resolution No. 38, Series 2020, as adopted by City Council on June 2, 2020 if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

SIGNATURES & DATE

Applicant: Deepika Avanti
Print: Deepika Avanti
Owner: Deepika Avanti Deepika Avanti
Print: Deepika Avanti
Representative: Deepika Avanti
Print: Deepika Avanti/ Zen & Chuck Ogsbury

CITY STAFF USE ONLY

- ☐ Electronic Hearing Approved: _____
- ☐ Date(s) of Hearing(s): _____

Deepika Avanti, Owner
Motherlode Bldg at 602 South Taylor Ave Final Plan Unit Development
Louisville, CO 80027
303 440-4431
deepika@holistictherapiesinc.com

PUD Submittal Letter of Use

Dear Louisville Planning Commission,

Deepika Avanti the owner and builder, is submitting a PUD in the Colorado Technology Center, which is a light industrial park with light industrial zoning for manufacturing, research and development use.

The building consists of up to two rental units each having a primary door, loading and emergency doors. The building has a passenger zone and loading zone area as described:

The passenger zone of the building is the SE primary door, along the east and north sidewalks, which has north emergency doors discharging directly with no obstruction out to Taylor Ave. This north sidewalk also connects with the west sidewalk past the second primary West door and on to the SW corner and SW corner door. The SW door and SE doors provide required ADA access at these locations. A separate loading zone is between the SW door and SE door along the south side with no sidewalk connection plus wall extensions that block pedestrians. Trucks only drive into the loading zone at the 45-foot indentation area that hides the loading docks and loading doors. There are 2 loading doors within the loading dock to save energy for small package deliveries not needing the garage door to be opened. These doors are also required for the emergency exits. On the north side are additional emergency exits as well.

Inside the building, it is open with up to 4 bathrooms and the loading dock. Extra parking beyond flex space requirements allows for tenant finish offices if needed.

I am the main point of contact for Louisville Planning.

Sincerely,
Deepika Avanti

Waiver Request Letter

1. WAIVER IS REQUESTED FOR: IDDSG 2.1.1F

DRIVEWAYS SERVING BUILDING SITES ON EITHER SIDE OF A PUBLIC STREET SHALL EITHER BE ALIGNED OR OFFSET TO PROVIDE A MINIMUM SEPARATION OF 75-FEET WHEN NOT LOCATED ADJACENT TO A PUBLIC STREET INTERSECTION. (S)

THE SITE DRIVEWAY LOCATION COMPLIES WITH IDDSG 2.1.1G FOR SAME^[11]_{SEP} SIDE OF STREET DRIVEWAY SEPARATIONS. A VARIANCE IS REQUESTED FOR IDDSG 2.1.1F AS THE EXISTING ACROSS STREET DRIVEWAYS WERE NOT INSTALLED IN COMPLIANCE WITH SECTION 2.1.1G. THE SITE HAS LIMITED FRONTAGE, ALIGNING TO THE ACROSS STREET DRIVEWAY #2 (SEE SITE PLAN), WOULD RESULT IN NON-COMPLIANCE WITH IDDSG 2.1.1G FOR ACROSS STREET DRIVEWAY #3. GIVEN THE SMALL SITE FRONTAGE, OUR DRIVEWAY LOCATION IS DIFFICULT TO MOVE LOCATIONS DUE TO BUILDING SIZE, FRONTAGE LENGTH AND DETENTION POND FOOTPRINT REQUIRED.

2. WAIVER IS REQUESTED FOR IDDSG 5.2.A.1

THE LANDSCAPE BUFFER SHALL BE 10' WIDE ON THE NORTH SIDE.

A 10.3-FOOT WIDE BUFFER FROM NORTH PROPERTY LINE TO BUILDING IS PROVIDED INCLUDING A 5-FOOT WIDE SIDEWALK AND 5.3-FEET OF ENHANCED LANDSCAPE AND SCREENING. PLANTINGS WITHIN THE 5.3-FOOT WIDE AREA ARE NEARLY DOUBLE THE QUANTITY OF TREES, SHRUBS AND GROUND COVER REQUIRED BY CODE TO ACHIEVE THE FUNCTIONAL APPEARANCE OF A 10-FOOT WIDE BUFFER TO ACCOMMODATE THE 5 FOOT WIDE SIDEWALK ALONG THE NORTH SIDE OF THE BUILDING CONNECTING TO SOUTH TAYLOR AVENUE.

MOTHERLODE BUILDING AT 602 SOUTH TAYLOR AVENUE FINAL PLANNED UNIT DEVELOPMENT
LOT 7, BLOCK 4, COLORADO TECHNOLOGICAL, CENTER FILING 1
SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6th P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

OWNERSHIP SIGNATURE BLOCK:

BY SIGNING THIS PUD, DEEPIKA AVANTI ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS PUD.

WITNESS MY / OUR HAND(S) SEAL(S) THIS _____ DAY OF _____, 20 _____

DEEPIKA AVANTI _____

(NOTARY SEAL)

NOTARY SIGNATURE _____

MY COMMISSION EXPIRES _____

CITY COUNCIL CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20 _____

BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

BY _____ MAYOR _____

BY _____ CITY CLERK _____

RESOLUTION NO. _____, SERIES _____

PLANNING COMMISSION CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20 _____

BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____, SERIES _____

PROJECT DESCRIPTION:

NEW 17,597 SF MOTHERLODE BUILDING ON VACANT LAND TO BE PRIVATELY OWNED AND RENTED TO ENTREPRENEURS/TENANTS NEEDING UP TO 17,597 SF TO DO LIGHT INDUSTRIAL, MANUFACTURING, RESEARCH AND DEVELOPMENT IN THE COMMERCIAL STRUCTURE. EXCESS PARKING IS PROVIDED FOR ENTREPRENEURS/TENANTS SUBMITTING FOR OFFICE SPACE PERMITTING.

WAIVER REQUESTS:

1. WAIVER IS REQUESTED FOR: IDOSG 2.1.1.F

DRIVEWAYS SERVING BUILDING SITES ON EITHER SIDE OF A PUBLIC STREET SHALL EITHER BE ALIGNED OR OFFSET TO PROVIDE A MINIMUM SEPARATION OF 75-FEET WHEN NOT LOCATED ADJACENT TO A PUBLIC STREET INTERSECTION. (S)

THE SITE DRIVEWAY LOCATION COMPLIES WITH IDOSG 2.1.1.G FOR SAME SIDE OF STREET DRIVEWAY SEPARATIONS. A VARIANCE IS REQUESTED FOR IDOSG 2.1.1.F AS THE EXISTING ACROSS STREET DRIVEWAYS WERE NOT INSTALLED IN COMPLIANCE WITH SECTION 2.1.1.G. THE SITE HAS LIMITED FRONTAGE, ALIGNING TO THE ACROSS STREET DRIVEWAY #2 (SEE SITE PLAN), WOULD RESULT IN NON-COMPLIANCE WITH IDOSG 2.1.1.G FOR ACROSS STREET DRIVEWAY #1. GIVEN THE SMALL SITE FRONTAGE, OUR DRIVEWAY LOCATION IS DIFFICULT TO MOVE LOCATIONS DUE TO BUILDING SIZE, FRONTAGE LENGTH AND DETENTION POND FOOTPRINT REQUIRED.

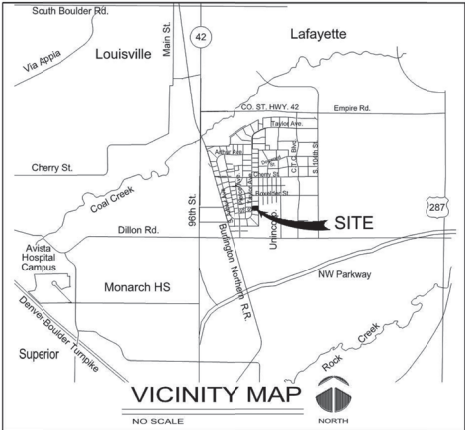
2. WAIVER IS REQUESTED FOR IDOSG 5.2.A.1

THE LANDSCAPE BUFFER SHALL BE 10' WIDE ON THE NORTH SIDE.

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GENERAL NOTES:

- THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO OR REPAIR OF MONUMENT SIGNS, PAVEMENT SURFACES, OR LANDSCAPING CAUSED DURING REPAIR OR MAINTENANCE OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS.
- ESTIMATED COMPLETION OF THE PROJECT SUMMER 2023.
- THE PROJECT IS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CRITERIA SET FORTH IN THE COLORADO TECHNOLOGICAL CENTER GENERAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES.
- ROOFTOP MECHANICAL UNITS WILL BE LOCATED 20FT BACK FROM THE EDGE OF THE ROOF OR SCREENED BY THE BUILDING PARAPET.
- THE SOUTHERNMOST END OF THE FIRE ACCESS LANE SHALL NOT BE USED FOR SNOW STORAGE.
- CONCRETE WALKS, CURB AND GUTTER THAT ARE DAMAGED ADJACENT TO THE SITE SHALL BE REPLACED BY THE DEVELOPER.



PROJECT DATA

OWNER: Deepika Avanti
698 Dixon Rd
Boulder, CO
(303) 440-4431
deepika@holistictherapiesinc.com

ARCHITECT: Kenny Davis Architects
1638 S Brentwood St
Lafayette, CO 80032
(303) 960-5812
kenny@kennydavisarchitects.com

OWNER'S REPRESENTATIVES: Charles Ogilbury
(720) 480-2068
chuck.ogilbury@gmail.com

Zen Ogilbury
(303) 817-3483
zenogilbury@gmail.com

CIVIL ENGINEER: Creative Civil Solutions
723 Main St, Unit 2
Longmont, CO 80501
(303) 684-8484
cork@creativecivil.com

LANDSCAPE ARCHITECT: Outside LA
Boulder CO
(303) 718-6472
osla@me.com

ELECTRICAL ENGINEER: LW Engineering, LLC
Burnham Engineering
2470 S Lafayette St
Denver, CO 80210
(303) 733-5960

ZONING: Planned Community Zone District - Industrial PUD (Colorado Tech Center PUD)

APPROVED CODES: Louisville Municipal Code
Commercial Development Design Standards and Guidelines

City of Louisville
Industrial Development Design Standards & Guidelines (IDOSG)

SHEET INDEX

SITE DATA

SHEET 1 of 10 - COVER SHEET	SITE AREAS	REQUIRED	EXISTING	PROPOSED
SHEET 2 of 10 - MASTER UTILITY & GRADING PLAN	TOTAL SITE AREA	NA	62,372 SF	62,372 SF
SHEET 3 of 10 - PUD DEVELOPMENT PLAN	BUILDING COVERAGE	NA	17,597 SF (30.8%)	
SHEET 4 of 10 - SITE DETAILS	LANDSCAPE AREA	25% MIN	NA	13,171 SF (25.1%)
SHEET 5 of 10 - ELEVATIONS	HARDSCAPE AREA	75% MAX	NA	39,201 SF (74.9%)
SHEET 6 of 10 - LANDSCAPE PLAN	TOTAL			57,372 SF (100%)
SHEET 7 of 10 - LANDSCAPE NOTES & DETAILS	BUILDING HEIGHT			
SHEET 8 of 10 - PHOTOMETRIC SCHEDULES & SPECIFICATIONS	MINIMUM HEIGHT	NA	NA	20'-0"
SHEET 9 of 10 - PHOTOMETRIC SCHEDULES & SPECIFICATIONS	MAXIMUM HEIGHT	NA	NA	30'-0"
SHEET 10 of 10 - PHOTOMETRIC SCHEDULES & SPECIFICATIONS	LOW GRADE @ BLDG	NA	NA	5326.06'
	HIGH GRADE @ BLDG	NA	NA	5327.60'
	AVERAGE GRADE	NA	NA	5326.89'
	AVERAGE BLOCHT	39'-0"	NA	39'-0"
	TOP OF MICH SCREEN	NA	NA	NA
	* NO SCREENING PROPOSED. ROOFTOP EQUIP WILL BE SET BACK 20'-0" MIN.			
	BUILDING AREAS			
	MAIN LEVEL	NA	NA	16,269 GSF
	MEZZANINE LEVEL	NA	NA	0 GSF
	TOTAL			16,269 GSF
	SETBACKS - BUILDING			
	WEST (FRONT)	30'-0"	NA	30.69'
	EAST (REAR)	15'-0"	NA	15.18'
	NORTH (SIDE)	10'-0"	NA	10.30'
	SOUTH (SIDE)	10'-0"	NA	106.36'
	SETBACKS - PARKING			
	WEST (FRONT)	30'-0"	NA	48.62'
	EAST (REAR)	0'-0"	NA	2.00'
	NORTH (SIDE)	10'-0"	NA	100.83'
	SOUTH (SIDE)	10'-0"	NA	10.00'
	LANDSCAPE SIDEWALK BUFFER			
	NORTH (SIDE)	10'-0"	NA	5.30'
	SOUTH (SIDE)	10'-0"	NA	10.00'
	PARKING SPACES*	REQUIRED	PROPOSED	
	STANDARD	33	38	
	EV CHRG IN CONDUIT	5	5	
	EV CHRG IN W/ROD	4	4	
	EV CHRG IN STATION	3	4	
	EV ACCESSIBLE	1	1	
	ACCESSIBLE (VAN)	2	2	
	TOTAL	33	38	
	* PARKING CALCULATIONS			
	MFG / RESEARCH & DEVELOPMENT	16,269sf	21000SF = 33 SPACES	
	COVERED LOADING	1,280sf	0 SPACES	
	BUILDING FOOTPRINT	17,597sf		
	33 PARKING REQUIRED			
	ACCESSIBLE PARKING SPACES PER IBC 2018 TABLE 1106.1			
	HC REQUIRED: 2 (VAN ACCESSIBLE)			
	SURFACE PROVIDED=38 (INCL 2 HC VAN)			
	5 EXCESS STALLS FOR OFFICE FINISHES			
	3 STANDARD LOADING / 1 SEMI LOADING			
	TOTAL PROVIDED 38 STALLS			

Kenny Davis Architects

1638 South Brentwood St
Boulder, Colorado 80502
Tel: 303.960.5812

CREATIVE
CIVIL SOLUTIONS
723 Main Street, Unit 2
Longmont, Colorado 80501
303.694.8484

landscape architecture +
urban design +
planning

outside la

L W E
LW Engineering, LLC
Electronics Engineering
3499 S. Lafayette Ave
Denver, CO 80238
P: 303-718-6472

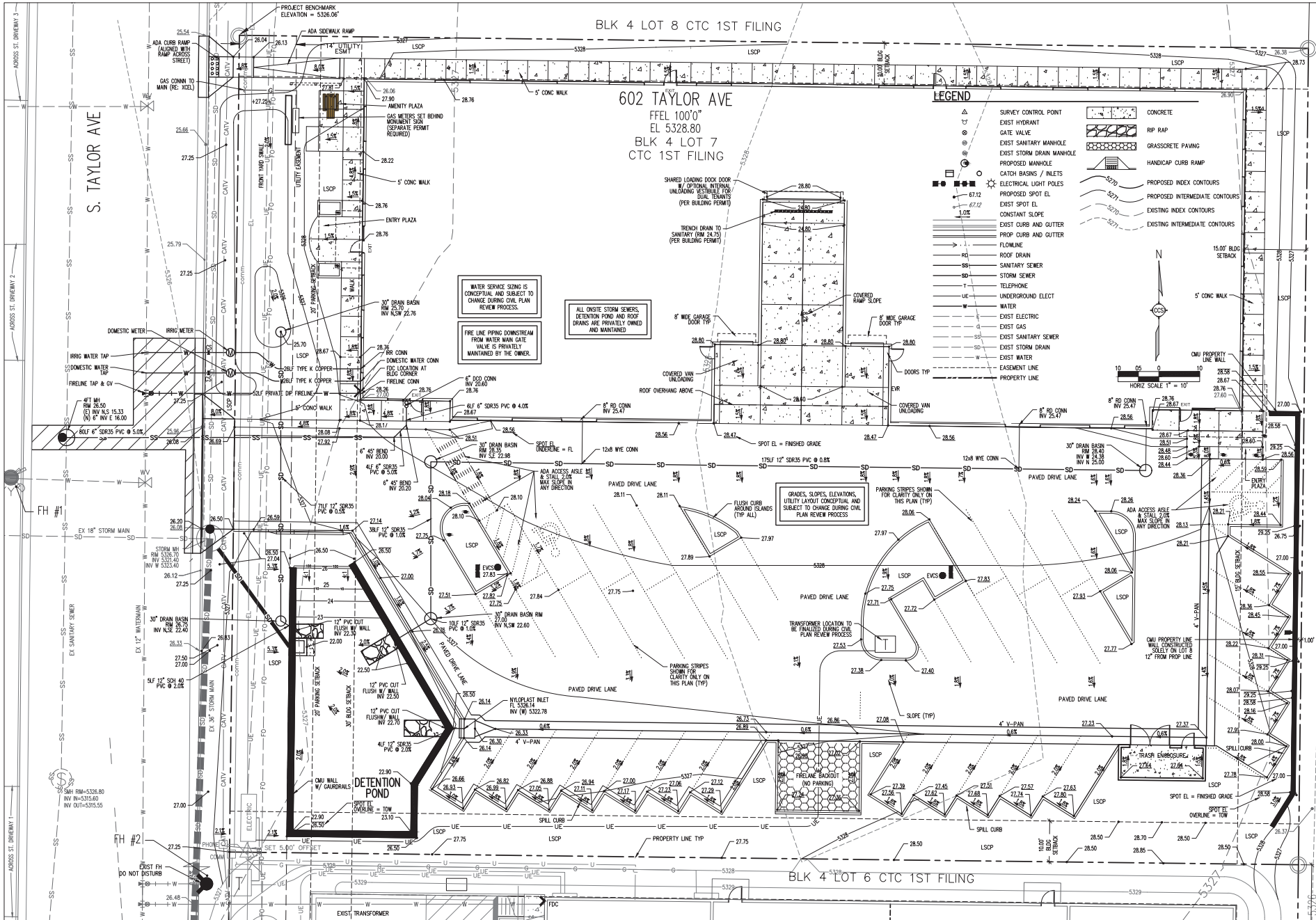
MotherLode
Bldg

Block 4 Lot 7
COLORADO
TECHNOLOGICAL
CENTER, FIRST FILING
602 S. Taylor Ave
Louisville, CO 80027

PROJ NO: 17006
DATE: Jan 23, 2022
REV: PUD 1 - 01/23/22
REV: PUD 2 - 02/01/22
REV: PUD 3 - 03/16/22
REV: PUD 4 - 05/16/22

COVER SHEET

1
SHEET 1 OF 10



LOUISVILLE CORP. CAMPUS @ CTC

Kenny Davis Architects
1000 South Broadway, Suite 200
Denver, CO 80202
P: 303.733.1111

CREATIVE CIVIL SOLUTIONS
773 Main Street, Unit 2
Longmont, Colorado 80501
303.694.9194

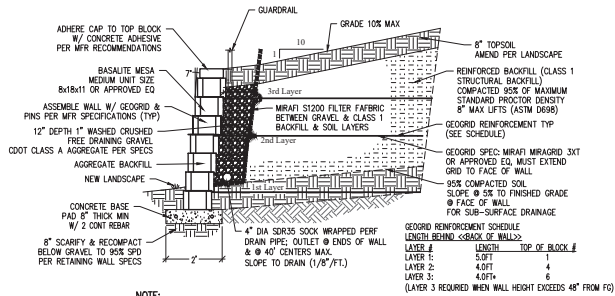
outside la
Landscape Architecture + Urban Design + Planning
3000 E. Colfax Avenue, Suite 300
Denver, CO 80202
P: 303.733.1111

LWB
Landscape Architecture + Urban Design + Planning
3000 E. Colfax Avenue, Suite 300
Denver, CO 80202
P: 303.733.1111

Motherlode Bldg
Block 4 Lot 7
COLORADO TECHNOLOGICAL CENTER, FIRST FILING
602 S. Taylor Ave
Louisville, CO 80027

PROJ NO: 17006
DATE: Jan 28, 2022
REV: PUD 1 - 01/28/22
REV: PUD 2 - 02/01/22
REV: PUD 3 - 04/15/22
REV: PUD 4 - 05/10/22

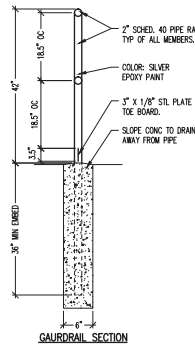
MASTER UTILITY & GRADING PLAN
3
SHEET 3 OF 10



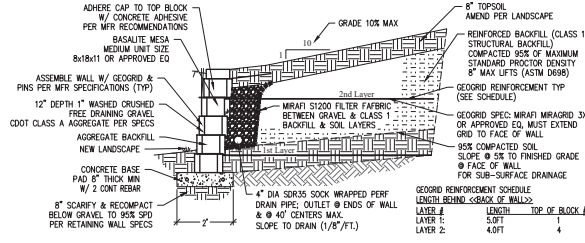
NOTE:

1. INSTALLER TO COMPLY WITH MIN GEOROID TYPE, LENGTH AND SPACING PER THIS DETAIL. INSTALLER SHALL COORDINATE FINAL DESIGN WITH WALL MANUFACTURER BASED ON THESE MIN SPECS. MANUFACTURER SHALL ADD ADDITIONAL GRID OR LENGTH AS NEEDED AND FE STAMP PRIOR TO INSTALLATION.
2. INSTALLER SHALL VERIFY SOIL CONDITIONS WITHIN BACKFILL ZONES ONSITE ARE SUITABLE BASED ON MANUFACTURER'S DESIGN PROVIDED.
3. RETAINING WALL BLOCKS TO BE BASALITE MESA MEDIUM UNIT OR APPROVED EQUAL. OWNER SPECIFIED COLOR: MEDIUM BROWN # 386. INSTALL PER MFR SPECS.
4. GRADE AT BOTTOM OF WALL TO 2% MINIMUM SLOPE AWAY FROM WALL.
5. INSTALLER SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY FIELD CONDITIONS DO NOT MEET MANUFACTURER'S DESIGN PARAMETERS OR IF FIELD CONDITIONS WARRANT DESIGN MODIFICATIONS.
6. FINAL DESIGN SHALL BE SUBMITTED TO CHOWNER OF RECORD PRIOR TO INSTALLATION.

1 SINGLE CMU RETAINING WALL 3.0' < H < 5'



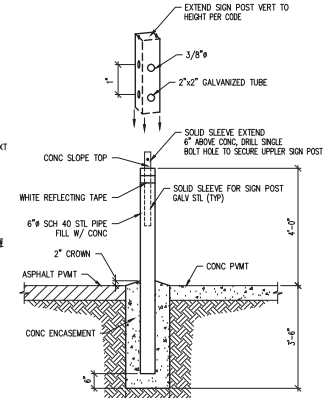
GUARDRAIL SECTION



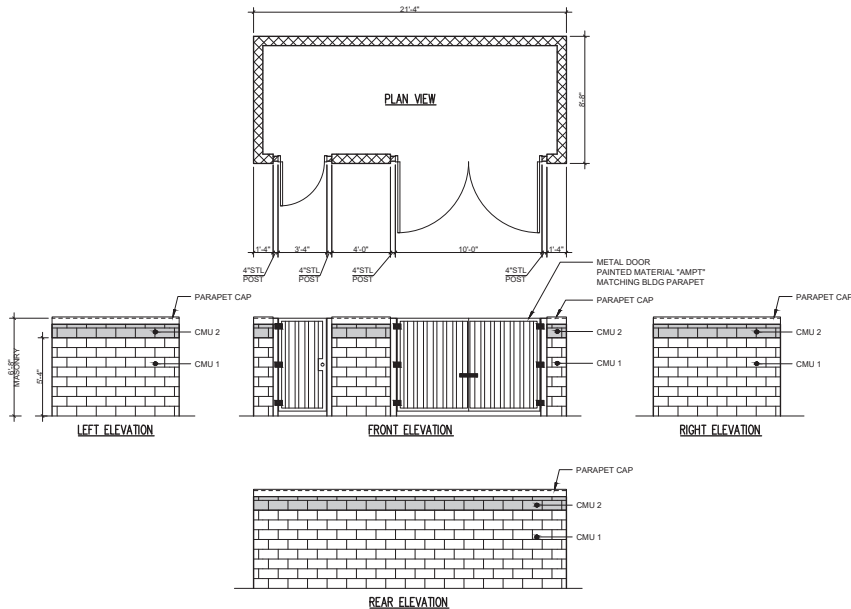
NOTE:

1. INSTALLER TO COMPLY WITH MIN GEOROID TYPE, LENGTH AND SPACING PER THIS DETAIL. INSTALLER SHALL COORDINATE FINAL DESIGN WITH WALL MANUFACTURER BASED ON THESE MIN SPECS. MANUFACTURER SHALL ADD ADDITIONAL GRID OR LENGTH AS NEEDED AND FE STAMP PRIOR TO INSTALLATION.
2. INSTALLER SHALL VERIFY SOIL CONDITIONS WITHIN BACKFILL ZONES ONSITE ARE SUITABLE BASED ON MANUFACTURER'S DESIGN PROVIDED.
3. RETAINING WALL BLOCKS TO BE BASALITE MESA MEDIUM UNIT OR APPROVED EQUAL. OWNER SPECIFIED COLOR: MEDIUM BROWN # 386. INSTALL PER MFR SPECS.
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6. FINAL DESIGN SHALL BE SUBMITTED TO CHOWNER OF RECORD PRIOR TO INSTALLATION.

2 SINGLE CMU RETAINING WALL H < 2.5'



3 STEEL BOLLARD SIGN POST



4 TRASH ENCLOSURE PLAN AND ELEVATIONS

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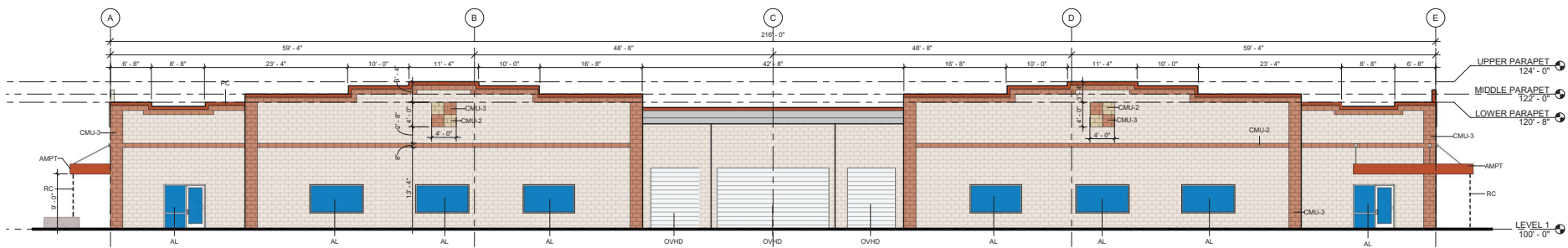
Motherlode
Bldg

Block 4 Lot 7
COLORADO
TECHNOLOGICAL
CENTER, FIRST FILING
602 S. Taylor Ave
Louisville, CO 80027

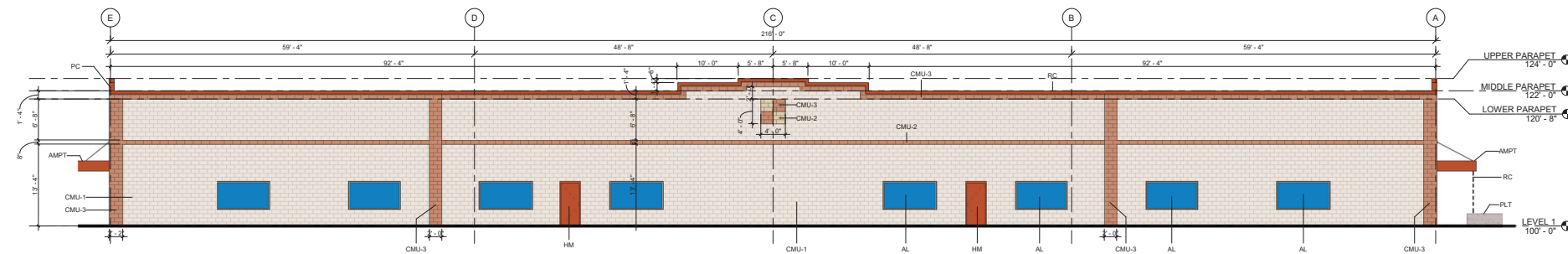
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DATE: Jan 28, 2022
REV: PUD 1 - 01/28/22
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REV: PUD 3 - 03/16/22
REV: PUD 4 - 04/21/22
REV: PUD 4 - 05/10/22

SITE DETAILS

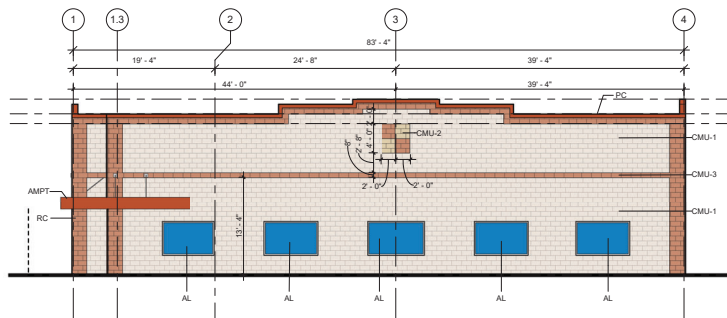
4
SHEET 4 OF 10



1 SOUTH ELEVATION
1/8" = 1'-0"

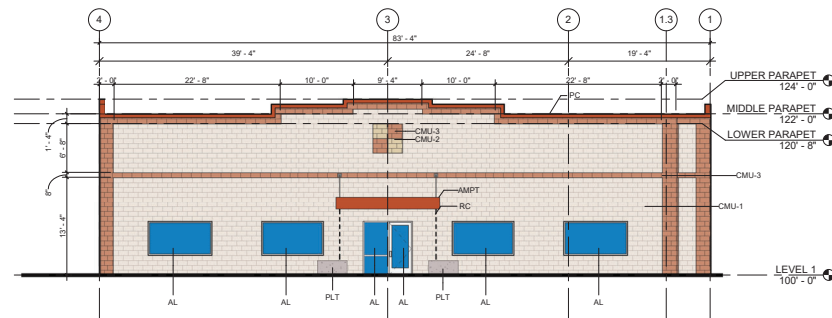


2 NORTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS AND NOTES	
Key Value	Keynote Text
AL	ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED W CLEAR GLAZING
AMPT	ARCHITECTURAL METAL, PAINT TO MATCH COPPER COLORED PARAPET CAP
CMU-1	FIELD CMU - SPLIT FACE, BASELITE 720 WR



3 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS AND NOTES	
Key Value	Keynote Text
CMU-2	ACCENT COLOR 1 - 10" DEEP SPLIT FACE, BASELITE 950 WR
CMU-3	ACCENT COLOR 2 - 10" DEEP SPLIT FACE, BASELITE 804 WR
HM	HOLLOW METAL DOOR, PAINT TO MATCH ADJACENT BLOCK
OVHD	PREFINISHED WHITE COILING OVERHEAD STEEL DOOR

EXTERIOR MATERIALS AND NOTES	
Key Value	Keynote Text
PC	PREFINISHED COPPER COLORED METAL PARAPET CAP
PLT	SITE CAST CONCRETE PLANTER
RC	RAINCHAIN AWNING DRAINAGE VIA OVERFLOW AND CHAIN INTO LANDSCAPED AREA

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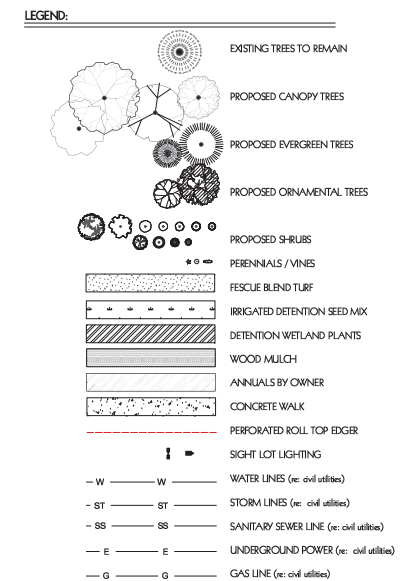
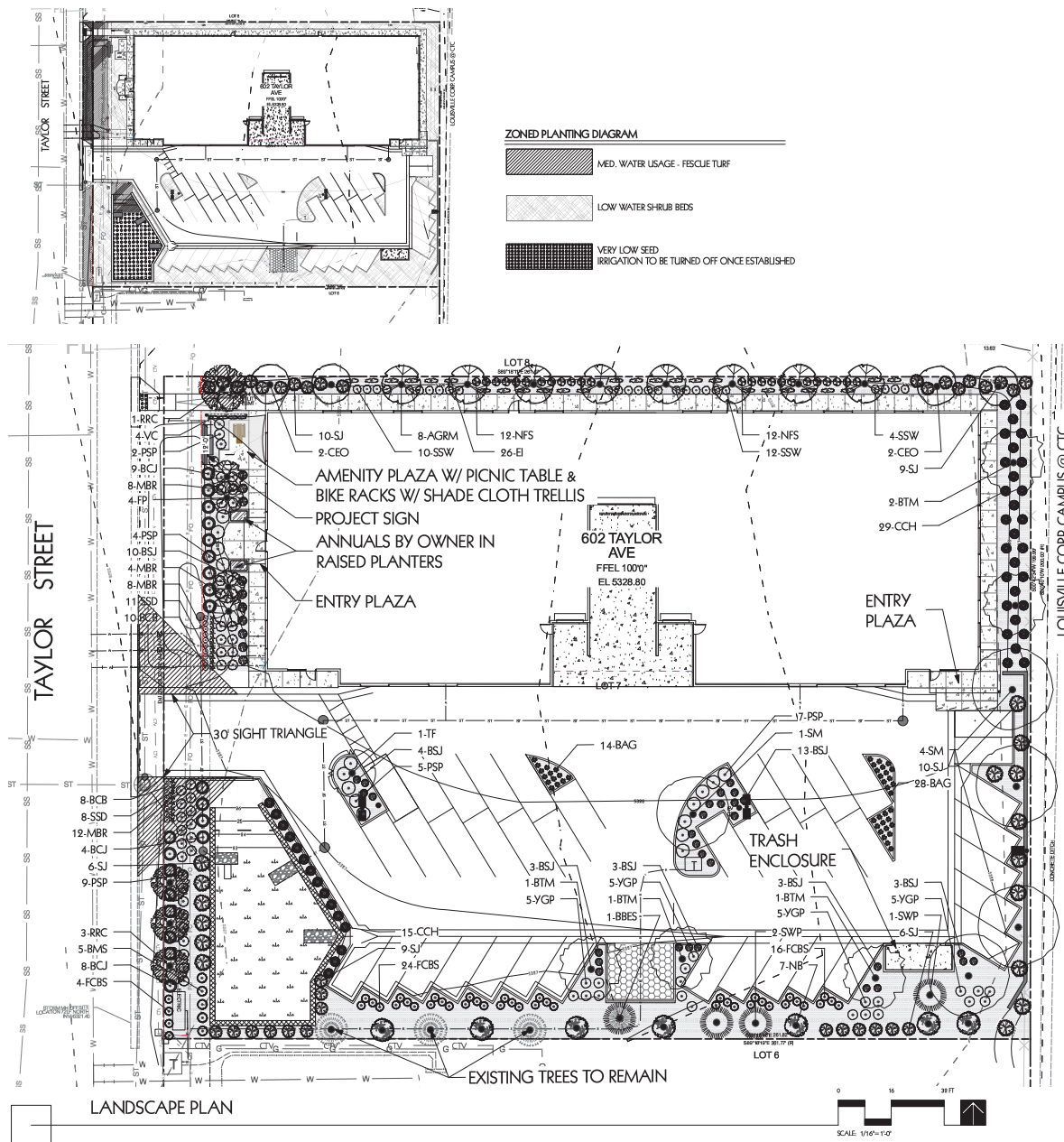
Motherlode
Bldg

Block 4 Lot 7
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CENTER, FIRST FLOOR
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Louisville, CO 80027

PROJ NO: 17006
DATE: Jan 23, 2022
REV: PUD 1 - 01/23/22
REV: PUD 2 - 02/01/22
REV: PUD 3 - 03/16/22
REV: PUD 4 - 05/10/22

ELEVATIONS

5
SHEET 5 OF 10



LANDSCAPE REQUIREMENTS: 05/15/2022		
	REQUIRED	PROPOSED
TOTAL LOT SIZE:		52,372 SF
Hardscape	% max / sq ft max	39,201 sf = 74.9%
Landscape Area	% min / sq ft min	13,171 sf = 25.1%
STREET FRONTAGE: (public)		
Street Trees	166 lf @ 1 tree / 20 lf = 8 trees	8 provided
Shrubs (20% of total area)	166 lf @ 1 shrub / 5 lf = 33 shrubs	96 shrubs provided
Perimeter Trees (private)		
EAST:		
200 lf @ 1 tree / 40 lf = 5 trees		
Evergreen		0
Deciduous		5
Perimeter Shrubs		
200 lf @ 1 shrub / 5 lf = 27 shrubs		
25% of total		9 (25%)
Deciduous		29
NORTH:		
262 lf @ 1 tree / 40 lf = 7 trees		
Evergreen		0
Deciduous		13
Perimeter Shrubs		
262 lf @ 1 shrub / 5 lf = 53 shrubs		
25% of total		19 (28%)
Deciduous		50 + 27 1-gal groundcovers
SOUTH:		
262 lf @ 1 tree / 40 lf = 7 trees		
Evergreen		7 (3 existing + 4 new)
Deciduous		0
Perimeter Shrubs		
262 lf @ 1 shrub / 5 lf = 53 shrubs		
25% of total		15 (25%)
Deciduous		45
Parking Lot Trees		
1 tree / 8 parking spaces = 38 spaces = 5 trees		
Evergreen		0
Deciduous		5
Parking Lot Shrubs		
8 shrubs / island = 5 islands = 40 shrubs		
25% of total		26 (50%)
Deciduous		26

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REV: PUD 3 - 04.21.22
REV: PUD 4 - 05.16.22

LANDSCAPE PLAN

6

SHEET 6 OF 10

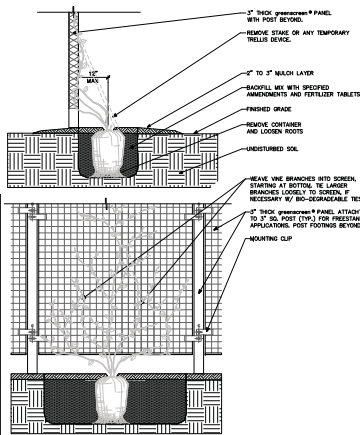
PLANT SCHEDULE - 5/15/2022					
ABBREV	SCIENTIFIC NAME	COMMON NAME	SIZE	HT.	QTY
CANOPY TREES:					
AGRM	Acer rubrum Armstrong Gold	Armstrong Gold Red Maple	2.5" cal.	35'	8
CEO	Quercus robur Fatigata	Columnar English Oak	2.5" cal.	35'	4
SHL	Gleditsia triacanthos Shademaster	Shademaster Honeylocust	2.5" cal.	50'	5
SM	Acer saccharum Green Mountain	Green Mountain Sugar Maple	2.5" cal.	50'	5
TF	Corylus columa	Turkish Filbert	2.5" cal.	45'	1
		TOTAL			23
EVERGREEN TREES:					
BBS	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Spruce	6'-8" ht.	40'	1
SWP	Pinus strobusformis	Southwestern White Pine	6'-8" ht.	50'	3
		TOTAL			4
ORNAMENTAL TREES:					
BTM	Acer grandidentatum	Bigtooth Maple	2" cal	30'	5
FP	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2" cal	25'	4
BRC	Malus Royal Randpops	Royal Randpops Crabapple	2" cal	20'	4
		TOTAL			13
SHRUBS:					
BCJ	Juniperus horizontalis 'Blue Chip'	Blue Carpet Juniper	5 gal	1'	21
BVS	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Spirea	5 gal.	4'	5
BSJ	Juniperus squamata 'Blue Star'	Blue Star Juniper	5 gal.	1.5'	39
CCH	Mahonia repens	Creeeping Colorado Holly	5 gal.	1.5'	44
FCBS	Caryopteris x clandonensis 'First Choice'	First Choice Blue Spirea	5 gal.	3'	44
MBR	Rosa 'Morden Blush'	Morden Blush Rose	5 gal.	2.5'	32
NB	Viburnum lentago	Nannybush Viburnum	5 gal.	12'	7
NFS	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	5 gal.	2.5'	24
PSP	Potentilla fruticosa dewurica 'Prairie Snow'	Prairie Snow Potentilla	5 gal.	3'	27
SJ	Juniperus sabina 'Scandia'	Scandia Juniper	5 gal.	2'	50
SSW	Weigela florida 'Bokorpin'	Spilled Wine® Weigela	5 gal.	2.5'	26
YGP	Potentilla fruticosa 'Yellow Gem'	Yellow Gem Potentilla	5 gal.	2'	20
		TOTAL			332
ORNAMENTAL GRASSES:					
BAG	Heliopsis scabra	Blue Avena Grass	1 gal.	18"	42
		TOTAL			42
PERENNIALS:					
BCB	Geranium sanguineum	Bloody Cranesbill	1 gal.	18"	18
EI	Hedera helix	English Ivy	1 gal.	15'	26
SSD	Leucanthemum x superbum 'Silver Princess'	Snowdaisy Shasta Daisy	1 gal.	18"	19
VC	Parthenocissus quinquefolia	Virginia Creeper	1 gal.	15'	4

- PLANT NOTES:**
- REFERENCE: CITY OF LOUISVILLE, INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES (IDDSG), JANUARY, 2000.
- GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM ALL STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DIBBS, BUMPS, AND OBSTRUCTIONS.
 - REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING AND UTILITIES.
 - DEVELOPERS SHALL INSURE THAT THE LANDSCAPE PLANS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR REQUIRE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
 - DURING CONSTRUCTION, PREVENT CLEANING OF EQUIPMENT, THE STORAGE OR DISPOSAL OF WASTE BUILDING MATERIAL (I.E. PAINT, OILS, SOLVENTS, ASPHALT, CONCRETE, ETC.) WITHIN THE DISCIPLINE OF ANY PROTECTED TREE OR GROUPS OF TREES.
 - SITE PREPARATION & ALL PLANTING MUST BE COMPLETED IN ACCORDANCE WITH CHAPTERS 1 & 5 OF IDDSG. PRIOR TO INSTALLATION OF PLANT MATERIAL, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED.
 - ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT THE RATE OF AT LEAST THREE (3) CUBIC YARDS OF AMENDMENT PER 1000 SQUARE FEET OF LANDSCAPE AREA.
 - ALL TREES & SHRUBS SHOWN AT APPROXIMATELY 2/3 OF MATURE SIZE.
 - CONTRACTOR SHALL VERIFY ALL MATERIALS QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.
 - LABELS THAT IDENTIFY THE BOTANICAL OR COMMON NAME WILL BE ON ALL TREES AT THE FINAL INSPECTION.
 - ALL PLANT MATERIALS SHALL MEET THE FOLLOWING MINIMUM SIZES, AS NOTED IN SECT. 5-7:
 - DECIDUOUS SHADE/CANOPY TREES: 3" CALIPER
 - ORNAMENTAL: 2" CALIPER
 - EVERGREEN TREES: 4" HEIGHT (WITH A MINIMUM OF 25% 8" IN HEIGHT)
 - MULTISTEM ORNAMENTALS: 8" 0" HEIGHT
 - SHRUBS: 5 GALLON CONTAINER
 - GROUND COVER PERENNIALS: 3-1/4" POTS
 - VINES: 1 GALLON CONTAINER
 - ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BLUE APED OR EQUIVALENT.
 - DECIDUOUS TREES SHALL BE PLANTED A MINIMUM OF 5 FEET AND EVERGREEN TREES A MINIMUM OF 10 FEET FROM PUBLIC UTILITIES AND PUBLIC SIDEWALKS, UNLESS MODIFIED BY PUD STREET TREE PLANS. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. LOCATION OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING. A HORIZONTAL DISTANCE OF 40' BETWEEN STREET TREE AND STREET LIGHT SHALL BE MAINTAINED.
 - TEMPORARY MULCH WILL BE INSTALLED IN SHRUB, TREE, AND PERENNIAL PLANTING BEDS UNTIL FULL PLANT COVERAGE IS ACHIEVED.
 - PERMANENT MULCH, ASPEN PINE, 3" DEEP WILL BE INSTALLED IN SHRUB, TREE, AND PERENNIAL PLANTING BEDS WHERE THERE IS NO GROUND COVER SPECIFIED.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN A HEALTHY AND GROWING CONDITION, AND ADHERE TO ALL STANDARDS OF GUIDELINES OF SECTION 5.8 OF IDDSG. THE PROPERTY OWNER WILL REMOVE AND REPLACE DEAD PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OF PLANT MATERIAL AS ORIGINALLY INSTALLED, UNLESS MATERIAL IS DISEASED OR INSECT INFESTED.
 - ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM DESIGNED TO PROVIDE EFFICIENT IRRIGATION COVERAGE WITH MINIMAL OVER SPRAY ONTO NON-LANDSCAPED AREAS.
 - A SOIL SENSING DEVICE OR OTHER IRRIGATION MANAGEMENT SYSTEM WILL BE INSTALLED FOR IRRIGATION SYSTEMS IN TURF AREAS.
 - ALL SOIL AREAS UNLESS OTHERWISE NOTED WILL BE SOOLED WITH LOW WATER DEMANDING BLDG. SEEDED AREAS UNLESS OTHERWISE NOTED WILL BE SEED WITH DRY AND NATIVE SEED TO SUIT SPECIFIC SOIL CONDITION AND MAINTAINANCE REQUIREMENTS.
 - THE PROPERTY OWNER SHALL REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OF PLANT MATERIAL AS ORIGINALLY INSTALLED. (S)
 - AVOID REPLACING LANDSCAPE MATERIALS DURING THE DRY WINTER MONTHS BETWEEN DECEMBER AND FEBRUARY AND IN THE MID-SUMMER (S)
 - CONTACT THE PLANNING DIVISION FOR SPECIFIC TIME REQUIREMENTS FOR LANDSCAPE MATERIAL REPLACEMENT (S)
 - LANDSCAPE MATERIALS LOCATED IN THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE ADJUTING PROPERTY OWNER. (S)

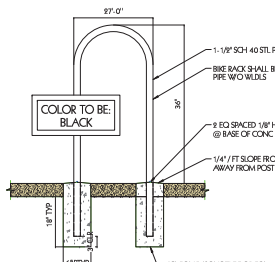
Detention Pond - Native Seed Mix		
COMMON NAME	SPECIES, VARIETY	LBS (PLS)/ACRE
Scotchgrass	Poa annua	2.0
Indiangrass	Sorghastrum nutans	2.0
Big Bluestem	Andropogon gerardii	2.0
Blue-Stem	Schizanthus nutans	1.0
Soft-Seed Bunchgrass	Schizanthus nutans	0.3
Red-top	Amorpha canescens	0.1
Red-top	Amorpha canescens	0.3
Spillwort	Eleocharis palustris	1.0
Spillwort	Eleocharis palustris	1.0
	TOTAL	14.4

SEEDING APPLICATION:

Hand broadcast and rake to a depth of 0.25" to 0.5" into the topsoil.

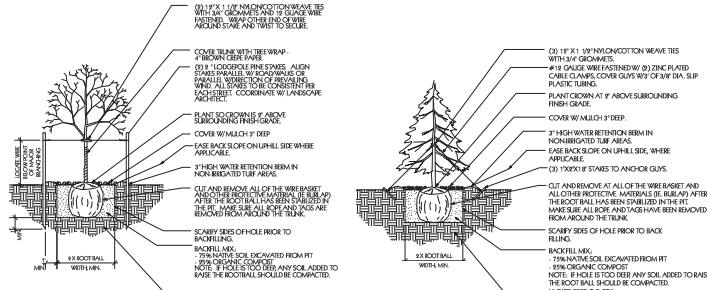


GREEN SCREEN
SCALE: NTS

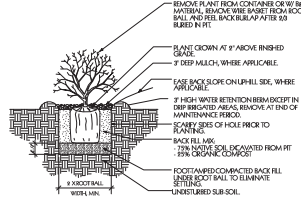


- NOTES:**
- THE RACK SHALL BE COATED WITH A THERMOPLASTIC POLYURETHANE COPOLYMER BASED POWDER COATING (POLYURETHANE) TO A THICKNESS 100-150 MICROMETERS (4-12 MILS).
 - PIECES SHALL BE FIRM AND ALIGNED PER MINUTE 1/4" FROM PLUMB. DEPARTURE OF BASE PLATE FROM GRADE BY MORE THAN 3/8" REQUIRED BING BACK TO BE REMOVED & RESET.
 - COLOR SHALL BE PER CITY WHEN LOCATED IN ROW, PER OWNER WHEN INSTALLED ON PRIVATE PROPERTY.

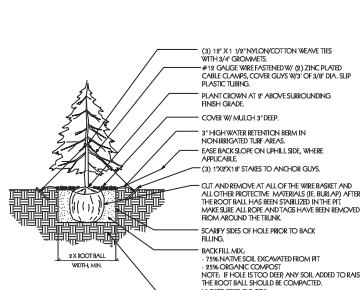
INVERTED 'U' BICYCLE RACK
SCALE: NTS



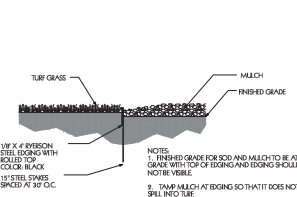
DECIDUOUS TREE PLANTING & STAKING
SCALE: NTS



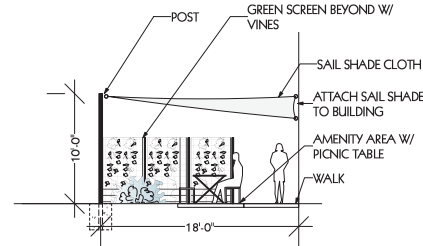
TYPICAL SHRUB PLANTING
SCALE: NTS



EVERGREEN TREE PLANTING & STAKING
SCALE: NTS



EDGING
SCALE: NTS



- NOTE:
- COLORS AND MATERIALS TO MATCH BLDG ENTRY AWNING
 - POSTS, FOUNDATIONS AND SAILS TO BE DESIGNATED DESIGN W/ SHOP DRAWINGS REVIEW BY OWNERSHIP & DESIGN TEAM

SAIL SHADE STRUCTURE

SCALE: 3/8" = 1'-0"



PICNIC TABLE
SCALE: NTS

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1001 East Commonwealth
Lawrenceville, Georgia 30046
404.875.8888

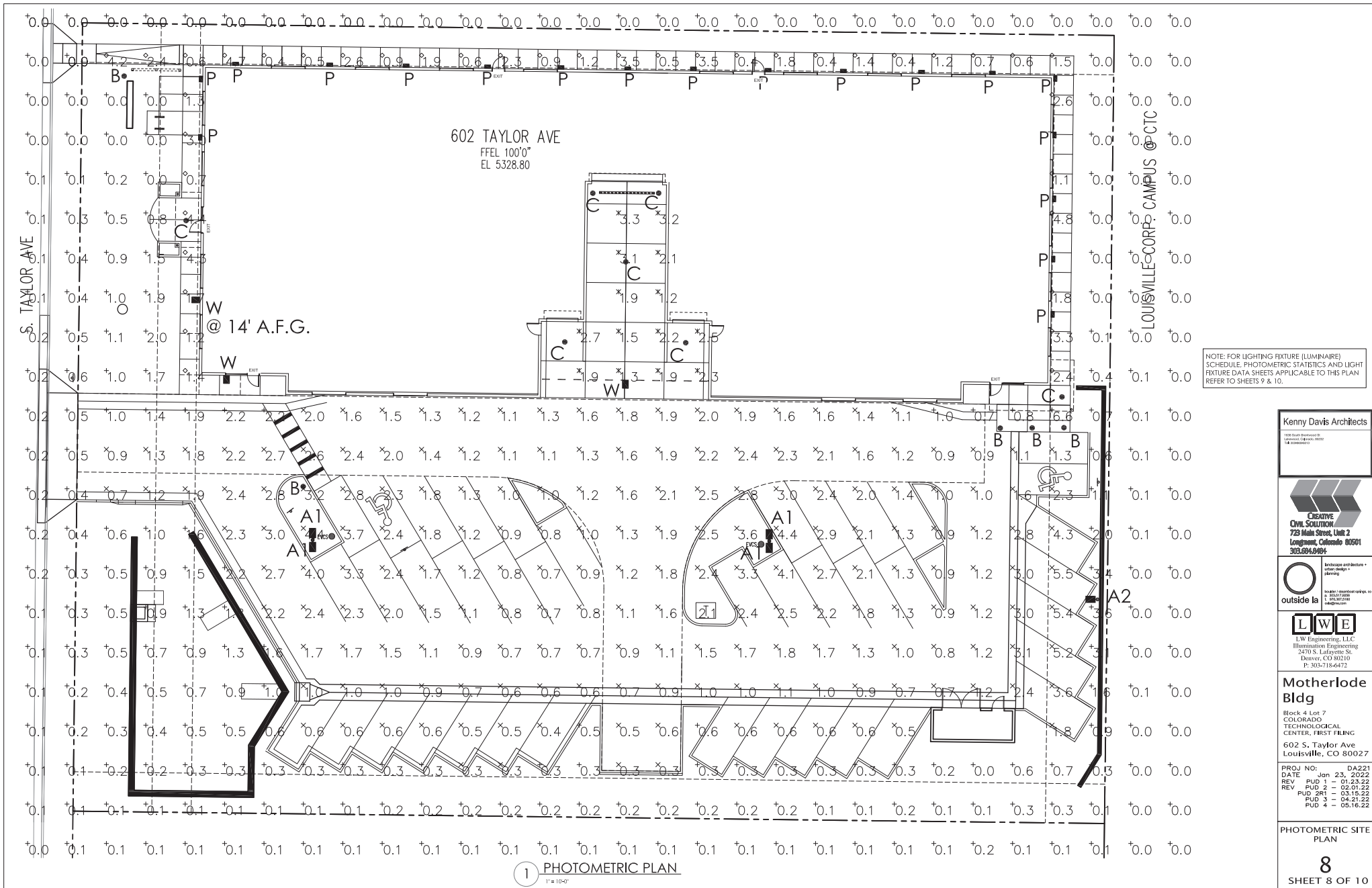
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REV: PUD 3 - 04.21.22
REV: PUD 4 - 05.16.22

LANDSCAPE NOTES & DETAILS
7
SHEET 7 OF 10



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Illumination Engineering
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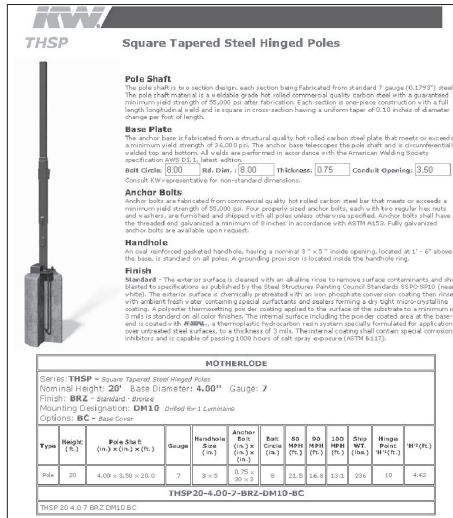
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REV PUD 1 - 01.23.22
REV PUD 2 - 02.01.22
PUD 3 - 03.15.22
PUD 4 - 04.21.22
PUD 5 - 05.16.22

PHOTOMETRIC SITE
PLAN

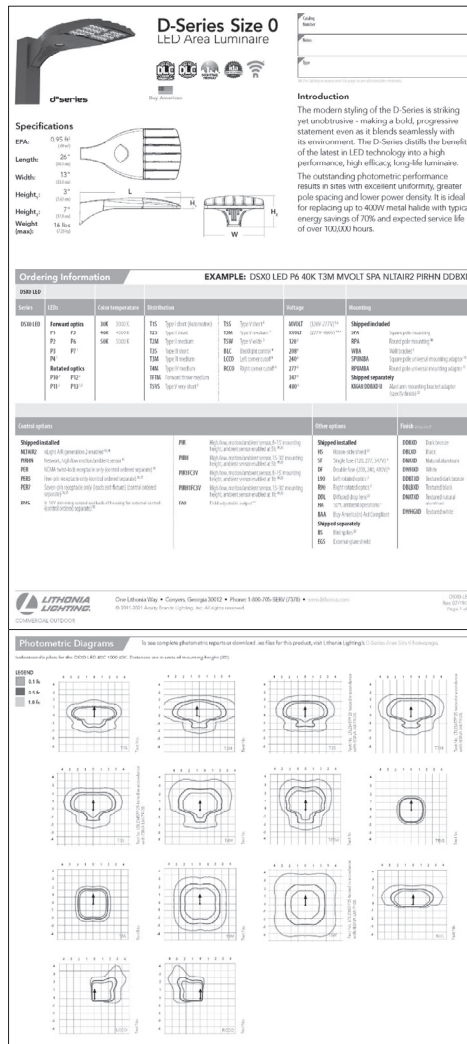
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SHEET 8 OF 10

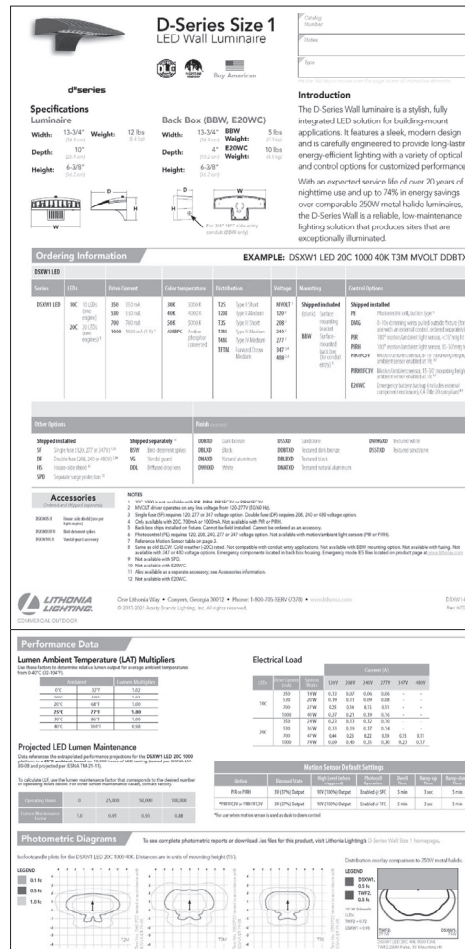
USED FOR TYPES A1 & A2



TYPE A1: DSXO LED P3 T5W MVOLT, TYPE A2: DSXO LED P4 BLC MVOLT



TYPE W: DSXW1 LED 10C 700 30K TFTA



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PUD 4 - 05.16.22

PHOTOMETRIC

SCHEDULES &
SPECIFICATIONS
9
SHEET 9 OF 10

TYPE P (WALL MOUNTED 4' AFG)

52120ABZ

Pathfinder | 52120ABZ



PRODUCT DESCRIPTION
With solid Die-Cast Aluminum construction and powered by orange voltage input driver, Pathfinder is a high performance down light for commercial and residential installations. Choose from biangular or symmetrical profiles as they discreetly extend from the wall. Available with optional option, these downlights form purposely placed into the architecture landscape creating wider spaces that shine light on locations of interest. Available in black, brushed metal bronze, or Maxima Silver.

MEASUREMENTS
DIMENSION : 5.5" W x 5.5" H x 4" D
BACK FLUTE : 5.5" W x 5.5" H x 2.0" D
HANGING WEIGHT : 2.03 lb

LAMPING
LED : 1 x 10W LED
LUMENS : 1800 (800 Dk)
BULB INCLUDED : 1 x 10W LED PCB Integrated, 10W total
DIMMABLE : (0-10V) w/ 120V w/ EVV
CRI : 90+ CRI
COLOR_TEMP : 3000K
LIGHTING_DIRECTION : Down

FINISHES OPTION
Architectural Bronze
Black
Silver

MATERIAL
Die-Cast Aluminum

RATINGS
UL Location : For Outdoor/ADA
DARKSKY

ADDITIONAL
INSTALL UP DOWN (Up/Down)
OPERATING TEMPERATURE : 40°F (-4°F) 104°F (40°C)
PHOTOMETRIC Report found ON

Always consult a qualified electrician before installing any lighting product.

WESTERN DISTRIBUTION CENTER (HEADQUARTERS)
253 NORTH WINDLAND AVE. CITY OF INDUSTRY, CA 91744
EASTERN DISTRIBUTION CENTER
400 SHIRLEY DR. ATLANTA, GA 30338
P: 404.534.4200 | F: 404.556.0251 | info@lfi.com

TYPE C (CEILING MOUNTED - HEIGHT VARIES)

521830

Downlighting
LIGHTOLIER
by @lqanly

SlimSurface LED
5SR, 5TR & 5TOR Round 5", 7" and 10" Aperture



5SR SlimSurface 5" Round
5TR SlimSurface 7" Round
5TOR SlimSurface 10" Round

Ordering guide

example 5SR520C01

Features
1. Strong One-piece plastic frame. Inertion Insulated white, applied aluminum or black.
2. Lens: High transmittance lens allowing for smooth, comfortable light pattern.
3. Power supply: Integral Class 2 driver. Factory wired electronic LED driver. (See Electrical section for specifications)
4. Low energy, wireless LED's
5. Lifetime: Expected lifetime 50,000 hours and backed by a 5-year warranty.
6. Compliance: Non-mercurial fixture for shower light application (not applicable to metal-free models).

Electrical
Electronics power supply: 100% compliant Class 2 power unit. Unit eliminates sustained open and short circuit conditions without damage.

Labels
UL Listed, ENERGY STAR certified. All models are dimmable location rated for walls or ceilings. The 5" & 7" are suitable for ceiling mount wall locations when installed per instructions.

Specifications
Model: 5SR520C01
Type: AL
Finish: White
Material: Aluminum
Color: White
Size: 5" Round
Power: 10W
Voltage: 120V
Frequency: 60Hz
Power Factor: 0.95
Operating Temp: -40°C to 125°C

Dimensions
5" Round: 5.5" W x 5.5" H x 4" D
7" Round: 7.5" W x 7.5" H x 4" D
10" Round: 10.5" W x 10.5" H x 4" D

Site Lighting Fixture (Luminaire) Schedule

KEY DESCRIPTION	FINISH	MOUNTING	LUMENS	CR1/CCT	12" MANUFACTURER	CATALOG NUMBER	LOAD WATTS	LIGHT SOURCE
A1 FULL CUT-OFF AREA LIGHT ALL OF THIS TYPE ARE MOUNTED IN DOUBLE CONFIGURATION (2)	DARK BRONZE	POLE 20' AFG	8036	80 / 3000	LITHONIA	DSX LED P3 TSW MVOLT	71	LED
A2 FULL CUT-OFF 6" DIAMETER BOX MOUNTED RECESSED DOWNLIGHT	DARK BRONZE	POLE 20' AFG	8036	80 / 3000	LITHONIA	DSX LED P4 BLC MVOLT	92	LED
B FULL CUT-OFF BOLLARD 36" HIGH	DARK BRONZE	GRADE	2655	70 / 3000	LSI	MRB-LED-30L-ACR-S-30	38.4	LED
C FULL CUT-OFF SURFACE CEILING MOUNTED FIXTURE	WHITE OR ALUMINUM	CEILING	1081	80 / 3000	LIGHTOLIER	SLD606830W	13.5	LED
P FULL CUT OFF ADA COMPLIANT 'WEDGE' WALKWAY LIGHT	ARCHITECTURAL BRONZE	WALL 4' AFG	880	80 / 3000	MAXIM	52120ABZ	15	LED
V FULL CUT OFF AREA LIGHT WALL MOUNTED	DARK BRONZE	WALL 20' AFG	2614	80 / 3000	LITHONIA	DSXW-LED 10C 700-30K	26.2	LED

NOTES:
(1) CRI = COLOR RENDERING INDEX CO, CCT = CORRELATED COLOR TEMPERATURE (DEGREES KELVIN)
(2) 180 DEGREE SEPARATION BETWEEN ZERO AXIS OF FIXTURES, MINIMUM ARMS - NON-ROTATED OPTICS.
(3) 14' AFG AT WEST ELEVATION, 20' AFG ALL OTHER LOCATIONS.

TYPE B (GROUND MOUNTED ON GRADE - 3' HIGH)

MRB-LED-30L-ACR-S-30

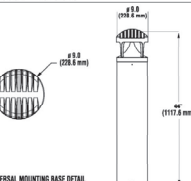
Mirada Bollard - MRB LED Architectural Bollard



The Mirada Bollard combines superior engineering with purity of design & attention to detail. The durable construction, universal mounting base plate & two photometric distributions make it ideal for illuminating low level mounting height areas, such as entryways, pathways and most pedestrian-scale applications, requiring unique aesthetics in tandem with outstanding performance.

Features & Specifications
Optical System
• Available in two optical distributions, symmetrical and asymmetrical.
• High transmission clear flat acrylic lens seals the luminaires optical chamber to IP68.
• Available in 3000K, 4000K, 5000K, and 2700K color temperatures per ANSI C137.7. Also available in Phosphor Converted Amber. Consult factory for other color temperature requirements.
• Minimum cut-off angle for regular use requirements.
• 0-10V dimming (100% - 100%) standard.
• Standard Universal Voltage (120-277 Vals) Input 50/60 Hz. Optional High Voltage 347-480 Vals Input available.
• L91 Calculated Life > 100,000 hours calculated at 25°C per IESNA TM-21-11.
• Total harmonic distortion < 5%
• Operating temperature -40°C to 125°C (40°F to 125°F). Cold weather emergency battery backup rated for -20°C minimum ambient.
• Power factor > 0.95
• Input power stays constant over life.
• High-efficiency LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
• Driver components are fully encased in potting long material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
• Electrical components are mounted on a removable pop up.
• Field replaceable surge protection device meets a minimum Category C Line operator per IEEE C62.41.3.
• Optional 120V-277V integral emergency battery pack is available. The 90-minute battery pack provides constant power to the LED system, ensuring code compliance. A field serviceable battery is installed on the housing for ease of maintenance.

Product Dimensions



UNIVERSAL MOUNTING BASE DETAIL
New base plate dimensions for direct attach into plate mounting.
Maximum Bolt Circle 10" (254 mm)
Standard Mounting Bolt Circle 10" (254 mm)
Bolt Circle 10" (254 mm)
Bolt Circle 10" (254 mm)

Features & Specifications (Cont.)
Construction
• Precision 304 stainless steel aluminum head maintains durability and consistency while providing uniform resistance, effective heat dissipation, and superior aesthetics.
• 5-SF 304 one-piece extruded aluminum heavy wall .325 inch thick maintains shaft. Shaft heights are available in 4" increments starting at a minimum of 40" (maximum height is 60").
• Lower housing effective to seal aluminum universal base plate with four stainless steel roll pins. Accommodates 4.5" - 6" shaft circles.
• Capable of mounting into 304 stainless steel plate (4" x 10") may be welded to 1/2" thick reinforcement. 5/8" diameter 304 stainless steel roll pins with 10,000 lb shear load.
• IP68 rated Optical and Driver compartment protects integral components from harsh environments.
• Luminaires is proudly manufactured in the U.S. and imported parts.
• Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands adverse weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
Controls
• Capacitive touch protocol operates in discreet locations (1.0m, 4.1m, 347V).
Installation
• Easy to install even in uneven areas and full 360-degree rotation for precise alignment during installation.
• In accordance with IESNA TM 21-11. Projected Values represent interpolated values based on test data that are within six times the IESNA LM-60-08 total test duration for the device under testing.
• In accordance with IESNA TM 21-11. Calculated Values represent time duration that is within six times the IESNA LM-60-08 total test duration for the device under testing.
Warranty
• L91 LED Features carry a 5-year warranty.
• 1 Year warranty on optional Battery Back Up. Test regularly in accordance with local codes.
Listings
• Listed to UL 1009 and UL E750.
• ETL Certified.
• Listing Facts Approved.
• Suitable for wet locations.
• IP68 rated Driver compartment and IP68 rated optical chamber per IEC 60528.
• ADA compliant with 3000K or 2700K color temperature selection.

Performance

Color Temp	CRI	Beam Angle (mm)	Beam Diameter (mm)	Beam Length (mm)	Beam Width (mm)	Beam Height (mm)	Beam Area (mm²)	Beam Volume (mm³)
3000K	90+	120°	1200	1200	1200	1200	1200	1200
4000K	90+	120°	1200	1200	1200	1200	1200	1200
5000K	90+	120°	1200	1200	1200	1200	1200	1200
2700K	90+	120°	1200	1200	1200	1200	1200	1200

Recommended Luminaire Maintenance

ANSI TM-21	RETIRED	25K APT	30K APT	35K APT	40K APT	50K APT
21C	100%	98%	98%	98%	98%	98%
100	100%	98%	98%	98%	98%	98%
1000	100%	98%	98%	98%	98%	98%
250	100%	98%	98%	98%	98%	98%
300	98%	98%	98%	98%	98%	98%
400	98%	98%	98%	98%	98%	98%
500	98%	98%	98%	98%	98%	98%

Notes:
1- Luminaire maintenance values at 25°C are calculated per TM-21 based on LM-60-08 data and are the following.
2- In accordance with IESNA TM 21-11. Projected Values represent interpolated values based on test data that are within six times the IESNA LM-60-08 total test duration for the device under testing.
3- In accordance with IESNA TM 21-11. Calculated Values represent time duration that is within six times the IESNA LM-60-08 total test duration for the device under testing.

Kenny Davis Architects

100 South Boulevard B
Columbus, Ohio 43215
Tel: 614.291.1000

CREATIVE
OWN SOLUTION
729 Main Street, Unit 2
Longmont, Colorado 80501
303.694.8494

outside la

landscape architecture + urban design + planning

inside + landscape urbanism in + 2020 + 2021 + 2022 + 2023 + 2024 + 2025 + 2026 + 2027 + 2028 + 2029 + 2030 + 2031 + 2032 + 2033 + 2034 + 2035 + 2036 + 2037 + 2038 + 2039 + 2040 + 2041 + 2042 + 2043 + 2044 + 2045 + 2046 + 2047 + 2048 + 2049 + 2050 + 2051 + 2052 + 2053 + 2054 + 2055 + 2056 + 2057 + 2058 + 2059 + 2060 + 2061 + 2062 + 2063 + 2064 + 2065 + 2066 + 2067 + 2068 + 2069 + 2070 + 2071 + 2072 + 2073 + 2074 + 2075 + 2076 + 2077 + 2078 + 2079 + 2080 + 2081 + 2082 + 2083 + 2084 + 2085 + 2086 + 2087 + 2088 + 2089 + 2090 + 2091 + 2092 + 2093 + 2094 + 2095 + 2096 + 2097 + 2098 + 2099 + 2100 + 2101 + 2102 + 2103 + 2104 + 2105 + 2106 + 2107 + 2108 + 2109 + 2110 + 2111 + 2112 + 2113 + 2114 + 2115 + 2116 + 2117 + 2118 + 2119 + 2120 + 2121 + 2122 + 2123 + 2124 + 2125 + 2126 + 2127 + 2128 + 2129 + 2130 + 2131 + 2132 + 2133 + 2134 + 2135 + 2136 + 2137 + 2138 + 2139 + 2140 + 2141 + 2142 + 2143 + 2144 + 2145 + 2146 + 2147 + 2148 + 2149 + 2150 + 2151 + 2152 + 2153 + 2154 + 2155 + 2156 + 2157 + 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2730 + 2731 + 2732 + 2733 + 2734 + 2735 + 2736 + 2737 + 2738 + 2739 + 2740 + 2741 + 2742 + 2743 + 2744 + 2745 + 2746 + 2747 + 2748 + 2749 + 2750 + 2751 + 2752 + 2753 + 2754 + 2755 + 2756 + 2757 + 2758 + 2759 + 2760 + 2761 + 2762 + 2763 + 2764 + 2765 + 2766 + 2767 + 2768 + 2769 + 2770 + 2771 + 2772 + 2773 + 2774 + 2775 + 2776 + 2777 + 2778 + 2779 + 2780 + 2781 + 2782 + 2783 + 2784 + 2785 + 2786 + 2787 + 2788 + 2789 + 2790 + 2791 + 2792 + 2793 + 2794 + 2795 + 2796 + 2797 + 2798 + 2799 + 2800 + 2801 + 2802 + 2803 + 2804 + 2805 + 2806 + 2807 + 2808 + 2809 + 2810 + 2811 + 2812 + 2813 + 2814 + 2815 + 2816 + 2817 + 2818 + 2819 + 2820 + 2821 + 2822 + 2823 + 2824 + 2825 + 2826 + 2827 + 2828 + 2829 + 2830 + 2831 + 2832 + 2833 + 2834 + 2835 + 2836 + 2837 + 2838 + 2839 + 2840 + 2841 + 2842 + 2843 + 2844 + 2845 + 2846 + 2847 + 2848 + 2849 + 2850 + 2851 + 2852 + 2853 + 2854 + 2855 + 2856 + 2857 + 2858 + 2859 + 2860 + 2861 + 2862 + 2863 + 2864 + 2865 + 2866 + 2867 + 2868 + 2869 + 2870 + 2871 + 2872 + 2873 + 2874 + 2875 + 2876 + 2877 + 2878 + 2879 + 2880 + 2881 + 2882 + 2883 + 2884 + 2885 + 2886 + 2887 + 2888 + 2889 + 2890 + 2891 + 2892 + 2893 + 2894 + 2895 + 2896 + 2897 + 2898 + 2899 + 2900 + 2901 + 2902 + 2903 + 2904 + 2905 + 2906 + 2907 + 2908 + 2909 + 2910 + 2911 + 2912 + 2913 + 2914 + 2915 + 2916 + 2917 + 2918 + 2919 + 2920 + 2921 + 2922 + 2923 + 2924 + 2925 + 2926 + 2927 + 2928 + 2929 + 2930 + 2931 + 2932 + 2933 + 2934 + 2935 + 2936 + 2937 + 2938 + 2939 + 2940 + 2941 + 2942 + 2943 + 2944 + 2945 + 2946 + 2947 + 2948 + 2949 + 2950 + 2951 + 2952 + 2953 + 2954 + 2955 + 2956 + 2957 + 2958 + 2959 + 2960 + 2961 + 2962 + 2963 + 2964 + 2965 + 2966 + 2967 + 2968 + 2969 + 2970 + 2971 + 2972 + 2973 + 2974 + 2975 + 2976 + 2977 + 2978 + 2979 + 2980 + 2981 + 2982 + 2983 + 2984 + 2985 + 2986 + 2987 + 2988 + 2989 + 2990 + 2991 + 2992 + 2993 + 2994 + 2995 + 2996 + 2997 + 2998 + 2999 + 3000 + 3001 + 3002 + 3003 + 3004 + 3005 + 3006 + 3007 + 3008 + 3009 + 3010 + 3011 + 3012 + 3013 + 3014 + 3015 + 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Planning Commission

Meeting Minutes

June 23, 2022
Council Chambers
6:30 PM

Chair Brauneis calls the meeting to order at 6:30 PM.

Roll Call is taken and the following members are present:

Commission Members Present: Steve Brauneis, Chair
Dietrich Hoefner, Vice Chair
Keaton Howe
Jeff Moline
Tamar Krantz

Commission Members Absent: Ben Diehl, Secretary
Allison Osterman

Staff Members Present: Rob Zuccaro, Dir. of Planning & Building
Safety
Elizabeth Kay Marchetti, Senior Planner
Lisa Ritchie, Fire Recovery and Planning
Manager

APPROVAL OF AGENDA

Hoefner moves and **Moline** seconds a motion to approve the June 23, 2022 agenda. Motion passes unanimously by a voice vote.

APPROVAL OF MINUTES

Hoefner moves and **Krantz** seconds a motion to approve the June 09, 2022 minutes. Motion passes unanimously by a voice vote.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None is heard.

LMC Amendment – Inclusionary Housing: Adoption of Resolution 8, Series 2022 recommending denial of a draft ordinance amending the Louisville Municipal Code Chapter 17.76 regarding Inclusionary Housing Requirements (Resolution No. 8, Series 2022).

- Applicant: City of Louisville

- Case Planner: Lisa Ritchie, Fire Recovery and Planning Manager

Ritchie asks that the commissioners table this agenda item instead of voting for a denial so that it can properly be posted and go back to a public hearing.

Hoefner moves and **Howe** seconds a motion to table the inclusionary housing agenda item. Motion passes unanimously by a roll call vote.

CONTINUED BUSINESS – PUBLIC HEARING ITEMS

A. Final Plat, Planned Unit Development, and Special Review Use: Consideration of a Final Plat, a Planned Unit Development Amendment, and a Special Review Use for Lots 1 through 9 of Block 1 of the Delo Lofts Subdivision. The Delo West PUD, proposes amending the Delo Lofts PUD to allow for the construction of two 33-unit market rate apartment buildings and a 1,575 square foot commercial structure near the corner of Cannon St. and Griffith St. **CONTINUED FROM JUNE 9, 2022**

- Applicant: Oz Architecture
- Case Planner: Lisa Ritchie, Fire Recovery and Planning Manager

Staff Presentation:

Ritchie discusses the traffic concerns that were brought up at the last meeting. The applicant did consult with their traffic engineer who wrote a trip generation letter, which forecasts anticipated traffic demands. This projects an estimate for traffic volume from this development. Between the two uses of housing and retail, there are 532 daily trips. The AM peak volume is 30 daily trips and the PM peak volume is 44 daily trips. She gives the commissioners a comparison using Delo Phase 1, 1A and 2. That development generates 2900 trips daily. The AM peak volume is 249 daily trips and the PM peak volume is 257 daily trips.

She mentions that since hearing the concerns about drainage from the last meeting, staff has included an additional condition to the recommendation.

Staff Recommendations:

Staff recommends approval with the following conditions:

1. The PUD shall include hours of operation and hours for amplified music for the exterior patio to the rear of the commercial space and the amenity areas to 7:00 am through 10:00 pm, 7 days a week.
2. The applicant shall amend the PUD to require black coated chain link fence around the pickleball court.
3. Prior to the City Council public hearing, the applicant shall make minor modifications to the drainage report and drainage plan to ensure alignment in the plans.

Commissioner Questions of Staff:

Hoefner says concerning the trip generation, the daily number for residential seems really high compared to the peak numbers. What are those other trips?

Ritchie says she is not sure.

Zuccaro mentions that for a residential use, there are trips that are more frequent during the day than commercial use, which will really just have those peak AM and PM hours.

Moline asks if the Public Works Department believes that with the 20% increase in traffic from the Delo area, the street system and neighborhood can handle it.

Ritchie says they did a quick review of this trip generation letter and the city engineers expressed no concerns. They will do a deeper dive into this though prior to City Council.

Krantz asks if that will include the level of service for the intersection at Griffith St and Highway 42.

Ritchie says staff did not require the applicant to provide a full traffic study that will include the evaluation of the intersection.

Howe mentions that in the last meeting, a public comment was received discussing previous PUD agreements in regards to the traffic linking Caledonia Cir to Highway 42. Are we consistent with those previous agreements?

Ritchie says any specific agreement between property owner to property owner are not part of any PUD or plat applications. She gives an overview of applicable agreements between property owners in regards to access between Cannon St and Highway 42.

Howe says if we were to make this part of this provision, would that be appropriate to discuss with this proposal.

Ritchie says the property to the east is not a part of this application so she cannot see a way to bind a property owner to an application that is not a part of this existing one.

Brauneis asks how staff came upon the 10:00pm cut off for hours of operation and hours of amplified music.

Ritchie says this is just a starting point for discussion. Staff tried to keep in mind that this property is zoned commercially and would not have any hours of constriction outstand of our nuisance code.

Commission Questions of Applicant:

Sean Murphy, LCP Development

Hoefner asks for more context on the trip generation data.

Murphy says they are not anymore experts than staff on what those numbers mean. The main takeaway we took from this data is that this is not a large increase in the function of neighborhood traffic flow. It was not seen as an issue to the current street layout.

Krantz mentions the live work units in the original proposal and now the switch to one single commercial building. Why are the live work units no longer a viable?

Murphy says those eight units ranged from 3200-4400 sq ft. That is a large unit. 66% of the structure was designated for residential. The live work units were not designed to be a work from home scenario. It was for small business owners to have up to five occupants on the ground floor. Based on the current market, these would be at a cost of one million or more for the live work units and the rent would be largely unfeasible.

Krantz states it would not be possible for a live work unit to rent out the lower floor to a small business.

Murphy reminds the commissioners that this proposal was the previous developer's design so it is difficult to speak on their vision, but it seemed like it was not intended for it to be rented out.

Moline asks if the applicant can speak on the reduction in the square footage of the amenity space as well as how the use was picked.

Murphy says he does not have the exact square footage of the previous Delo lofts. The previous proposal had a small pocket amenity space along Griffith St that was intended to be a more traditional open space. We chose a pickleball court because we have seen

that it is a growing attraction and a unique offering compared to an open landscaped area.

Moline mentions the public comments on parking issues. Do you do an analysis in preparation for developing this that would address those concerns and ensure that there will be adequate parking?

Murphy says we do our own analysis to understand how these units are typically leased. We believe that residents will have adequate onsite parking. Onsite parking is solely for resident guests as well as overflow for the retail parking. The onsite parking meets all the code criteria.

Howe asks if they have had any discussions with the neighboring companies about the amount of traffic and traffic flow.

Murphy says yes, they have. He does not want to comment directly on that except their understanding of that roadway. The intention was to make a connection with the adjacent property based on the plat of the neighboring property to the east. However, that configuration does not align with the access point of Highway 42. We still believe that connection should still take place although we do not want to design it to meet with outlot one and not connect to Highway 42. The most viable solution is for us to design our connection point to align seamlessly with Highway 42, and then the application for the neighboring property needs to be re-platted to match the actual access point of Highway 42. In respects to the private agreement negotiated, that is what it ensures.

Howe asks if he would be interested in having a public right of way dedication condition.

Murphy says no, they would not.

Howe mentions that when there is a lot of concrete, it provides a lot of heat generation. He asks if they know the percentage or portion of hardscape versus park/landscape.

Murphy says he does not know that percentage. We are planning to install carports that will help reduce the heat generation. He does not know the ratio of hard scape versus park/landscape though.

Howe asks if they would be open to changing the pickleball use to something different.

Murphy says he thinks they can be more flexible in the use for the amenity areas pending what the request would be from planning.

Howe asks if the pickleball court is for private or public use.

Murphy says it is intended for only the residents.

Public Comment:

Krantz points out that the commission received 25 letters from the public. The overall consensus were concerns about change in density, traffic, parking, and the open space area. Other miscellaneous concerns that were brought up consist of the following: Maintenance of the Cannon St park, buildings are too tall, difficulty navigating the intersection of Griffith St and Cannon St, problems with pedestrian traffic, issue with dogs, drainage, and an issue with carports not having solar panels on them. One letter asked the commission to approve the proposal as is.

Michael McClure, 1082 Griffith St

McClure lives on Griffith St. He speaks on the density waiver. He reminds the commissioner that the comprehensive plan allows 25 residents per acre and the Highway 42 plan allows up to 30. The current density is 29.5. The applicant is pushing the density to the max and exceeding the limit. Please consider not allowing higher density. The Caledonia St cut through seems like it needs to be tackled now. Having the cut through existing with this proposal is in the best interest of the residents instead of

handling it at a later date. He brings up an issue of snow removal and where that placement should be.

Ellen Kirk, 1052 Maria Ln

Kirk says the number from the trip study is not a comprehensive impact study and not done by an objective party. There is a lack of objectivity in those numbers. City staff said that the City engineers did not think the percentage of the additional number would cause a problem with the traffic. That assumes that there is no current traffic issues but this is a current issue. During drop off and pick up at the middle school, we cannot go west on Griffith St. She is a cyclist and has difficulty getting out of her driveway and going from Cannon St to Highway 42.

Sherry Sommer, 910 S Palisade Ct

Sommer says everyone likes to be outside but is unsure if the pickleball court will always be a popular sport. She thinks this should be open space and more beneficial for all the neighbors. She mentions the importance of reducing the heat generating from all the asphalt. She asks the commission to disapprove the density waiver. She asks what the trigger is for a full traffic study, and how do you know what is significant enough?

Michelle Smither, 1045 Johnson Ln

Smither says she is shocked that there is no comprehensive traffic study and urges the commission to request one from the applicant. There have been a number of wrecks on Griffith St and Cannon St because of the difficulty of seeing when pulling out of the road and making the turn. She urges to change the pickleball space to be open space for dog walkers.

Tom Deany, 1090 Griffith St

Deany says he has submitted two letters. He agrees with all the public comment mentioned so far. He is concerned with traffic and the added traffic from this proposed development. He says that there should be a traffic study from Griffith St to Highway 42. Funneling all the cars to go through Cannon St is a mistake. Increasing the density makes no sense to him.

Lindsay Denault, 1074 Griffith St

Denault says she also submitted two letters and agrees with the public comments. Doubling the density seems unreasonable and is unsure why there is a demand for more commercial space. Diminishing the green space is an irresponsible decision. The traffic on Griffith St is shocking and there are constant flows of cars. She asks for a legitimate traffic study.

Mark Gasper, 1014 Johnson Ln

Gasper says he does not understand why the City would want to increase density in this area. Based on the number of bedrooms proposed and the current apartment complex, how many parked cars are we expecting and real parking spots? People will park on Cannon St and Griffith St. Louisville Tire takes up every parking spot. He does not understand where the cars will be parked. He also mentions how unsafe it is to turn left.

Bruce Bernhardt, 1079 Leonard Ln

Bernhardt says he is looking forward to something being developed on this property. He is a pickleball player but does not think it is the best use for that space; it should be green space. He mentions that he is concerned that people will cut through Leonard, Maria, and Johnson Lane to get to Griffith St. It may create a safety issue for existing homeowners. He asks for the commission to see what the traffic is like when school is in session and not do a traffic study in the summer months.

Rita Zamora, 1082 Griffith St

Zamora says the traffic data is from 2015 and says traffic is now drastically different. She works from home and hopes that the character will not be changed from this development. She hopes that if there is a park, it would not be behind the commercial space. She is opposed to this proposal and would like more green space.

Michael Deborski, 601 Pine St

Deborski speaks on the previous proposal and how much he enjoyed that design. He is not in favor of this current proposal. He is concerned about the drainage plan. He is in support of the Caledonia St cut through.

Zuccaro mentions that Mr. Deborski has a written letter that needs to be entered into the record.

Ritchie mentions that Addendum 1 also needs to be entered into the record.

Hoefner moves and **Krantz** seconds a motion to add these two additional public comments mentioned above into the record. Motions passes unanimously by a voice vote.

Closing Statement by Applicant:

Murphy says that in regards to the traffic, we tried to address that by using a traffic engineer and accomplishing the traffic letter as has been mentioned earlier. The other consideration that has been brought up is the deviation from the original plan. We have reviewed the original plan and the difference between the bedroom count is approximately 18 bedrooms. We are open to making the necessary changes such as the pickle ball court with staff and the commission.

Closing Statement by Staff:

Ritchie mentions that the 2015 date is correct from the traffic study in the staff report. The Delo project was developed and approved in 2015, which is why that study is from that year.

Hoefner asks if she can confirm that we do have a new traffic study from this year.

Ritchie says that is correct. The applicant's traffic engineer created a new trip generation report that is for 2022. It does not do a comparison of the previous development and this current one.

Moline asks if the current traffic letter did consider the existing situation.

Ritchie says it is a study of anticipated trips that would be generated from this proposed development.

Zuccaro explains what a typical traffic study would entail.

Moline mentions that it is standard practice for an applicant to supply the traffic study and then the Public Works Department will review the study and make comments or address any concerns if necessary. Did Public Works have any concerns in regards to

the traffic? With the concerns brought up by the public work, does this warrant a more depth traffic study?

Ritchie says that considering the proximity to Highway 42, it would not be unwarranted to have Public Works look at this study more closely.

Zuccaro provides the commissioners options in regards to the traffic. One option is asking the applicant to provide a traffic comparison with the original Delo Lofts application and then deliberate on the difference. Another option is asking the applicant to provide a traffic study that not only looks at their development but the surrounding properties. City staff would not conduct that study but we would review the results and make sure that we are comfortable with the assumptions and conclusions.

Moline asks if staff can confirm that the public land dedication has already been met for the site.

Ritchie says that is correct. This development is not required to do public land dedication.

Zuccaro mentions that under the PUD code, Section 27.28.80, the commission and City Council can request additional land dedication.

Discussion by Commissioners:

Hoefner says regarding the outlot alignment issue, what do we do with it and is now the time?

Moline mentions that our current traffic guidance is that the Caledonia St extension is not part of this consideration. Our Public Works Department is comfortable without that extension. He wants to make sure that if the development occurs to the east, it will align property.

Brauneis says what hinders them is because the other portion of the property is owned by someone else.

Krantz says if we decided to ask for more information on the traffic study we could, but from what I understand from Mrs. Ritchie is that there is nothing from Caledonia St that would prevent it from going further.

Ritchie says a new traffic study could look at whether the Caledonia connection is needed at this time in order to support this development.

Krantz says if we go with the option to ask for a traffic study, she likes the idea of looking at the Caledonia connection.

Howe says he is concerned about the third, fourth, and fifth SRU criteria. As you increase in density, we want to maintain the lifestyle that current citizens have. We need to balance that with amenities, transportation, and safety. He mentions that the entire area may need a traffic study, not just this development.

Hoefner agrees with Commissioner Howe. There are traffic and safety issues that exist today. He is not convinced that this particular development will add a dramatic increase in cars. He wonders if they should send this to City Council urging them to evaluate the current traffic.

Brauneis mentions that this development will have 18 additional bedrooms then what has already been approved. Knowing that when the original development was approved, it was evaluated as a medium density, walkable neighborhood. He wonders if the additional 18 bedrooms is the straw that is breaking the camel's back and makes the area unlivable.

Moline mentions the importance of inclusionary housing and creating more space for people to live in Louisville. He appreciates when applicants are looking for ways to

incorporate housing in their developments where they can. He is also concerned though that this may not be the place for additional housing.

Krantz thinks the density is a concern. Adding additional adults to an area will cause traffic to increase.

Hoefner says he partly agrees. Put into a different context, he has no issues with this proposal if there were not existing street parking and traffic concerns. He thinks City Council and the Public Works Department should take a closer look at that. He does not think though that this proposal necessarily needs to go back to the drawing board. He does not want to be unfair to this application for issues that are pre-existing.

Brauneis says one of those issues such as speeding falls back on enforcement.

Howe thinks the problem is not the density, but the traffic flow. He thinks this can be a successful project. He likes that this proposal is on a narrow vacant lot and likes the proposed design. It may walk the line between high-density residential and longtime commercial. Affordable housing is included in this which is very important to the City.

Moline agrees with Commissioner Hoefner but also thinks it is appropriate for the applicant to create a new traffic study that takes into consideration the new development.

Howe asks if Commissioner Hoefner wants to push this application through the City Council and have them solve some of the concerns or issues that have been discussed.

Hoefner says he is unsure if the commission or City Council should address these issues. He wants to make sure that the commission does not go beyond the scope of solving the problem for this application such as solving the traffic problems beyond this development.

Brauneis says he is not aware of requiring a traffic study of the entire neighborhood for this scale of a project. He asks if a traffic study from Delo is warranted for an additional 18 bedrooms.

Krantz says she does not think they need a comprehensive traffic study. A reduction in density would help with the traffic and alleviate the other problems such as the number of dogs and parking.

Howe says he is not sure he can approve this because he still does not think it meets the criteria for an SRU. He thinks this development would change the general welfare for the immediate neighborhood in terms of safety and traffic. He also thinks it changes the safety and lifestyle for existing citizens.

Zuccaro gives the commissioners an explanation of the City's code structure in regards to this SRU.

Ritchie says that the criteria Commissioner Howe is referencing should only be applied to the ground floor retail space.

Howe states that the proposal is for the ground floor to be used as residential.

Ritchie says that is correct.

Howe says in doing so, you increase the density of the project. If all five of those SRU criteria were met, then it would be grounds to change use that space as residential. That is what my train of thought was.

Zuccaro thanks Commissioner Howe for the clarification. In that case, it could make sense in regards to his interpretation of the criteria.

Hoefner says the traffic additions are marginal compared to what was previously approved. Because of that, he is inclined to recommend this on to City Council but with a condition that the applicant come before City Council with a more robust traffic study. Also, a note to City Council expressing our serious concerns with the existing traffic such as the speeding and the traffic from the middle school.

Brauneis mentions this would be the first project that addresses our requirements for affordable housing and doing so voluntarily. He finds that very compelling for a precedent for future projects.

Howe says he would prefer to solve some of the problems at this level. He asks if anyone else would like to add a condition to have the pickleball land be dedicated to the city.

Brauneis says we do not want that as a City-maintained facility.

Ritchie says that part is not included in the application so staff would need to discuss with the Parks and Rec Department about what that would entail and what the impact would be.

Brauneis says whether it is pickleball or another use, he will leave it up to the developer. He is comfortable just leaving it as is.

Hoefner says he does not think that level of detail is necessary for the commission.

Krantz says she is still concerned about the lack of green space. It would be nice to have more green space and does not think it needs to be owned by the City. She also brings up the viability of a large commercial space. Would it be possible to have separate lofts in order to reduce the density?

Hoefner says the commercial was included because the City requires it. He shares her concern that it may not be utilized in the best way. He thinks it is possible to have the applicant ask for a waiver from the commercial space requirement.

Krantz mentions the possibility of making the commercial space smaller so that it has lower rent and more feasibility for a renter.

Brauneis mentions that the space is already pretty small at 1500 sq ft. If we were to come up with an alternative, we would be looking at having more density. He brings up the discussion again of if the commission is okay with having the additional 18 bedrooms.

Hoefner moves to approve Resolution 9, Series 2022 with the proposed staff conditions, as well as a condition that the applicant presents to City Council a more robust traffic study that takes into account the commissioners' discussion. In addition, the commission requests that City Council take into consideration the existing traffic conditions when deliberating this proposal. **Moline** seconds the motion. Motion passes 3-2 by a roll call vote.

Name	Vote
Steve Brauneis	Yes
Dietrich Hoefner	Yes
Keaton Howe	No
Jeff Moline	Yes
Tamar Krantz	No
Motion passed/failed:	Passes

B. Planned Unit Development: Consideration of a Planned Unit Development for a 15,597 sq ft industrial/flex building at 602 Taylor Avenue in the Colorado Technological Center. **CONTINUED FROM JUNE 9, 2022**

- Applicant: Ms. Deepika Avanti
- Case Planner: Elizabeth Kay Marchetti, Senior Planner

All notice was met as required and there is no commissioner conflict of interest.

Staff Presentation:

Kay Marchetti begins her presentation by showing an aerial photo of the site. The site is approximately 1.2 acres in size and is zoned industrial. Taylor Avenue bounds the site on the west side while existing commercial buildings bound the site on the south and east sides. Vacant land bounds the site on the north side. The land was subdivided via the Colorado Technological Center filing number 1 plat in 1979.

She then shows an image of the PUD and the proposed layout of the site. The building is located in the north half of the lot and access to the 15,597 sq ft. structure is via one driveway located near the center of the site. A storm water pond is located at the southwest corner of the site. There are 38 outdoor and 2 indoor auto parking spaces along with four bicycle parking spaces. Five more auto spaces are provided than required so that the building could accommodate an office use as a potential tenant. The employee amenity space is towards the northwest corner of the site and is close to the walkway, which goes around the west, north, and east sides of the building; this provides pedestrians with a pathway that does not conflict with the loading area. Two main entrances are located at the west end and at the southeast corner of the building. The parking lot is configured with one-way drive aisles and the deeply recessed loading zone in the middle of the building, all work to safely separate pedestrians from autos. There is a truck turnaround space at the southern side of the parking area and the dumpster is planned at the southeast corner of the parking lot. The site layout complies with the Industrial Development Design Standards and Guidelines, or IDDSG, by meeting all setback, height, parking, internal circulation, and grading and drainage standards, except for the waivers noted.

The proposed architecture nearly matches that of the building to the south, which Ms. Avanti also developed. The proposed structure would be made of CMU blocks with metal doors and parapet caps, and steel canopies and loading doors. The roofline is varied and the color palette is comprised of light tan with orange accents, just like the building to the south. The proposed architecture and materials comply with the aesthetic standards of the IDDSG.

The proposed landscaping plan also complies with the IDDSG standards, even with one requested waiver. She shows another image from the PUD and how it depicts that the plant materials are grouped according to water needs. The south and west side landscaping will effectively screen the parking lot from the view of the public. Raised planter beds frame the west side entry plaza and trees and shrubs provide shade and privacy for the employee area north of the west side entrance. More than double the required amount of landscaping is proposed for the 5.3 foot wide planting bed along the north property line.

She discusses the first waiver request from the Site Access and Vehicular Circulation requirements at 2.1.1.F of the IDDSG. This standard requires that driveways on opposite sides of a street either align exactly or be offset by at least 75'. She shows an image of a snapshot from page two of the PUD and rotates it so that north is to the right. The proposed driveway for the subject site is indicated by the red arrow and the existing driveways across Taylor Avenue are indicated by the green arrows. The three existing driveways were allowed, through previous PUDs, to be constructed without complying with 2.1.1.G of the IDDSG, which requires a minimum separation of 75 feet. The furthest two of them are apart from each other is approximately 104 feet. The closest is

35 feet. This existing driveway pattern makes it impossible for the proposed driveway to achieve a full 75 foot offset. Forcing the proposed development to comply with 2.1.1.F by aligning the drive exactly across the street would have made it very difficult to meet other key design standards such as internal circulation, separation of pedestrians from autos, setback requirements, and storm water drainage system design. The proposed driveway is offset from the nearest driveway by 14 feet and by 63 feet from the next closest. Staff finds that the proposed alignment of the driveway successfully achieves good access for the site that does not conflict with across the street access points. Staff recommends approval of this waiver request.

She moves on to the second waiver request. An image is shown in the presentation that is a close up of the north property line and the proposed 5.3 foot wide planting area. 5.2.A.1 of the IDDSG requires a 10 foot wide planting bed along the perimeter of a lot that abuts private property. The applicant is proposing that five of that ten feet be used for a sidewalk that serves the main entrances and emergency exists and that the remaining space be used for a narrower planting bed with very dense landscaping. The standard calls for 7 trees along a lot line of this length and 13 are being proposed along with more than 70 shrubs and ground covers. Appropriate tree and shrub species are proposed that will do well on a cool, north side of a building. Staff recommends approval of the proposed waiver due to the abundant, proposed landscaping.

Staff has provided an analysis of, and recommendations on, the application and its two waivers as they relate to the PUD criteria in Section 17.28.120 of the Louisville Municipal Code and with the IDDSG. The commission now has options: it may agree with staff's recommendation or reach its own conclusion.

Staff Recommendations:

Staff recommends approval of Resolution 10, Series 2022 regarding a PUD for a flex/industrial building at 602 Taylor Avenue.

Commissioner Questions of Staff:

Moline asks regarding the second waiver request, could the applicant still achieve a 10-foot landscaping bed by moving the building more south?

Kay Marchetti says they did discuss this with the applicant and the final proposal is after three or four iterations of the site layout. They have already reduced the building footprint significantly in order to separate the uses appropriately. The problem that arises is the ability to accommodate oversized vehicles such as a fire truck.

Krantz asks if staff can describe the area where grass and concrete will be put in, and is that replacing an area that would have otherwise been grass or concrete?

Kay Marchetti says the first time it was proposed to be concrete and in working with the applicant, we discussed ways to increase landscaping. The applicant came up with the suggestion to have grass instead and worked with the Fire Department on that decision. The Fire Department's only stipulation is that it not be allowed for snow storage.

Applicant Presentation:

Deepika Avanti, 698 Dixon Rd, Boulder, CO 80302

Avanti reiterates her proposal. 97% of their current tenants live near Louisville and the Superior area. She believes this space will provide more economic opportunity for small

businesses and future tenants. Each building is designed with a great amount of light and windows, which will enhance the tenant's experience.

Commissioner Questions of Applicant:

Hoefner asks if she could give the commissioners an idea of who her tenants are.

Avanti says in the industrial portion, we have a lot of research, development, and manufacturing. She has one tenant that recycles medical devices. She has multiple tenants that make inventions for technology.

Public Comment:

Joshua Cooperman, 216 Griffith St

Cooperman says he appreciates the perspective that the developer has given about the development. He also appreciates the proposed landscaping. He comments about the grass crete. He thinks it is a great idea but does not think it is appropriate to have it count towards the land dedication of the site. It is not a natural environment and still partially paved grass. He also suggests not allowing anything above the minimum allowed parking spaces. In regards to the lighting plan, he suggests recommending a cooler temperature.

Closing Statement by Applicant:

Avanti says currently the parking is based on flex space. She discusses that different uses require different amount of allotted parking spaces. She will not know how many parking spaces will be needed until she knows who the tenants will be. She mentions that her engineer is within the code for the proposed lighting.

Brauneis asks if she can clarify the grass crete going towards the land dedication amount.

Avanti says it is 25.1% of landscaping but that does not include the extra dense landscaping on the north side, which is almost double the requirement that makes up for the sidewalk. The sidewalk had to be an emergency fire entrance.

Howe says regarding the waiver for the north landscaping requirement, it seems like you have narrower landscaping and thus having many more trees. When I think of more trees, I think of less reach of the trees and less shade. What are your thoughts on having less trees and more shade and vice versa?

Avanti says they have more trees everywhere such as in the parking lot islands. She asks her civil engineer to speak on this more.

Curtis Kostecki, 1749 Preston Dr, Longmont, CO 80504

Kostecki says in terms of the heat island on the north side of the building, although it is a narrower space, most trees will not thrive even in a 10-foot long setback. He discusses shade options in regards to the types of trees planted and working within various setbacks.

Krantz says she did not understand if the grass crete area is included in the public land dedication.

Kostecki says it would not be for the public land dedication but for the landscape requirements. He says it does go towards the landscape requirements. He says .3% of the landscape requirement was met with it.

Krantz asks if that was part of the waiver request.

Kostecki says no, it was not part of that. The grass crete paving is counting towards the landscape requirement.

Hoefner asks if they would be willing to have the outdoor lighting be a slightly warmer temperature of 2700 or 2200 of what is proposed.

Avanti says our lighting engineer based the lighting on Louisville's code requirements. If it is allowed, she does not mind the lightning being changed.

Closing Statement by Staff:

Kay Marchetti reiterates that the grass crete paving is allowed for the landscape requirement. Staff did work with the applicant on the allowed parking spaces in order to take into account the flexibility needed for different uses such as an office. Staff also is in agreement with the applicant of reducing the lighting temperature as suggested earlier.

Zuccaro mentions that staff would not allow the grass crete to be the dominant landscaping for the site. Because it is such a small amount, that is why staff has allowed it to count towards the landscape requirement. He also mentions that city code does not have a Kelvin requirement in the design criteria, but staff has encouraged applicants to have 3000 or less Kelvins in order to follow the pending dark sky lighting initiative.

Discussion by Commissioners:

Moline says he is in support of this proposal and appreciates the applicant's willingness to consider the lighting change. He is unsure if the commission needs to add that change as a condition during the motion.

Howe says he agrees with Commissioner Moline. This has been a successful design in the past. He thinks they should add a condition about the change in lighting to the motion.

Brauneis says he does not think that condition should be made. The applicant has made it aware that she will look into it. City Council will then address the lighting change and if they choose to add it as a condition, they can do so at that time. He asks the commissioners if they are okay without adding the condition.

Moline says he is fine with not adding the condition.

Brauneis mentions they should hold off on the condition because the dark sky lighting is an initiative that has not been adopted yet.

Hoefner mentions he does not see the need for a condition.

Howe moves and **Moline** seconds a motion to approve Resolution 10, Series 2022. Motion passes unanimously by a roll call vote.

COMMISSIONER COMMENTS

None is heard.

STAFF COMMENTS

Zuccaro mentions that the fence code exceptions and the inclusionary housing agenda items are still scheduled for the July 14 meeting but the Redtail item has been postponed.

Howe asks staff if there is legal action that needs to take place for the fence agenda item since that involves many HOA's.

Zuccaro says yes. Staff is working with all of the HOA's and the neighborhood liaisons on having a broader fence code. Staff may be looking from neighborhood to neighborhood for design changes.

Kay Marchetti mentions that staff will be in contact with the commissioners soon about additional training for meeting procedures.

ITEMS TENTATIVELY SCHEDULED FOR THE MEETING ON JULY 14, 2022

- Wildland-Urban Interface PUD Fence exceptions – Consideration of a draft ordinance to allow exemptions to requirements within PUDs in the City of Louisville that require wood fences immediately adjacent to structures.
- Redtail Ridge Preliminary and Final Plat

ADJOURN

Hoefner moves and **Howe** seconds a motion to adjourn. Motion passes unanimously by a voice vote. Meeting adjourns at 9:20 PM.

**RESOLUTION NO. 10
SERIES 2022**

**A RESOLUTION RECOMMENDING APPROVAL OF A PLANNED UNIT
DEVELOPMENT TO ALLOW CONSTRUCTION OF A 17,597 SF INDUSTRIAL/FLEX
BUILDING LOCATED AT 602 TAYLOR AVENUE.**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a final planned unit development to allow construction of a 17,597 sf industrial building located at 602 Taylor Ave; Lot 7, Block 4, Colorado Technological Center Filing 1; and

WHEREAS, City staff has reviewed the information submitted and found that, with the two requested waivers, the application complies with the Louisville zoning regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on June 9, 2022 and June 23, 2022 where evidence and testimony where entered into the record.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a final planned unit development to allow construction of a 17,597 sf industrial/flex building at 602 Taylor Avenue.

PASSED AND ADOPTED this 23rd day of June, 2022.

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Ben Diehl, Secretary
Planning Commission

City Council

July 12, 2022

602 Taylor Avenue PUD

Approval of Resolution No. 32, Series 2022, recommending approval of a Planned Unit Development (PUD) with two waivers

Public Notice Certification:

Published in the Boulder Daily Camera – May 22, 2022

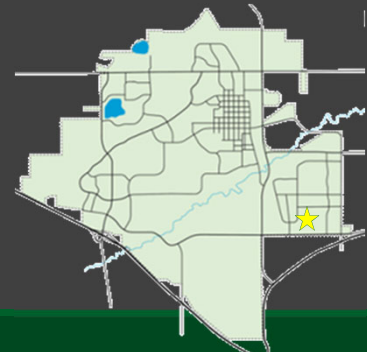
Posted in Required Locations, Property Posted and Mailing Notice – May 25, 2022

602 Taylor Ave

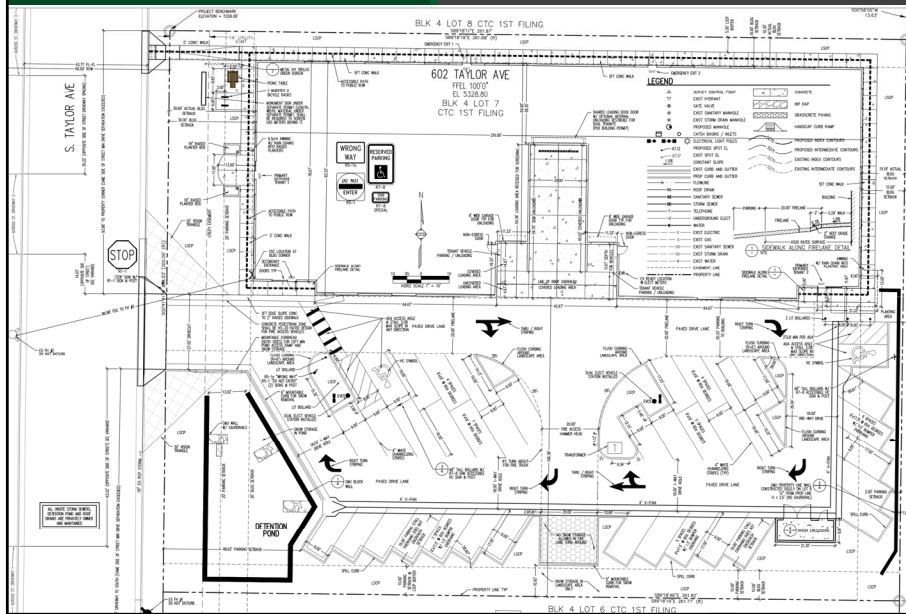
Background



- Colorado Tech Center (CTC)
- 1.2 Acre (52,372 sq. ft.) vacant parcel
- Zoned Industrial (I)
- Original Plat – CTC Filing No. 1 approved in 1979



602 Taylor Ave Proposal



Planned Unit Development - Layout

- 15, 597 s.f. structure
- Storm water pond at southwest corner
- 38 outdoor and 2 indoor parking spaces, 4 bicycle parking spaces
- EV parking
- 1 Driveway, one-way parking lot

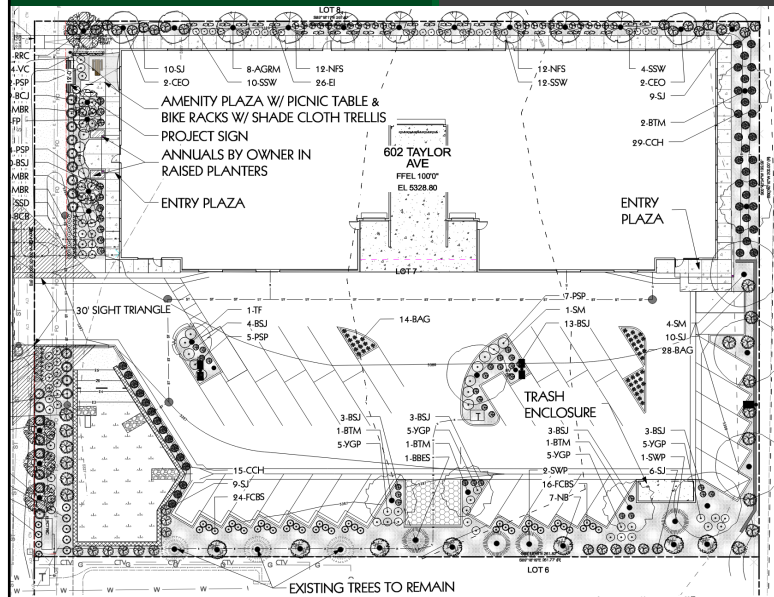
602 Taylor Ave Proposal



Final Planned Unit Development - Architecture

- Concrete masonry unit (CMU) block
- Steel canopies and loading doors
- Metal doors and parapet cap
- Varied roofline, shades of tan and orange accents

602 Taylor Ave Proposal



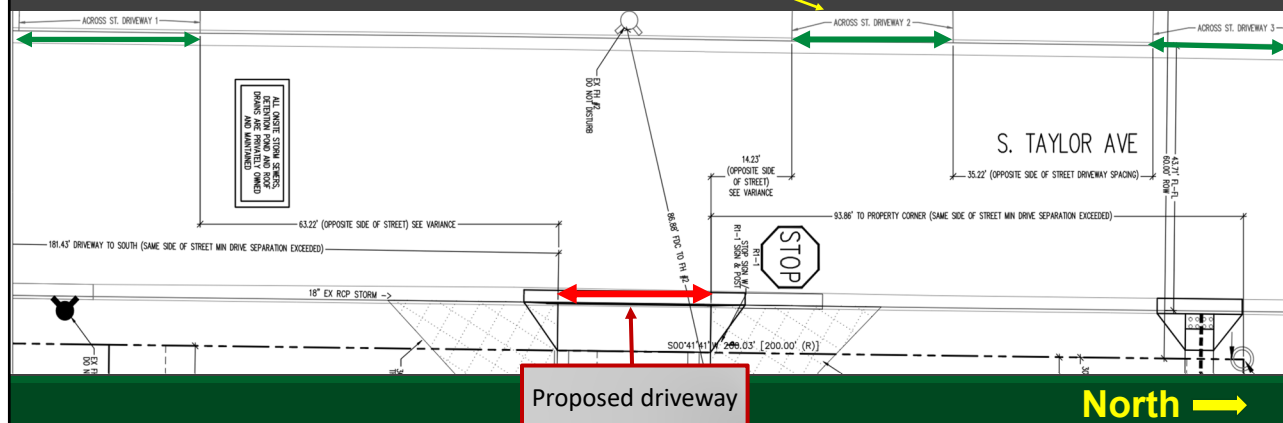
Final Planned Unit Development - Landscaping

- Exceeds minimum requirements
- Material grouped according to water needs
- Employee outdoor space
- Reduced planting bed at north lot line (waiver)

Site Access and Vehicular Circulation Waiver – 2.1.1.F

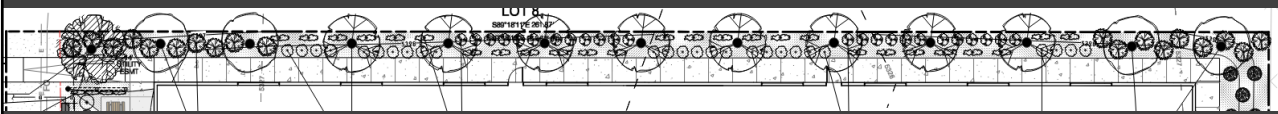
- 3 driveways across the street
 - All noncompliant with 2.1.1.G's 75' requirement
- Proposing 14.23 feet from nearest drive

Existing drives across the street



Perimeter Landscaping Adjacent to Abutting Property Waiver – 5.2.A.1

- 10 foot wide planting buffer required
 - 5.3 foot wide planting buffer proposed
 - 13 trees proposed (7 required)
 - 19 evergreen shrubs and 50+ ground cover plants



602 Taylor Ave Compliance

Louisville Municipal Code Compliance

- Compliance with PUD Criteria in Sec. 17.28.120

IDDSG Compliance

- Compliant, with two waivers regarding site access and landscape buffer adjacent to abutting property.

602 Taylor Ave
Recommendation

Staff Recommends approval of Resolution
No. 32, Series 2022.