

Mayor
Aaron Brockett

Council Members
Taishya Adams
Matt Benjamin
Lauren Folkerts
Tina Marquis
Ryan Schuchard
Nicole Speer
Mark Wallach
Tara Winer



Council Chambers
1777 Broadway
Boulder, CO 80302
April 3, 2025
6:00 PM

City Manager
Nuria Rivera-Vandermyde

City Attorney
Teresa Taylor Tate

City Clerk
Elesha Johnson

AGENDA FOR THE REGULAR MEETING OF THE BOULDER CITY COUNCIL

1. **Call to Order and Roll Call**
 - A. **Boulder Arts Week Declaration presented by Mayor Brockett** **10 min**
2. **Open Comment**
3. **Consent Agenda**
 - A. **Consideration of a motion to accept the recommendation for the appointment of Denean Hill as Municipal Court Associate Judge and direct the Mayor to sign the employment contract attached hereto as Attachment A**
 - B. **Consideration of a motion to accept the February 6, 2025 Regular City Council Meeting Minutes**
 - C. **Consideration of a motion to accept the February 13, 2025 Special City Council Meeting Minutes**
 - D. **Consideration of a motion to accept the February 20, 2025 Regular City Council Meeting Minutes**
4. **Call-Up Check-In**
5. **Public Hearings**
 - A. **Second reading and consideration of a motion to adopt Ordinance 8686 designating the property at 658 Pleasant St., City of Boulder, Colorado, to be known as the Tiara House, as an individual landmark under Chapter 9-11, "Historic Preservation," B.R.C. 1981; and setting forth related details** **15 min – 5 min presentat / 10 min public hearing & council**

discussio

6. Matters from the City Manager

- A. Process Overview and Update on the Long -Term Financial Strategy** *80 min
– 20
min
presentat
/ 60 min
council
discussio*

7. Matters from the City Attorney

8. Matters from the Mayor and Members of Council

9. Discussion Items

10. Debrief

11. Adjournment

2:45 hrs

Additional Materials

Presentations

Item Updates

Information Items

Boards and Commissions

- A. 02.10.25 TAB Minutes - signed**
B. 01.22.25 TAB Minutes - signed

Declarations

- A. National Public Health Week Declaration**
B. Fair Housing Month Declaration
C. Space Science Month Declaration

Heads Up! Email

This meeting can be viewed at www.bouldercolorado.gov/city-council. Meetings are aired live on Municipal Channel 8 and the city's website and are re-cablecast at 6 p.m. Wednesdays and 11 a.m. Fridays in the two weeks following a regular council meeting.

Boulder 8 TV (Comcast channels 8 and 880) is now providing closed captioning for all live meetings that are aired on the channels. The closed captioning service operates in the same manner as similar services offered by broadcast channels, allowing viewers to turn the closed captioning on or off with the television remote control. Closed captioning also is available on

the live HD stream on BoulderChannel8.com. To activate the captioning service for the live stream, the "CC" button (which is located at the bottom of the video player) will be illuminated and available whenever the channel is providing captioning services.

The council chambers is equipped with a T-Coil assisted listening loop and portable assisted listening devices. Individuals with hearing or speech loss may contact us using Relay Colorado at 711 or 1-800-659-3656.

Anyone requiring special packet preparation such as Braille, large print, or tape recorded versions may contact the City Clerk's Office at 303-441-4222, 8 a.m. - 5 p.m. Monday through Friday. Please request special packet preparation no later than 48 hours prior to the meeting.

If you need Spanish interpretation or other language-related assistance for this meeting, please call (303) 441-1905 at least three business days prior to the meeting. Si usted necesita interpretacion o cualquier otra ayuda con relacion al idioma para esta junta, por favor comuniquese al (303) 441-1905 por lo menos 3 negocios dias antes de la junta.

Send electronic presentations to email address: CityClerkStaff@bouldercolorado.gov no later than 2 p.m. the day of the meeting.



COVER SHEET

MEETING DATE

April 3, 2025

AGENDA ITEM

Boulder Arts Week Declaration presented by Mayor Brockett

PRIMARY STAFF CONTACT

Megan Valliere, City Council Program Manager

ATTACHMENTS:

Description

- ▣ **Boulder Arts Week Declaration**

Boulder Arts Week

April 4 - April 12, 2025

Boulder Arts Week continues to be the city's premier large-scale, inclusive celebration of our community's artists and vibrant arts and cultural offerings. Now in its eleventh year, Boulder Arts Week 2025 will feature performances, exhibitions, and creative experiences from musicians, dancers, actors, authors, and artists of all media, with events in every neighborhood of Boulder.

Boulder stands as one of the most culturally vibrant communities in the nation, ranking in the top 1% for its concentration of artists, cultural organizations, and creative businesses. According to Americans for the Arts, the nonprofit arts sector in Boulder generates more than \$115 million in annual economic activity, supports 2,450 jobs, and contributes \$21.9 million in local, state, and federal government revenues. Notably, the economic impact of arts and culture funding in Boulder is over four times greater than that of cities of similar size, highlighting the city's exceptional creative ecosystem.

Beyond its economic contributions, Boulder's arts and cultural experiences strengthen community identity, drive innovation, improve social cohesion, and enhance overall well-being. National research consistently links arts participation to lower stress levels, improved mental health, and increased civic engagement. Investments in social infrastructure --such as arts venues, public art, and cultural programming --help build safer, more resilient, and more connected neighborhoods. In recognition of its thriving creative sector, SMU DataArts, the National Center for Arts Research, ranked Boulder among the top ten most arts-vibrant medium-sized cities in the U.S. in 2024.

Furthermore, the arts play a critical role in advancing the city's key community priorities, offering creative solutions to pressing challenges such as climate adaptation, equity and diversity, and housing stability. By fostering dialogue, inspiring action, and engaging diverse perspectives, the arts help shape a more sustainable, equitable, and resilient future for Boulder.

In 2025, Boulder Arts Week will introduce the inaugural Boulder Arts Week Awards, recognizing outstanding contributions to the city's creative sector. These awards will celebrate the dedication and impact of local artists, arts organizations and supporting businesses, honoring their role in shaping Boulder's cultural identity and inspiring future generations.

For over a decade, Boulder Arts Week has amplified the visibility of the arts, showcased the extraordinary depth of Boulder's cultural offerings, and encouraged residents to support and engage with their local creative community. This year, we again invite all residents to participate, celebrate, and champion the arts in Boulder.

Now, therefore, be it declared by the City Council of the City of Boulder, Colorado, that April 4 to April 12, 2025, is

Boulder Arts Week



Aaron Brockett, Mayor



COVER SHEET

MEETING DATE

April 3, 2025

AGENDA ITEM

Consideration of a motion to accept the recommendation for the appointment of Denean Hill as Municipal Court Associate Judge and direct the Mayor to sign the employment contract attached hereto as Attachment A

PRIMARY STAFF CONTACT

Andy Frohardt, Assistant City Attorney

REQUESTED ACTION OR MOTION LANGUAGE

Motion to accept the recommendation for the appointment of Denean Hill as Municipal Court Associate Judge and direct the Mayor to sign the employment contract attached hereto as Attachment A

ATTACHMENTS:

Description

- ▣ **Item 3A - Municipal Court Associate Judge recommendation**



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: April 3, 2025

AGENDA TITLE

Consideration of a motion to accept the recommendation for the appointment of R. Denean Hill as Municipal Court Associate Judge and direct the Mayor to sign the employment contract attached hereto as **Attachment A**

PRESENTERS

Nuria Rivera-Vandermyde, City Manager
David Bell, Chief Human Resources Officer
Jeffrey Cahn, Municipal Court Judge

EXECUTIVE SUMMARY

Boulder Municipal Court Judge, Jeffrey Cahn, hereby recommends R. Denean Hill for the vacant Municipal Court Associate Judge position. The Municipal Court Associate Judge may be appointed by the City Council (see Charter Sec. 86) and supervised by the Municipal Court Judge (see Section 2-6-4, "Judges," B.R.C. 1981).

Historically, the Municipal Court Judge recruits, recommends, and supervises the Associate Judge. After a competitive recruitment and interview process, Judge Cahn determined that Ms. Hill would be the best person to fill the Associate Judge position. Ms. Hill resides in Boulder, Colorado, has over 20 years of experience as a criminal defense lawyer in this community, and has been involved as a defense lawyer representing University of Colorado students in the Boulder Municipal Court for the past 15 years. Ms. Hill's resume is attached to this Memorandum (**Attachment B**). Judge Cahn met with the Human Resources Department, and agree that Ms. Hill is a qualified candidate for the Municipal Court Associate Judge position.

STAFF RECOMMENDATION

Suggested Motion Language:

Staff requests council consideration of this matter and action in the form of the following motion:

Motion to accept the recommendation for the appointment of R. Denean Hill as Municipal Court Associate Judge and direct the Mayor to sign the employment contract attached hereto as **Attachment A**

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

None.

OTHER IMPACTS

None.

RESPONSES TO QUESTIONS FROM COUNCIL AGENDA COMMITTEE

None.

BOARD AND COMMISSION FEEDBACK

None.

PUBLIC FEEDBACK

None.

BACKGROUND

None.

ANALYSIS

None.

NEXT STEPS

Upon the council's acceptance of the recommendation to hire R. Denean Hill, signature on the Employment Contract will be obtained and onboarding of Municipal Court Associate Judge R. Denean Hill will be scheduled.

ATTACHMENTS

A – Employment Contract between City and R. Denean Hill

B – Resume of R. Denean Hill

EMPLOYMENT AGREEMENT

This Agreement is made this ___ day of _____ 2025, by and between R. Denean Hill, (“Employee”), and the City of Boulder, a Colorado home rule city (the “City”). The City Council desires to retain and employ the Employee as Associate Judge in the Boulder Municipal Court at the will of the Boulder City Council.

THEREFORE, in consideration of the mutual undertaking contained in this Agreement, the City and Employee agree as follows:

- A. Basic Compensation. Employee’s annual salary will be \$86,000. Hours will be assigned by the Presiding Judge. Employee will work 20 hours per week.
- B. Evaluation. The Presiding Judge will evaluate Employee throughout the term of this Agreement and will recommend to the City Council whether or not this Agreement should be renewed. The Presiding Judge shall have unrestricted access to all relevant information to perform such an evaluation. Evaluations shall be for the purpose of determining Employee’s performance level, Employee’s attainment of goals and objectives, and Employee’s progress in professional development.
- C. Merit Consideration and Salary Increases. Employee will be considered for pay increases at the same time as when all City employees are evaluated each year.
- D. Vacation and Sick Leave. Throughout Employee’s employment, Employee will receive the standard management sick, holiday, and vacation schedule based on years of service. Accrual of leave shall be subject to all City management employee policies, as amended from time to time.
- E. Benefits. Employee will be granted the standard management benefit program available to half-time management employees.
- F. Retirement. In addition to the salary paid by the City to Employee, the City agrees to pay an amount equal to that which standard management employees receive for retirement benefits. Employee will participate in the Public Employee’s Retirement Association program offerings.
- G. Disability. If Employee is disabled or otherwise unable to perform Employee’s duties because of sickness, accident, injury, mental incapacity or any other health related reason, the City Council shall have the option to terminate this Agreement.
- H. Right to Terminate. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the City Council to terminate Employee’s services at any time at its sole discretion, pursuant to Section 2-6-4, “Judges,” B.R.C. 1981. Nothing in this Agreement shall prevent, limit or otherwise interfere with Employee’s power to resign at any time from this position. In the event that Employee desires to voluntarily resign Employee’s position with the City,

Employee shall give the City 30 days written notice in advance, unless the City Council otherwise agrees.

- I. Membership and Education. The City will provide membership fees, conference fees, travel, and subsistence expenses which Employee occurs in professional and official travel, meetings, and ceremonial occasions, within the scope of the annual budget, administered by the Presiding Judge and subject to the Presiding Judge's approval and discretion.
- J. Other Terms and Conditions of Employment. The Presiding Judge, after discussion with Employee, shall have the right to fix any other terms and conditions of employment, not inconsistent with or in conflict with the provisions of this Agreement, the City Charter or Code, or any other law, as the Presiding Judge may determine in their sole discretion from time to time. All provisions of Colorado state law, the City Charter and Code, and the regulations and rules of the City relating to management employees as they now exist, or are hereafter amended, also shall apply to Employee as they apply to other management employees of the City generally.
- K. Notices. Any notice given pursuant to this Agreement shall be given in person, or by mail or fax to the last known address of Employee maintained on file with the City Manager's Office. Notice to the City shall be to the Presiding Judge, or, in the Presiding Judge's absence, the Court Administrator.
- L. General Provisions. This Agreement shall constitute the entire Agreement between the parties and is binding upon and inures to the benefit of Employee's heirs at law and executors. If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid, or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.
- M. City Council Approval and Term. This Agreement is not a binding obligation of the City of Boulder until it is approved by the Boulder City Council. Its term shall be one year from the anniversary of Employee's hiring date. Renewal shall require re-approval by the City Council, which shall be in its sole discretion, pursuant to Section 2-6-4, B.R.C. 1981.
- N. Amendments. The terms and conditions of this Agreement may be modified only by the mutual consent of Employee and the City Council.
- O. Disputes. Disputes arising from the interpretation of this Agreement shall be settled through binding arbitration by a mutually agreed upon registered member of the American Arbitration Association. Costs of such proceedings shall be borne equally by the respective parties without reimbursement of legal fees and shall not include any punitive, exemplary, or other damages, other than compensatory damages for any breach of this Agreement.

IN WITNESS WHEREOF, the City of Boulder, Colorado, has caused this Agreement to be signed and executed on its behalf by its Mayor, and duly attested by its city clerk, and the Employee has signed and executed this Agreement as of the day and year first above written.

CITY OF BOULDER

Aaron Brockett,
Mayor

Attest:

City Clerk

APPROVED AS TO FORM:

City Attorney's Office

EMPLOYEE

By: _____
Printed Name: R. Denean Hill

Education/Registration

- The Ohio State University, Michael E. Moritz College of Law; Columbus, Ohio; J.D.; June 2002
- University of Virginia, College of Arts and Sciences; Charlottesville, Virginia; B.A., *Psychology*; May 1990
- Colorado Attorney Registration No. 34113 (Admitted 2002)

Legal Experience

- **University of Colorado (CU) Boulder Student Legal Services (SLS)**; Boulder, Colorado; August 2009 - Present

Attorney (August 2009 - Present): Counsels and represents clients on numerous criminal, civil and administrative issues. Actively listens to fully understand client perspectives, concerns, needs and goals. Explains applicable law and tribunal operations/procedures to clients and prepares them to self-advocate when appropriate. Encourages respectful communication and restorative practices to resolve disputes. Manages all aspects of client representation, including investigations, plea and settlement negotiations, motions practice, hearings and trials, as well as appellate/post-judgment work as needed. Collaborates with others to fashion effective, individualized resolutions for client issues. Educates on legal topics at the request of student groups, as well as partner organizations on and off campus.

Director (January 2020 - Present): Responsible for the comprehensive leadership of the SLS office. Reports regularly to both the CU Boulder Student Government (SG) and Division of Student Affairs (DSA) on office metrics, finances, needs, accomplishments and data-based adjustments. Represents and promotes SLS office on campus, in the community and to peer professional groups. Collaborates with other campus agencies and the legal community to promote office mission. Provides input to DSA on CU policies/decisions that implicate student rights. Reviews and comments on legislation proposed by SG on request. Assists with selection of office and other DSA staff members. Helps select and manages contractual and professional relationships with four part-time contract attorneys.

- **R. Denean Hill, P.C.**; Boulder, Colorado; May 2008 - December 2009; Attorney
Laszlo & Associates, L.L.C.; Boulder, Colorado; September 2006 - May 2008; Associate Attorney
Law Office of Denean Hill; Boulder, Colorado; January 2006 - August 2006; Principal
Self-Employed; Boulder, Colorado; August 2002 - June 2003; Attorney
Provided criminal defense and civil litigation services to clients. Managed all aspects of client representation. Provided legal research, document drafting and litigation services to other attorneys in a variety of practice areas.
- **Office of the District Attorney**; Boulder County, Colorado; July 2005 - January 2006
Deputy District Attorney: Prosecuted misdemeanor, petty offense and traffic cases in Boulder County. Managed all aspects of a caseload of approximately 300.
- **Twentieth Judicial District, State of Colorado**; Boulder, Colorado; July 2003 - July 2005
Law Clerk to Judges Dan Hale, Carol Glowinsky, Lael Montgomery and Morris Sandstead: Researched and analyzed complex criminal and civil pre-trial and trial issues and drafted corresponding rulings. Drafted court opinions on criminal and civil appeals from County, Small Claims and Municipal Courts. Assisted with daily courtroom proceedings.
- **The Ohio State University, Michael E. Moritz College of Law**; Columbus, Ohio; May 2000 - May 2002
Research Assistant to Professor Sharon Davies: Assisted with research for a journal article discussing the over-representation of minorities in the criminal justice system. Examined traditional and non-traditional legal sources for existing over-representation studies. Analyzed and prepared abstracts of existing studies; drew comparisons between studies and summarized findings.

Research Fellow, Pro Bono Research Group: Researched legal issues and prepared memoranda for use by *pro bono* attorneys and organizations advocating for low-income clients, often on short notice. Investigated Ohio legislative activity on public interest issues and prepared report for submission to interested *pro bono* organizations. Responsible for selection, orientation and training of new student fellows.

Research Assistant to Professor Créola Johnson: Assisted with journal articles, “Welfare Reform and Asset Accumulation,” published in the Wisconsin Law Review, and “Payday Loans: Shrewd Business or Predatory Lending?,” published in the Minnesota Law Review. Performed research on selected portions of the articles and provided suggested text as appropriate. Directed the efforts of one part-time research assistant.

- **West Group**; Egan, Minnesota; July 2000 - April 2002

Westlaw Student Representative: Provided training on and assistance with Westlaw to support fellow law students, as well as staff and faculty with online legal research.

- **Theresa L. Hagen, Administrative Hearing Officer, Ohio Department of Education**; Columbus, Ohio; March - June 2001

Law Clerk: Prepared administrative orders, opinions and other legal documents for use by the Ohio Department of Education. Maintained records of case materials.

Other Pertinent Experience

- **J.R. Simplot Co.**; West Memphis, Arkansas; November 1998 - April 1999; Human Resources (HR) Administrator
Target Stores, Inc.; Fort Collins, Colorado; July 1997 - June 1998; Personnel Executive
Natural Resources Consulting Engineers, Inc.; Fort Collins, Colorado; September 1993 - July 1997; HR Coordinator

Directed HR functions for a high-speed frozen food packaging facility employing over 150 hourly personnel, a 45-million dollar department store with more than 200 hourly employees and a small international engineering firm. Recruited, screened and hired hourly personnel and adjusted recruiting strategies to meet diversity goals; administered employee recognition, disciplinary and feedback programs; provided career advancement and developmental opportunities for employees; served on executive employee interview team; advised management on personnel matters and collaborated with counsel on labor-related legal issues.

- **United States Air Force**; Mountain Home Air Force Base, Idaho; September 1990 - August 1992

Administrative Section Commander, 389th Fighter Squadron: Established administrative/personnel functions for a new organization of over 200 personnel. Recognized as base-wide Information Manager of the Quarter for January - March 1992.

Administrative Section Commander, 366th Equipment Maintenance Squadron: Responsible for all personnel actions for an aircraft maintenance organization of 230 employees. Oversaw administrative shutdown of squadron upon unit deactivation, including the performance evaluation and reassignment of more than 200 troops.

Affiliations

- Boulder County Bar Association, 2002 - Present
 - Board of Directors, 2006 - 2010
 - President, 2008 - 2009
 - Criminal Law Section Co-chair, 2004 - 2006
 - Young Lawyer of the Year, 2004 - 2005
- Boulder County Bar Foundation, 2008 - Present
 - Board of Trustees, 2017 - 2020



COVER SHEET

MEETING DATE

April 3, 2025

AGENDA ITEM

Consideration of a motion to accept the February 6, 2025 Regular City Council Meeting Minutes

PRIMARY STAFF CONTACT

Elesha Johnson, City Clerk

REQUESTED ACTION OR MOTION LANGUAGE

Motion to accept the February 6, 2025 Regular City Council Meeting Minutes

ATTACHMENTS:

Description

- **Item 3B - Consideration of a motion to accept the February 6, 2025 Regular City Council Meeting Minutes**



CITY COUNCIL MEETING

Virtual Via Zoom

Thursday, February 6, 2025

MINUTES

1. **Call to Order and Roll Call:**

Mayor Brockett called the meeting to order at 4:30 p.m.

Council Members present: Adams (arrived at 4:35) after roll call, Benjamin, Brockett, Marquis, Schuchard, Speer, Wallach, Winer

Absent: Folkerts (was present after the meeting reconvened at 6:08)

Motion	Made By/Seconded	Vote
Motion to AMEND the agenda to <u>ADD:</u> <ul style="list-style-type: none"> Item 31 – Consideration of a motion to call a Special Meeting of City Council on February 13, 2025 to call an Executive Session of the City Council pursuant to C.R.S. § 24-6-402(4)(b) for conference with attorneys for the City for the purpose of receiving legal advice on specific legal questions regarding emerging federal guidelines 	Wallach / Speer	Carried 8:0

- A. **Consideration of a motion to call an Executive Session of the City Council pursuant to C.R.S. § 24-6-402(4)(b) for conference with attorneys for the City for the purpose of receiving legal advice on specific legal questions regarding meeting management and the First Amendment**

Motion was made to move into an Executive Session by CM Wallach and seconded by CM Benjamin. **Carried 8:0** (CM Folkerts was not present at the time of the vote.)

Council convened into the virtual Executive Session at 4:39 p.m. and reconvened the regular meeting at 6:08 p.m.

B. **Black History Month Declaration** presented by Council Member Schuchard

2. **Open Comment:**

(Public comments are a summary of actual testimony. Full testimony is available on the council web page at: <https://bouldercolorado.gov/city-council> > Watch Live or Archived Meetings.)

Open Comment **opened** at 6:21 p.m.

➤ **Virtual:**

1. Jenn Kaaoush spoke on divest in weapons manufacturing
2. Elise Mordos spoke on item 8a
3. Lynn Segal spoke on Gaza
4. Sarah Napier spoke on money
5. Giselle Herzfeld spoke on removing all weapons investments
6. Rebekah Hartman spoke on west pearl
7. Deborah Hayes spoke on electing Boulder City Council
8. Sergio Atallah spoke on investing in peace
9. Dan Kennelly spoke on East Boulder Form Based Code
10. Eric Gross spoke on divest from weapons and invest in Boulder
11. Rev Dr Candi Dugas spoke on City of Boulder investment policies
12. ~~Oliver Townsend~~ - ***did not show***
13. ~~Gila Kaplan~~ - ***did not show***
14. Aaron Brooks spoke on council priorities
15. ~~Seth Martin~~ - ***withdrew***
16. Evan Ravitz spoke on various
17. Stevie Hendrix spoke on Palestine
18. Liat Dagan spoke on safety
19. Bharath Tata spoke on divestment from weapons

20. ~~Gila Kaplan~~ - *duplicate*
21. ~~Christie Lambert~~ - *did not show*

Open Comment **closed** at 6:57 p.m.

3. Consent Agenda

- A. Consideration of a motion to **accept the December 5, 2024 Regular Council Meeting Minutes**
- B. Consideration of a motion to **accept the December 19, 2024 Regular Council Meeting Minutes**
- C. Consideration of a motion to **accept Council Board and Committee Assignments for the year of 2025**
- D. Consideration of a motion to **cancel the February 27th, 2025, Study Session and approve replacing it with the 2025 City Council Midterm Check-in** to be held that night
- E. **Introduction**, first reading, and consideration of a motion to **order published by title only Ordinance 8651**, amending Title 1, "**General Administration**," Title 4, "**Licenses and Permits**," Title 5, "**General Offices**," Title 9, "**Land Use Code**," and Title 10, "**Structures**," B.R.C. 1981, **to update residential occupancy standards to ensure conformance with Colorado House Bill 24-1007, "Concerning Residential Occupancy Limits,"** and setting forth related details
- F. **Introduction**, first reading, and consideration of a **motion to order published by title only Ordinance 8684** amending Title 10, "**Structures**," B.R.C. 1981 and **adopting by reference the 2024 international codes regarding property maintenance, building, electrical, fire, mechanical, fuel, gas, and plumbing;** and setting forth related details
- G. **Second reading** and consideration of a motion to **adopt Ordinance 8682 amending Section 3-5-3, "Qualifications for Tax Refund,"** B.R.C. 1981, **providing the city manager with authority to designate the place and period of time for claim submittal;** and setting forth related details
- H. **Third reading** and consideration of a motion to **adopt Ordinance 8666, amending Chapters 9-2, "Review Processes," 9-6, "Use Standards," and 9-8, "Intensity Standards,"** of Title 9, "**Land Use Code**," B.R.C. 1981, **to amend density and intensity standards to allow development of additional dwelling units** in the Residential – Rural 1 (RR-1), Residential – Rural 2 (RR-2), Residential – Low 1 (RL-1), Residential – Medium 1 (RM-1), and Residential – Mixed 1 (RMX-1) zoning districts and to amend review procedures and use standards to reduce regulatory requirements for certain residential developments, and setting forth related details

- I. **ADDED:** Consideration of a motion to call a Special Meeting of City Council on February 13, 2025 to call an Executive Session of the City Council pursuant to C.R.S. § 24-6-402(4)(b) for conference with attorneys for the City for the purpose of receiving legal advice on specific legal questions regarding emerging federal guidelines

Motion	Made By/Seconded	Vote
Motion to APPROVE the consent agenda items A-I	Speer / Folkerts	Approved 9:0 NAY on 3H: Marquis and Wallach

4. **Call-Up Check-In**

- A. **Concept Plan Review and Comment Request for a mixed-use proposal to develop 5450 Airport Blvd.** with 170 attached dwelling units, a community building, and approximately 10,000 square-feet of office and restaurant space. Buildings 1 and 2 are mixed use three-story buildings, Building 3 is a three-story residential building, and Building 4 is a community building. **Reviewed under case no. LUR2024-00056.**

A motion was made to call this item up was made by Council Member Wallach. There was not a second therefore this motion was not carried.

NO ACTION

- B. **Landmark Alteration Certificate application to construct a new accessory building at 600 Spruce St.** a contributing property in the Mapleton Hill Historic District, pursuant to Section 9-11-18 of the Boulder Revised Code 1981 and under the procedures prescribed by chapter 1-3, “Quasi-Judicial Hearings,” B.R.C. 1981. **Owner / Applicant: Hal and Schuyler Bailey.**

NO ACTION

Due to there being 3 PHs scheduled this evening, Mayor Brockett made a motion to suspend Council’s Rules of Procedures IV(a)(3)(C)(5), Council Meeting Agenda, to allow for 3 public hearings which was seconded by CM Benjamin. **Carried 9:0**

5. **Public Hearings**

- A. **Second reading** and consideration of a motion to adopt Ordinance 8650, amending Title 9, “Land Use Code,” B.R.C. 1981, to amend the regulations for accessory dwelling units, and setting forth related details

Lisa Houde, Code Amendment Planner, provided a presentation and answered questions from Council.

Brad Mueller, Planning and Development Services Director, also answered questions from Council.

The public hearing **opened** at 7:17 p.m. and the following spoke:

➤ **Virtual:**

1. ~~Lynn~~ Segal - *did not show*
2. Scott Dunbar

The public hearing **closed** at 7:20 p.m.

Motion	Made By/Seconded	Vote
Motion to adopt Ordinance 8650, amending Title 9, “Land Use Code,” B.R.C. 1981, to amend the regulations for accessory dwelling units, and setting forth related details	Brockett / Folkerts	Adopted 9:0

B. Second reading and consideration of a motion to adopt Ordinance 8681 approving the renewal of a Cable Franchise Agreement with Comcast of Colorado IX, LLC for the period March 1, 2025 through and including February 29, 2035 and authorizing the city manager to sign all agreements attendant thereto; and setting forth related details

Carl Castillo, Policy Advisory, provided a presentation and answered questions from Council.

Mark Garcia, Civil Engineering Senior Manager, answered questions from Council.

Andy Davis, Comcast representative, answered questions from Council.

The public hearing **opened** at 7:46 p.m. and the following people spoke:

➤ **Virtual:**

1. Lynn Segal

The public hearing **closed** at 7:46 p.m.

Motion	Made By/Seconded	Vote
Motion to adopt Ordinance 8681 approving the renewal of a Cable Franchise Agreement with Comcast of Colorado IX, LLC for the period March 1, 2025 through and including February 29, 2035 and authorizing the city manager to sign all agreements attendant thereto; and setting forth related details	Speer / Brockett	Adopted 9:0

- C. **Second reading** and consideration of a motion to **adopt Ordinance 8683 establishing the Boulder Lodging Business Assessment Area** pursuant to Chapter 8-11, "**Lodging Business Assessment Areas**," B.R.C. 1981; and setting forth related details

Charlene Hoffman, with Visit Boulder, provided a presentation and answered questions from Council.

The public hearing **opened** at 8:11 p.m. and the following spoke:

➤ **Virtual:**

1. Lynn Segal
2. Aaron Coburn
3. David LaTessa
4. Joe Steiskal
5. Mia Opalka
6. Matthew Barton

The public hearing **closed** at 8:24 p.m.

Motion	Made By/Seconded	Vote
Motion to adopt Ordinance 8683 establishing the Boulder Lodging Business Assessment Area pursuant to Chapter 8-11, " Lodging Business Assessment Areas ," B.R.C. 1981; and setting forth related details	Adams / Winer	Adopted 9:0

6. **Matters from the City Manager**
7. **Matters from the City Attorney**
8. **Matters from the Mayor and Members of Council**

A. Discussion and request for **nod of 5 to revisit the City's investment portfolio**

The item did not receive a node of 5 and will not move forward.

B. Executive Session **Action Items**

Council directed staff to bring back a rule amending Section 5-5-18, "Suspension of Facility Privileges," B.R.C. 1981, to expand the list of facilities or buildings from which persons may be suspended for conduct endangering the health, safety, or welfare of users or visitors.

Council also directed staff to adhere to our existing council rule and no longer allow presentations to be shown while the public is speaking with the clarification, they can be sent via the Council contact form or provided to the Clerk to be handed out on the dais.

9. **Discussion Items**

10. **Debrief**

11. **Adjournment**

There being no further business to come before Council at this time, by motion regularly adopted, the meeting was **adjourned by Mayor Brockett at 9:24 p.m.**

Approved this 3rd day of April 2025.

APPROVED BY:

Aaron Brockett, Mayor

ATTEST:

Elesha Johnson, City Clerk

DRAFT



COVER SHEET

MEETING DATE

April 3, 2025

AGENDA ITEM

Consideration of a motion to accept the February 13, 2025 Special City Council Meeting Minutes

PRIMARY STAFF CONTACT

Elesha Johnson, City Clerk

REQUESTED ACTION OR MOTION LANGUAGE

Motion to accept the February 13, 2025 Special City Council Meeting Minutes

ATTACHMENTS:

Description

- **Item 3C - Consideration of a motion to accept the February 13, 2025 Special City Council Meeting Minutes**



CITY COUNCIL SPECIAL MEETING

Via Zoom

Thursday, February 13, 2025

MINUTES

1. **Call to Order and Roll Call:**

Mayor Brockett called the meeting to order at 5:03 p.m.

Council Members present: Adams, Benjamin, Brockett, Folkerts, Marquis, Schuchard, Speer, Wallach, Winer

Absent: Folkerts (was present when the meeting was reconvened at 5:55 p.m.)

Motion	Made By/Seconded	Vote
Motion to AMEND the agenda to To ADD : • Item 2B - Introduction, first reading and consideration of a motion to order published by title only and adopt by emergency measure Ordinance 8687 amending Section 5-5-18, “Suspension of Facility Privileges,” B.R.C. 1981, to expand the list of facilities or buildings from which persons may be suspended for conduct endangering the health, safety, or welfare of users or visitors, and setting forth related details	Wallach / Winer	Carried 8:0

2. **Consent Agenda**

- A. Consideration of a motion to call an Executive Session of the City Council pursuant to C.R.S. § 24-6-402(4)(b) for conference with attorneys for the City for the purpose of receiving legal advice on specific legal questions regarding emerging federal guidelines

Mayor Brockett made a motion to call an executive session of the City Council and Council member Wallach seconded the motion. The motion was carried with a vote of 8:0

Council convened to the Executive Session at 5:07 p.m. and reconvened back to the Special Meeting at 5:55 p.m.

- B. **Introduction**, first reading and consideration of a motion to order published by title only and **adopt by emergency measure Ordinance 8687** amending Section 5-5-18, “Suspension of Facility Privileges,” B.R.C. 1981, to expand the list of facilities or buildings from which persons may be suspended for conduct endangering the health, safety, or welfare of users or visitors, and setting forth related details

Motion	Made By/Seconded	Vote
Motion to ACCEPT consent agenda item 2B	Benjamin / Winer	Carried 9:0

3. **Adjournment**

There being no further business to come before Council at this time, by motion regularly adopted, the meeting was **adjourned by Mayor Brockett at 5:58 p.m.**

Approved this 3rd day of April 2025.

APPROVED BY:

Aaron Brockett, Mayor

ATTEST:

Elesha Johnson, City Clerk



COVER SHEET

MEETING DATE

April 3, 2025

AGENDA ITEM

Consideration of a motion to accept the February 20, 2025 Regular City Council Meeting Minutes

PRIMARY STAFF CONTACT

Elesha Johnson, City Clerk

REQUESTED ACTION OR MOTION LANGUAGE

Motion to accept the February 20, 2025 Regular City Council Meeting Minutes

ATTACHMENTS:

Description

- **Item 3D - Consideration of a motion to accept the February 20, 2025 Regular City Council Meeting Minutes**



CITY COUNCIL MEETING

Virtual Via Zoom

Thursday, February 20, 2025

MINUTES

1. **Call to Order and Roll Call:**

Mayor Brockett called the meeting to order at 6:00 p.m.

Council Members present: Adams, Benjamin, Brockett, Folkerts, Marquis, Schuchard, Speer, Wallach, Winer

Motion	Made By/Seconded	Vote
<p>Motion to AMEND the agenda to:</p> <p><u>REPLACE:</u></p> <ul style="list-style-type: none"> • Item 1B - (Declaration Condemning Muslim Hate) – WITH Declaration Item A (Ramadan Declaration) to be presented by Council Member Adams <p><u>ADD:</u></p> <ul style="list-style-type: none"> • Item 3E - Consideration of a motion authorizing the city attorney to appoint Special Counsel to investigate and, if necessary, prosecute all complaints related to a code of conduct complaint filed pursuant to § 2-7-10(c), B.R.C. 1981. <p><u>REMOVE:</u></p> <ul style="list-style-type: none"> • Item 8A – Discussion and request for a nod of 5 to revisit the City’s snow removal policy 	<p>Folkerts / Winer</p>	<p>Carried 9:0</p>

- A. **Rare Disease Day Declaration** presented by Council Member Speer
- B. **Ramadan Declaration** presented by Council Member Adams

2. **Open Comment:**

(Public comments are a summary of actual testimony. Full testimony is available on the council web page at: <https://bouldercolorado.gov/city-council> > Watch Live or Archived Meetings.)

Open Comment **opened** at 6:16 p.m.

➤ **In-Person**

1. ~~Laura Gonzalez spoke on Watching a Holocaust happen while you deny it, and do nothing with your power (except councilwoman Adams) – **did not show**~~
2. Mark Parsons spoke on proportional representation
3. Michele Rodriguez spoke on general
4. ~~Robert Toney spoke on over development in the Flatirons – **did not show**~~
5. Linda Badwan spoke on Declaration
6. Jonathan Lamar spoke on renter's rights
7. Jim Linfield spoke on water main break
8. Jacquie Richardson spoke on renter's rights
9. Mila Sicorsky spoke on DSA Housing Justice Letter
10. Tucker Eckhoff spoke on closing west pearl to general car traffic
11. Miri Kornfeld spoke on local issues
12. Alex Weinheimer spoke on downtown Boulder
13. Stefanie Clarke spoke on local city issues
14. Nick Aguilera spoke on west pearl ballot initiative and downtown Boulder
15. Adiran Fine spoke on Pearl St.
16. Mindy Miller spoke on local issues
17. Myrna Morales spoke on tipped offset bill
18. ~~Rokhiya Ngom spoke on Islamophobia - **did not show**~~
19. Aidan Reed spoke on minimum wage bill
20. Lauren Feldman spoke on fire mitigation

Open Comment **closed** at 6:51 p.m.

3. **Consent Agenda**

- A. Consideration of a motion to **accept the summary of the January 23, 2025 Study Session regarding the Access Management and Parking Strategy (AMPS) Project Update: Code and Policy Enhancements**

Council Member Schuchard requested additional language be added to the summary and staff acknowledged the changes would be made.

- B. Consideration of a motion to **accept the January 23, 2025 Study Session Summary regarding City of Boulder Behavioral Health Framework and Update on Community Assistance Response and Engagement (CARE) Program**
- C. Consideration of a motion **authorizing the City Manager to sign a lease agreement leasing a portion of the 13th Street Right-of-Way at 1800 Broadway and 1801 13th Street**
- D. Consideration of a motion **authorizing the City Manager to convey the permanently affordable homes at 5540 Stonewall Pl #16, and 625 Manhattan Pl #308, Boulder, CO to eligible buyers and sign all associated agreements**
- E. **ADDED:** Consideration of a motion **authorizing the city attorney to appoint Special Counsel to investigate** and, if necessary, prosecute all complaints related to a code of conduct complaint filed pursuant to § 2-7-10(c), B.R.C. 1981

Motion	Made By/Seconded	Vote
Motion to APPROVE the consent agenda items A-E	Benjamin / Marquis	Carried 9:0

4. **Call-Up Check-In**

- A. **Concept Plan Review for a proposal to redevelop the Mountain View United Methodist Church property at 355 Ponca Pl.** with a new, 170,000 square foot addition to the Frasier retirement community at 350 Ponca Pl. The new four-story, 55-foot addition would contain 98 independent living apartments with two levels of underground parking. **The proposal includes demolition of a portion of the existing church building, removal of existing surface parking lots on both 350 and 355 Ponca Pl.,** and vacation of the existing Ponca Place right-of-way

Chandler Van Schaack, Development Review Planner, answered questions from Council.

A motion to defer this item to the Transportation Advisory board was made by Mayor Brockett, and second by MPT. **Motion carried 8:1. Nay: Schuchard**

A motion to defer this item to the Design Advisory Board was made by Mayor Brockett and seconded by CM Wallach. **Motion carried 8:1. Nay: Schuchard**

NO ACTION

- B. **Concept Plan Review and Comment Request to redevelop the site at 1100 28th Street as a mixed-use student housing development** with 80-90 units in the Residential – High 3 (RH-3) zoning district. The proposal includes a 65% parking reduction request and a height modification request for 55’-tall buildings. **Reviewed under case no. LUR2024-00063**

Shannon Moeller, Planning Manager, answered questions from Council.

A motion to defer this item to the Design Advisory Board was made by MPT Folkerts and seconded by CM Wallach. **Motion carried 8:1. Nay: Schuchard**

NO ACTION

5. Public Hearings

- A. **Second reading and consideration of a motion to amend and pass Ordinance 8684** amending Title 10, “Structures,” **B.R.C. 1981 and adopting by reference the 2024 International Codes** regarding property maintenance, building, electrical, fire, mechanical, fuel, gas, and plumbing; and setting forth related details

Rob Adrians, Planning and Development Services Chief Building Official, provided a presentation and answered questions from Council.

The public hearing **opened** at 7:35 p.m. and the following spoke:

➤ **Virtual:**

- 1. Lynn Segal
- 2. Michelle Rodriguez

The public hearing **closed** at 7:39 p.m.

Motion	Made By/Seconded	Vote
Motion to amend and pass Ordinance 8684 amending Title 10, “Structures,” B.R.C. 1981 and adopting by reference the 2024 International Codes regarding property maintenance, building, electrical, fire, mechanical, fuel, gas, and plumbing; and setting forth related details	Folkerts / Adams	AMENDED and PASSED 9:0

Mayor Pro Tem Folkerts requested a nod of five to direct staff to do a comprehensive look at changing how we measure building size and switch it towards measuring to the interior air barrier as part as an upcoming code modification. Council unanimously approved this direction.

B. Continued public hearing and consideration of the following items as part of the implementation of the East Boulder Subcommunity Plan:

1. Consideration of a motion to **amend the East Boulder Subcommunity Plan, including the 55th and Arapahoe Station Area Plan**, to align the East Boulder Connections Plan with the refined vision for East Boulder areas of change and to include additional supporting information;

AND

2. **Second reading** and consideration of a motion to **amend, as recommended by staff in the staff memorandum, Ordinance 8669**, amending Title 9, “**Land Use Code,**” B.R.C. 1981, **by adopting form-based code standards for parts of East Boulder, moving the form based code from Appendix M to Chapter 9-14, “Form-Based Code,” B.R.C. 1981**, revising rezoning and trip reduction standards for East Boulder; and setting forth related details

(Note that the public hearing on these items was closed on December 5, 2024. DELIBERATIONS ONLY.)

Kristopher Johnson, Comprehensive Planning Senior Manager, provided a presentation and answered questions from Council.

Brad Mueller, Planning and Development Services Director, answered questions from Council.

Motion	Made By/Seconded	Vote
Motion to amend the East Boulder Subcommunity Plan, including the 55th and Arapahoe Station Area Plan , to align the East Boulder Connections Plan with the refined vision for East Boulder areas of change and to include additional supporting information	Benjamin / Folkerts	APPROVED 8:1 NAY: Wallach
Motion to amend, as recommended by staff in the staff memorandum, Ordinance 8669 , amending Title 9, “ Land Use Code, ” B.R.C. 1981, by adopting form-based code standards for parts of East Boulder, moving the form based code from Appendix M to Chapter 9-14, “Form-Based Code,” B.R.C.	Benjamin / Folkerts	AMENDED and PASSED 8:1 NAY: Wallach

1981, revising rezoning and trip reduction standards for East Boulder; and setting forth related details		
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6. **Matters from the City Manager**

7. **Matters from the City Attorney**

8. **Matters from the Mayor and Members of Council**

A. **REMOVED:** Discussion and request for a nod of 5 to revisit the City’s snow removal policy

9. **Discussion Items**

10. **Debrief**

11. **Adjournment**

There being no further business to come before Council at this time, by motion regularly adopted, the meeting was **adjourned by Mayor Brockett at 8:53 p.m.**

Approved this 3rd day of April 2025.

APPROVED BY:

Aaron Brockett, Mayor

ATTEST:

Elesha Johnson, City Clerk



COVER SHEET

MEETING DATE

April 3, 2025

AGENDA ITEM

Second reading and consideration of a motion to adopt Ordinance 8686 designating the property at 658 Pleasant St., City of Boulder, Colorado, to be known as the Tiara House, as an individual landmark under Chapter 9-11, "Historic Preservation," B.R.C. 1981; and setting forth related details

PRIMARY STAFF CONTACT

Clare Brandt, City Planner

REQUESTED ACTION OR MOTION LANGUAGE

Motion to adopt Ordinance 8686 designating the property at 658 Pleasant St., City of Boulder, Colorado, to be known as the Tiara House, as an individual landmark under Chapter 9-11, "Historic Preservation," B.R.C. 1981; and setting forth related details

ATTACHMENTS:

Description

- **Item 5A - 2nd Rdg Ordinance 8686 658 Pleasant St. Individual Landmark Designation**



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: April 3, 2025

AGENDA TITLE

Second reading and consideration of a motion to adopt Ordinance 8686 designating the property at 658 Pleasant St., City of Boulder, Colorado, to be known as the Tiara House, as an individual landmark under Chapter 9-11, "Historic Preservation," B.R.C. 1981; and setting forth related details.

Owner / Applicant: Laura Rose

PRESENTERS

Nuria Rivera-Vandermyde, City Manager
Mark Woulf, Assistant City Manager
Brad Mueller, Director of Planning and Development Services
Kristofer Johnson, Comprehensive Planning Senior Manager
Chris Reynolds, Deputy City Attorney, City Attorney's Office
Marcy Gerwing, Principal Historic Preservation Planner
Clare Brandt, Historic Preservation Planner

EXECUTIVE SUMMARY

The purpose of this agenda item is for City Council to consider second reading of an ordinance designating the property at 658 Pleasant St. as an individual landmark under the city's Historic Preservation Ordinance. The council must determine whether the proposed individual landmark designation of the property meets the purposes and standards of the Historic Preservation Ordinance (*Sections 9-11-1 and 9-11-2, B.R.C. 1981*). This includes that the landmark designation:

- 1. Will promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past.*

2. *Will develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the city's living heritage.*
3. *Will draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives and that alterations to such buildings and structures and new construction will respect the character of each such setting, not by imitating surrounding structures, but by being compatible with them.*

The property owner is in support of the designation. If approved, this ordinance (see [Attachment A](#)), would result in the designation of the property as an individual landmark. The findings are included in the ordinance. A second reading for this designation is a quasi-judicial public hearing.

STAFF RECOMMENDATION

Suggested Motion Language:

Staff requests council consideration of this matter and action in the form of the following motion:

Motion to adopt Ordinance 8686 designating the property at 658 Pleasant St., City of Boulder, Colorado, to be known as the Tiara House, as an individual landmark under the City of Boulder Historic Preservation Ordinance; and setting forth related details.

LANDMARKS BOARD ACTIONS & FEEDBACK

On February 5, 2025, the Landmarks Board voted **unanimously (4-0, Golobic absent)** to recommend that the City Council designate the property at 658 Pleasant St. as a local historic landmark, to be known as the Tiara House, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981.

PUBLIC FEEDBACK

Two members of the public spoke in support of the designation.

ANALYSIS

Code Criteria for Review

Section 9-11-6(b), *Council Ordinance Designating Landmark or Historic District*, of the historic preservation ordinance specifies that in its review of an application for local landmark designation, the council must consider “whether the designation meets the purposes and standards in Subsections 9-11-1(a) and Section 9-11-2, *City Council May Designate Landmarks and Historic Districts*, B.R.C. 1981, in balance with the goals and policies of the Boulder Valley Comprehensive Plan.” The City Council shall approve by ordinance, modify and approve by ordinance, or disapprove the proposed designation.

9-11-1, *Legislative Intent, B.R.C. 1981* states:

- (a) The purpose of this chapter is to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past. It is also the purpose of this chapter to develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the city's living heritage.

- (b) The City Council does not intend by this chapter to preserve every old building in the city but instead to draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives and that alterations to such buildings and structures and new construction will respect the character of each such setting, not by imitating surrounding structures, but by being compatible with them.

- (c) The City Council intends that in reviewing applications for alterations to and new construction on landmarks or structures in a historic district, the Landmarks Board shall follow relevant city policies, including, without limitation, energy-efficient design, access for the disabled, and creative approaches to renovation.

9-11-2, *City Council may Designate Landmarks and Historic Districts, B.R.C. 1981* states:

- (a) Pursuant to the procedures in this chapter the City Council may by ordinance:
 - (1) Designate as a landmark an individual building or other feature or an integrated group of structures or features on a single lot or site having a special character and historical, architectural, or aesthetic interest or value and designate a landmark site for each landmark;
 - (2) Designate as a historic district a contiguous area containing a number of sites, buildings, structures or features having a special character and historical, architectural, or aesthetic interest or value and constituting a distinct section of the city;
 - (3) Designate as a discontinuous historic district a collection of sites, buildings, structures, or features which are contained in two or more geographically separate areas, having a special character and historical, architectural, or aesthetic interest or value that are united together by historical, architectural, or aesthetic characteristics; and
 - (4) Amend designations to add features or property to or from the site or district.

Upon designation, the property included in any such designation is subject to all the requirements of this code and other ordinances of the city.



Figure 1. Left: North elevation of the house from Pleasant Street showing the front facing gambrel roof with shed roof between the upper and lower stories, and porch within the elbow of the “L” floorplan. Image provided by applicant. Right: The northeast corner of the property showing the Anderson Ditch crossing the property and the existing porch at the northeast corner of the house. [Google Street View, 2021](#).



Figure 2. Left: North end of east elevation from 7th Street showing the east facing part of the gambrel roof and the hipped roof of the existing front porch. Right: South end of east elevation showing the flat roof addition to the south side of the house. Provided by applicant.

Summary of Significance

To assist in the interpretation of the historic preservation ordinance, the Landmarks Board adopted an administrative regulation in 1975 establishing [Significance Criteria for Individual Landmarks](#) (link). For additional information on the history of the property, please see the [February 5, 2025 Landmarks Board Memorandum](#) (link).

ANALYSIS:

- A. *Would the designation protect, enhance, and perpetuate a property reminiscent of a past era(s), event(s), and person(s) important in local, state, or national history in Boulder or provide a significant example of architecture of the past?*

Staff considers, and the Landmarks Board found, that the proposed designation of the property at 658 Pleasant St. will protect, enhance, and perpetuate a property reminiscent of a past era of history and preserve an important example of Boulder’s historic architecture.

B. Does the proposed application develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the City’s living heritage?

Staff considers, and the Landmarks Board found, that the proposed designation will maintain an appropriate setting and environment for the building and site, and enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city’s living heritage.

HISTORIC SIGNIFICANCE:

Summary: The building located at 658 Pleasant St. meets the following historic significance criteria:

1. Date of Construction: c. 1906-1909

Elaboration: Boulder County records list the year of construction of 1905. The first residents lived on the property by 1906, although they may have resided in the cabin while construction of the main house was completed. The house was completed by 1909.

2. Association with Persons or Events: The property at 658 Pleasant Ave. has had a number of owners over the last 115 years. The Townsend family purchased the property in 1910 and lived here for 50 years. E. A. Townsend ran barber and beauty shops in Boulder with his son and daughter-in-law. Other owners include Art and Babe Daldos, who lived here for 13 years, and Elaine and George Van Booven, a County Commissioner (1970-1975).

3. Distinction in the Development of the Community: None Observed

4. Recognition by Authorities: 1994 Survey¹ considered the house significant as “... representative of the Dutch Colonial Revival style popular in the United States during the early twentieth century, as reflected principally in the gambrel roof.”

ARCHITECTURAL SIGNIFICANCE:

Summary: The building at 658 Pleasant St. meets the following architectural significance criteria.

1. Recognized Period or Style: Dutch Colonial Revival

Elaboration: The Dutch Colonial Revival architectural style was popular in the early twentieth century. *History Colorado* considers that “the gambrel roof is the distinguishing feature of the Dutch Colonial Revival. Primarily a residential style, it was popular in

¹ Front Range Research Associates. “658 Pleasant Street historic building inventory record.” 1994. Call No. 780 Pleasant 658. Carnegie Library for Local History, Boulder. <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A45248>

Colorado between 1900 and 1925. Other characteristic elements included wide overhangs, dormers, small oval windows in the gable ends, and a porch under the overhanging eaves of the gambrel roof, supported by columns. The building may be side-gabled, front-gabled, or form intersecting gables. A steep, stepped gable, reminiscent of Flemish architecture, is also seen on occasion.”²

2. Architect or Builder of Prominence: Lyman W. Leland likely constructed the house.

Elaboration: Lyman Leland owned the property between 1906 and 1909, although records indicate that his family lived on site as early as 1906. Lyman was a stonemason and worked as a contractor in Boulder and the surrounding area. He contributed to the construction of the Citizen’s State Bank (102 S. Broadway) in Edmond, Oklahoma (added to the National Register of Historic Places in 1979).³ He likely built the house at 658 Pleasant St. between 1906 and 1909.

3. Artistic Merit: The original design of the front porch, skilled stone- and brick-work, leaded glass windows.

Elaboration: The character-defining features include the steep gambrel roof form, flared shed roof overhang between the first floor and roof story, typical of the Dutch Colonial Revival style,⁴ skilled stone and brick-work including the arched lintels and belly band, and leaded glass window. Additionally, the original circular porch with roof deck, stick-like porch supports, and wedding cake or “Tiara” detailing is unusual and a character-defining feature that was removed in 1922 and is proposed to be reconstructed.

4. Example of the Uncommon: The Dutch Colonial Revival Style is uncommon in Boulder and reflected in fewer than a few dozen intact examples from before the first decade of the twentieth century. Some examples include:

- a. 1149 12th St. (constructed c.1898)
- b. 964 Grant Pl. (constructed 1902)
- c. 905 13th St. (constructed in 1902) was designated the Derham-Lindgren House, an individual landmark, in 1979 for its architectural significance: it was designed by the architectural firm of Wright and Saunders and includes a detailed semi-circular front porch.
- d. 520 Marine St. (Highland Lawn Historic District, constructed 1903) originally included a similar circular front porch and roof deck, which was removed sometime before 1910.
- e. 809 11th St. (constructed 1907)
- f. 2336 9th St. (Mapleton Hill Historic District, constructed 1910)
- g. 2135 4th St. (Mapleton Hill Historic District, constructed 1911).

Additionally, the circular or semi-circular front porch with roof deck is a very unusual detail. The house at 520 Marine St. (constructed c. 1900) originally included a circular front porch with roof deck, which was removed sometime after 1910. 904

² “Colorado’s Historic Architecture & Engineering Guide.” 2008. History Colorado. <https://www.historycolorado.org/dutch-colonial-revival>

³ National Park Service. “Citizen’s State Bank of Edmond.” 1979. <http://nr2.shpo.okstate.edu/pdfs/80003279.pdf>

⁴ “Colorado’s Historic Architecture & Engineering Guide.” 2008. History Colorado. <https://www.historycolorado.org/dutch-colonial-revival>

Mapleton Ave. (within the Mapleton Hill Historic District and designated the Gardiner-Sandoe House in 2024) includes a semi-circular porch and roof deck with wide frieze board and decorative dentils. The porch is original to the house, which was constructed starting in 1895. However, it evidently took so long for the carpenter to bend the wood for the semi-circle that it wasn't finished until after 1900.



Figure 3. Left: 520 Marine St., constructed in 1903 with original circular front porch and roof deck, photographed sometime before 1910.⁵ Right: The northeast corner of 904 Mapleton Ave. 1929-1949⁶ showing the front porch and roof deck added around 1900.

5. Indigenous Qualities: The stone was likely locally sourced.

ENVIRONMENTAL SIGNIFICANCE:

Summary: The building located at 658 Pleasant St. meets the following environmental significance criteria.

- 1. Site Characteristics:** The Anderson Ditch crosses the front of the property, creating an unusual and unique site, with a bridge to access the main entrance. The ditch is privately owned and through which multiple decreed water rights are conveyed across the subject property. The ditch was constructed in the early 1860s and its appurtenant operation and maintenance easement arose through construction and nearly 160 years of use. The City also uses the ditch for the conveyance of storm water.
- 2. Compatibility with Site:** The massing and scale of the house and the property's mature vegetation is compatible with its residential setting.
- 3. Geographic Importance:** The property is located on the southwest corner of 7th Street and Pleasant Street, and boarded by Dean Place on the south. While the lot is heavily vegetated, the building is a familiar visual landmark within the neighborhood.
- 4. Environmental Appropriateness:** The surroundings are complementary to its site. The heavily vegetated site is complementary to the stone Dutch Colonial building. A stone bridge extends over Anderson Ditch, further integrating the building into its site.

⁵ Sturtevant, J. B. "520 Marine Street." 1870-1910. BHS 207-7-19. Boulder Historical Society/Museum of Boulder. <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A49587>

⁶ Boulder County Real Estate Appraisal. "904 Mapleton Avenue real estate appraisal card." 1929-1961. Call Number 880-Mapleton-904. Carnegie Library for Local History, Boulder. <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A86035>

5. **Area Integrity:** The property is not located in an identified potential historic district, and the surrounding residential area has an eclectic mix of architectural styles and building ages.

Landmark Name

Staff recommends the property be known as the **Tiara House** to recognize the unique and character-defining design of the original front porch and the fine detailing of the house. This is consistent with the Landmark Board's Guidelines for Names of Landmarked Structures and Sites (1988) and the National Register of Historic Places Guidelines for Designation. See [Guidelines for Names of Landmarked Structures and Sites](#) (link).

Boundary Analysis

Staff recommend that the boundary be established to follow the property lines of the lot, consistent with current and past practices and the National Register Guidelines for establishing landmark boundaries. This boundary is supported by the property owner. Although a portion of the Anderson Ditch is located within the landmark boundary, a landmark alteration certificate shall not be required for the operation or maintenance of the ditch, including any necessary repairs or improvements, so long as such activities are within the scope of the ditch easement.

ALTERNATIVES

Modify the Application: The City Council may modify the landmark boundary and landmark name.

Deny the Application: If the City Council finds the application does not meet the criteria for landmark designation, it would vote to deny the application.

ATTACHMENTS

Attachment A – Ordinance 8686

Attachment B – [Significance Criteria for Individual Landmarks](#) (1975) (link)

Attachment C – [February 5, 2025 Landmarks Board Memorandum](#) (link)

ORDINANCE 8686

AN ORDINANCE DESIGNATING THE PROPERTY AT 658 PLEASANT ST., CITY OF BOULDER, COLORADO, ALSO KNOWN AS THE TIARA HOUSE, A LANDMARK UNDER CHAPTER 9-11, "HISTORIC PRESERVATION," B.R.C. 1981, AND SETTING FORTH RELATED DETAILS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO:

Section 1. The City Council enacts this ordinance pursuant to its authority under Chapter 9-11, "Historic Preservation," B.R.C. 1981, to designate as a landmark a property having a special character or special historic, architectural, or aesthetic interest or value.

Section 2. The City Council finds that: 1) on Dec. 12, 2024, the property owner submitted a landmark designation application for the property; 2) the Landmarks Board held a public hearing on the proposed designation on Feb. 5, 2025, and recommended that the City Council approve the proposed designation.

Section 3. The City Council also finds that upon public notice required by law, the City Council held a public hearing on the proposed designation on April 3rd, 2025, and upon the basis of the presentations at that hearing finds that the property at 658 Pleasant St. possesses special historic and architectural value warranting its designation as a landmark.

Section 4. The characteristics of the subject property that justify its designation as a landmark are: 1) its historic significance for its date of construction between 1905 and 1909; 2) its architectural significance as an example of Dutch Colonial Revival architectural style popular in the early twentieth century but uncommon in Boulder, evidenced by the character-defining features of the steep gambrel roof form, flared shed roof overhang between the first floor and roof story, skilled stone and brick-work including the arched lintels and belly band, and leaded glass window. Additionally, the original circular porch with roof deck, stick-like porch supports, and wedding cake or "Tiara"

1 detailing is unusual and a character-defining feature that was removed in 1922 and is proposed to be
2 reconstructed; and 3) its environmental significance with site characteristics that include the Anderson
3 Ditch crossing the front of the property, the heavily vegetated lot, and corner location providing a
4 familiar visual landmark within the neighborhood.

5 Section 5. A private irrigation ditch runs across the landmark boundary through which
6 multiple decreed water rights are conveyed across the subject property. The ditch was constructed in
7 the early 1860s and its appurtenant operation and maintenance easement arose through construction
8 and nearly 160 years of use. The City also uses the ditch for the conveyance of storm water. Although
9 a portion of the irrigation ditch is located within the landmark boundary, a landmark alteration
10 certificate shall not be required for the operation or maintenance of the ditch, including any necessary
11 repairs or improvements, so long as such activities are within the scope of the ditch easement.

12 Section 6. The City Council further finds that the foregoing landmark designation is
13 necessary to promote the public health, safety, and welfare of the residents of the city.

14 Section 7. There is hereby created as a landmark the property located at 658 Pleasant St.,
15 also known as the Tiara House, whose legal landmark boundary encompasses the legal lots upon which
16 it sits:

17
18 LEGAL DESCRIPTION

19 LOT 5 BLK 1 MOUNTAIN PARK

20 as depicted in the proposed landmark boundary map, attached hereto as Exhibit A.

21 Section 8. The City Council directs that the Planning and Development Services
22 Department give prompt notice of this designation to the property owner and cause a copy of this
23 ordinance to be recorded as described in Subsection 9-11-6(d), B.R.C. 1981.

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Exhibit A – Landmark Boundary Map for 658 PLEASANT ST.

**658 PLEASANT ST., Boulder, Colorado
LOT 5 BLK 1 MOUNTAIN PARK**



Figure 1. 658 Pleasant St., proposed Landmark boundary (dotted yellow line).



COVER SHEET

MEETING DATE

April 3, 2025

AGENDA ITEM

Process Overview and Update on the Long -Term Financial Strategy

PRIMARY STAFF CONTACT

Charlotte Huskey, Budget Office

ATTACHMENTS:

Description

- ▣ **Item 6A - Process Overview and Update on the Long -Term Financial Strategy**



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: April 3, 2025

AGENDA TITLE

Process Overview and Update on the Long-Term Financial Strategy

PRESENTERS

Nuria Rivera-Vandermyde, City Manager
Chris Meschuk, Deputy City Manager
Joel Wagner, Interim Chief Financial Officer
Charlotte Huskey, Budget Officer
Scott Carpenter, Principal Budget Analyst

EXECUTIVE SUMMARY

The purpose of this item is to present to City Council an update on the city's progress to develop a Long-Term Financial Strategy. The City of Boulder's [Long-Term Financial Strategy](#) (LTFS) is a two-year initiative that focuses on the development of a comprehensive financial strategy to help guide fiscal decision-making and long-range financial health of the city. Named a City Council priority in April 2024, the LTFS builds upon prior policy guidance from the Blue Ribbon Commission (BRC) [2008](#) and [2010](#) reports and the Budgeting for Community Resilience Report of [2019](#), as well as recent lessons learned from the pandemic period. These reports called for a comprehensive financial plan, cautioned the city's overreliance of sales tax and dedication of funding sources, and encouraged the development of an outcomes-based budgeting system. The LTFS receives input from the city's existing Financial Strategy Committee as well as an internal Executive Steering Committee.

The LTFS is supported by a cross-departmental project team, with monthly policy guidance from the city's Financial Strategy Committee. The team is advancing the effort through four primary workstreams, with two phases of work, including:

- 1) **Long-Term Financial Plan:** Developing guiding principles, current state inventory, and a five-year comprehensive financial plan
- 2) **Alternative Funding Mechanisms:** Identifying alternative funding and revenue opportunities
- 3) **Core Service Levels:** Identifying the levels of service the city should provide for programs and services through benchmarking analysis and community conversations

- 4) **Multi-Year Ballot Measure Strategy:** Developing a multi-year tax ballot measure strategy for 2025 and 2026 to support unmet needs and additional investments in alignment with community priorities

City Council first confirmed the approach of the LTFS Multi-Year Ballot Measure Strategy for 2025 and 2026, with direction to work with the Financial Strategy Committee, during council ballot items discussion on [May 9, 2024](#). With this guidance, staff performed analysis and proposed a multi-year ballot measure framework and potential tax ballot measure options to the Financial Strategy Committee. The committee, as summarized in the Financial Strategy Committee LTFS Letter to Council (Attachment A), ultimately recommends for consideration two ballot measures for 2025:

- 1) An extension of the existing 0.30% **Community, Culture, Resilience & Safety (CCRS) sales & use tax** through 2050 or permanently to continue to support city infrastructure and maintenance, as well as nonprofit capacity building and capital investments.
- 2) The creation of a **Public Realm Tax**, which would increase the existing Permanent Parks property tax from 0.900 mills to 2.252 mills and expand the use of the tax, allow debt issuance, to infrastructure and capital maintenance projects more broadly in the public realm, such as parks, open space, civic buildings and areas, and the public right-of-way such as streets, sidewalks, bike lanes, and multi-use paths.

These two ballot measures uplift the LTFS guiding principles of revenue sufficiency and stability, funding flexibility, and diversification of revenues. As discussed in further detail in the Analysis section, City Council will have several opportunities to provide input and consider both the 2025 tax ballot measures and potential options for 2026 tax ballot measures. Specifically, staff will seek input and policy guidance on the recommended 2025 tax ballot measures from City Council members during the following scheduled council meetings:

- **April 3** – Grounding of the full Council in the staff analysis, ballot measure framework, guiding principles, communication and engagement approaches, followed by clarifying questions on the two recommended 2025 tax ballot measures.
- **May 8** – Council discussion and input on recommended tax ballot items to place on the 2025 ballot.
- **June 26** – Staff will share the results of the 2025 statistically valid polling voter survey with City Council. Council members will have the opportunity to ask questions of the consultant and consider these results ahead of the July and August council meetings to confirm and approve 2025 ballot measures.
- **July 24** – First reading of 2025 ballot items.
- **Aug. 7** – Second reading, council discussion, and public hearing on 2025 ballot items. If a third reading is not required, this is the final date for City Council to consider and approve 2025 tax ballot items recommended within the LTFS Multi-Year Ballot Measure Strategy. If needed, a third reading would occur on Aug. 21.

Staff last presented to City Council on the LTFS during the [2025 Mid-Year Check-in](#) on Feb. 27, 2025, and 2025 Budget meetings, including the Sept. 12, 2024 Study Session [presentation](#) and

[memo](#), the Oct. 3, 2024 First Reading [presentation](#) and [memo](#), and Oct.17, 2024 Second Reading [presentation](#) and [memo](#).

KEY COUNCIL QUESTIONS

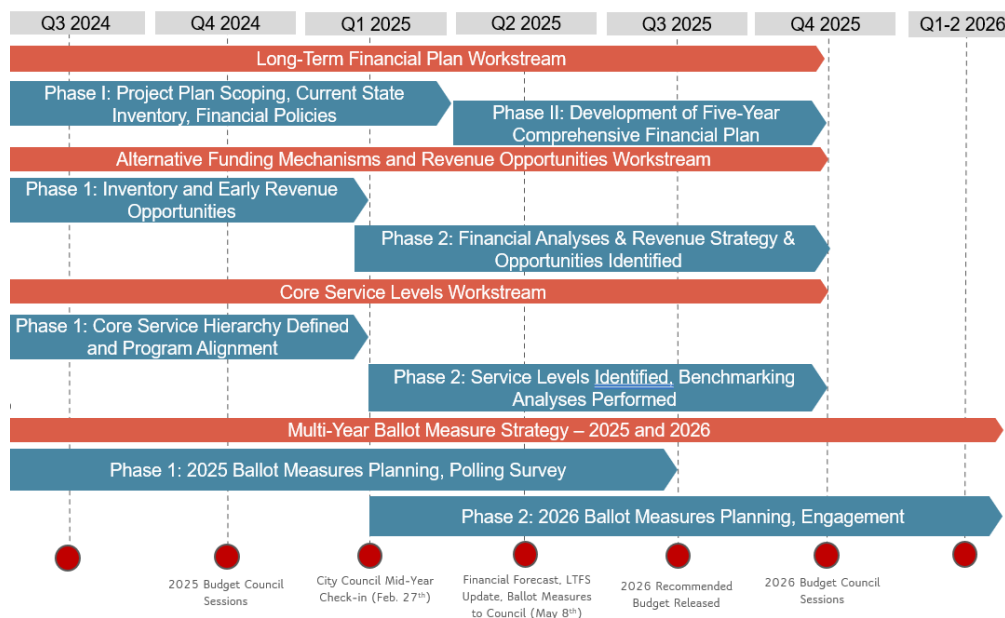
1. Do council members have any questions or feedback on the LTFS multi-year ballot measure strategy for 2025 and 2026, and specifically on the multi-year ballot measure framework that considers two 2025 recommended tax ballot measures and the approach for 2026 potential tax ballot measures?
2. Do council members have any questions or feedback on the approach of the LTFS community engagement strategy, and specifically the role of council members in supporting this effort?

BACKGROUND

The LTFS builds upon prior policy recommendations from key reports on the city’s financial health and long-term planning and budgeting, including the Blue Ribbon Commission Reports of 2008 and 2010 and the Budgeting for Community Resilience Report of 2019, and recent lessons learned from the pandemic period, where the city’s major revenue source experienced a drastic decline in revenues, resulting in programmatic and service cuts to the city and community. The city’s Finance Department and Budget Office staff have been leading this cross-departmental initiative with support from city executive leaders and department finance staff, in addition to policy guidance from the three Financial Strategy Committee members during monthly committee meetings.

The LTFS consists of four workstreams with two phases, as shown in the project timeline below.

Long-Term Financial Strategy Project Timeline



Phase I (Q3 2024–Q1 2025) focuses on a current state analysis of prior policy recommendations and existing city fees and service levels, identifying early revenue opportunities, and the development of potential 2025 tax ballot measures for City Council consideration.

Phase II (Q1 2025–Q2 2026) focuses on prioritizing revenue opportunities, additional research and benchmarking analysis, and comprehensive community engagement to inform 2026 tax ballot measures. In addition, staff has developed synergistic communications and engagement plans to support this effort, including leveraging existing engagement input, polling voters about preferences, and opportunities to learn about and provide input on potential funding mechanisms and prioritization of unmet needs in core function areas.

A summary of significant updates and major project milestones are provided below, with further detail provided in the Analysis section.

Phase I (Q3 2024–Q1 2025)

1. *Long-Term Financial Plan*
 - a. Established guiding principles of Fiscal Sustainability and Sufficiency, Equity, and Resiliency
 - b. Performed a current state assessment against the recommendations within the Blue Ribbon Commission Reports
2. *Alternative Funding Mechanisms*
 - a. Completed a current state assessment and inventory of existing fees
 - b. Performed initial fee policy and revenue research
3. *Core Service Levels*
 - a. Completed initial assessment of the city’s budgeted programs against a core service level hierarchy
4. *Multi-Year Ballot Measure Strategy*
 - a. Developed a multi-year ballot measure framework for 2025 and 2026 tax ballot measures, focused on unmet needs and additional investments supporting key community priorities
 - b. Identified two potential tax ballot items for council consideration
 - c. Perform a 2025 statistically valid polling voter survey

Phase II (Q1 2025–Q2 2026)

1. *Long-Term Financial Plan*
 - a. Development of five-year comprehensive financial plan
2. *Alternative Funding Mechanisms*
 - a. Refine revenue research, benchmarking, and financial analyses
 - b. Identification of prioritized revenue opportunities and implementation strategies
3. *Core Service Levels*
 - a. Identification of services and service levels
 - b. Benchmarking analysis of service levels
 - c. Comprehensive engagement and communications strategy
4. *Multi-Year Ballot Measure Strategy*
 - a. 2026 potential tax ballot measures development
 - b. Comprehensive engagement and communications strategy

ANALYSIS

Staff began the development of the Long-Term Financial Strategy in 2024 and identified four key workstreams within the strategy, with two phases of work.

In Phase I, from September 2024 through March 2025, staff advanced the first phase of each of these workstreams through a current state analysis and inventory, including an inventory of existing fees and revenues, compared current financial practices and policies against the Blue Ribbon Commission and Budgeting for Resilience reports, defined core service and aligned program areas to a core service hierarchy, and developed potential 2025 tax ballot measure options for council consideration.

In Phase II, from March 2025 through Spring 2026, staff will advance the second phase of each workstream through refined research, analysis and identification of recommendations for updates to financial practices, policies, and/or revenue framework. This will include the development of a five-year comprehensive financial plan, identification of potential revenue opportunities, an inventory and benchmarking of city services and service levels, and the development of potential 2026 tax ballot measures. A key component of this effort will be engaging community in conversations through a comprehensive engagement strategy, *Fund Our Future*, that will begin with preview sessions to boards and commissions just after the April 3, 2025 City Council update on the Long-Term Financial Strategy. Additional details and analysis are provided below in further detail by each workstream area.

1. Long-Term Financial Plan

The Long-Term Financial Plan focuses on the city's financial governance framework and the development of a five-year comprehensive plan. This includes the establishment of LTFS guiding principles, revisions to specific financial policies and procedures, and the development of prioritized recommendations for potential future revenue updates.

In Phase I of the LTFS, staff performed a comparison of current financial practices and policies against the Blue Ribbon Commission and Budgeting for Resilience reports. In this current state analysis, staff identified and categorized report recommendations that have been completed, others that are in progress, and others that have not yet been scoped. Key findings and recommendations of the Blue Ribbon Commission Report and Budgeting for Resilience Report identified an overreliance on sales tax, service level challenges to maintain and increase service levels against the city's existing revenue structure, prioritization needs and performance-based budget decision-making, and limited flexibility and reduced efficiency with the dedication of the city's revenues. Attachment C provides a summary of the current state analysis conducted against key report recommendations.

In addition, building upon the key report findings and recent lessons learned from the pandemic, staff – with input from the Financial Strategy Committee – developed three key guiding principles to the LTFS. The LTFS guiding principles are Fiscal Sustainability and Sufficiency, Equity, and Resiliency. Fiscal Sustainability and Sufficiency focuses on ensuring revenue sufficiency, flexibility and diversity of the city's revenues and funding levels to meet core service needs and community priorities. Equity focuses on the advancement of racial equity through updated financial policies and revenue structures that aim to reduce tax and fee burdens

on historically disadvantaged groups. Resiliency ensures that the city is able to anticipate, adapt, and recover quickly to adversity and change, supported by a diversification of revenues and sufficient reserve levels to meet emerging community needs, emergencies, and changing economic conditions.

Phase II of the Long-Term Financial Plan will support the refinement of the city's existing financial governance framework through the development of a five-year comprehensive financial plan, seeking to implement key recommendations of the reports and uplifting our guiding principles for the city's financial practices and policies. While more operational in nature, the Long-Term Financial Plan will be further informed by phase II of the LTFS, including research and analysis and community and council conversations. With anticipated completion in quarter 4 of 2025, the Long-Term Financial Plan will serve to guide the city's financial governance structure forward for the city.

2. Alternative Funding Mechanisms

The Alternative Funding Mechanisms workstream focuses on identifying additional revenue opportunities, including performing a holistic review of existing revenues and considering potential new revenues to support the city's programs and services.

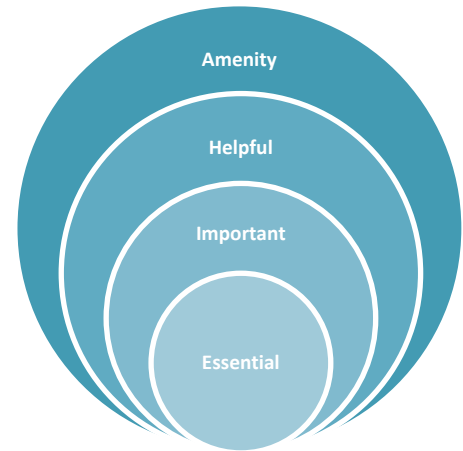
In Phase I, staff performed a current state inventory of all existing fees in the city. This initial inventory gathered key details of existing fees such as current cost recovery levels, methodologies of fee calculations, and the year of the last fee update. Staff found significant variation in existing cost recovery levels and frequency of fee updates, with many cost recovery levels unknown and fee updates performed three or more years ago. This current state analysis presents an opportunity for revising the citywide fee policy and planned updates and additional analysis of existing fees, which could lead to additional revenues.

In Phase II of this workstream, staff will gather and synthesize fee update recommendations based on two-year department revenue plans that identify a pathway for updating fees and cost of service analyses and potential new revenue opportunities in 2026 and 2027. The criteria for the two-year revenue plans for existing fees will prioritize highest revenue potential, date of last fee update, and nexus to flexibility of funding. Additional revenue opportunities will also be identified for future consideration, such as new fees, grants, and/or private partnership opportunities. Finally, these plans will help to identify opportunities for a more coordinated approach to fee updates across the city. Staff will complete this work by quarter 4 of this year.

3. Core Service Levels

The Core Service Levels workstream focuses on identifying the criticality of core service areas and service levels provided by the city. This includes a heightened and more transparent understanding of the city's existing service levels, performing benchmarking analyses against existing service levels, refinement of the city's unfunded needs list, and key community conversations on service area prioritization.

In Phase I of the Core Service Levels workstream, staff established a core services hierarchy, which built upon the framework and recommendations from the Budgeting for Resilience Report of 2019. This hierarchy established a four-tiered framework to understand the criticality of services, including Essential, Important, Helpful, and Amenity. Attachment D provides a summary of the definitions of these four levels within the hierarchy.



In Phase II of this workstream, staff will perform a current state inventory of services and service levels and a benchmarking analysis against the city’s services and services levels. Benchmarking research and analysis will be supported by a Harvard Bloomberg Fellow for a 10-week fellowship from June-August 2025.

Phase II will also result in a refined list of the city’s unfunded and underfunded needs. As shared with City Council during 2025 budget discussions, the city’s unfunded needs are great, which includes a backlog of capital infrastructure renovation, replacement, and maintenance projects to support our existing infrastructure and assets, in addition to funding to support ongoing or grant-funded programs and services. A draft list of estimated unfunded needs is provided in Attachment E. Staff will develop a refined comprehensive update to the unfunded needs list that will be reviewed by the City Manager’s Office and Executive Budget Team in June-July 2025.

Finally, a key component to the Core Service Level and Multi-Year Ballot Measure Strategy workstreams is a holistic community conversation about the city’s services and service levels. Staff developed a comprehensive engagement strategy, *Fund Our Future*, that will begin mid-April 2025. The goal of this engagement will be to further understand the community’s desired level of service, prioritization, and feedback on trade-offs of unfunded priorities, including considering alternative streams of revenue. These conversations will involve city council, boards and commissions, Community Connectors-in-Residence, and additional community groups. The feedback will inform decisions about potential 2026 actions and ballot items.

4. Multi-Year Ballot Measure Strategy

Last year, City Council first confirmed support for a Multi-Year Ballot Measure Strategy within the LTFS at the [May 9, 2024](#) City Council Meeting on ballot items. The Multi-Year Ballot Measure Strategy is a two-year approach to consider potential tax ballot measures for 2025 and 2026. This strategy focuses on identifying potential tax ballot measures for council consideration that uplift the LTFS guiding principles of Fiscal Sustainability and Sufficiency, Equity, and Resiliency. By uplifting the LTFS guiding principles within the Multi-Year Ballot Measure Strategy, the city aims to heighten revenue sufficiency and stability, reduce tax burdens on historically disadvantaged communities, and increase diversification of revenues.

In Phase I of the Multi-Year Ballot Measure Strategy, staff and the Financial Strategy Committee (FSC), developed a two-year ballot measure framework for 2025 and 2026 that establishes key focus areas for each year:

- In 2025, the framework establishes a narrowed, incremental approach to potential tax ballot measures to focus on taking care of what we have, including investing in existing assets, addressing the backlog of capital infrastructure renovation, replacement, and maintenance projects and funding opportunities for core services such as: transportation infrastructure development, replacement of parks assets, and renovations of city facilities.
- In 2026, the framework identifies an expanded, more comprehensive and creative approach to potential tax ballot measure options, seeking both to focus on the city's unmet needs in addition to community priorities of city programs and services.

The process to develop the 2025 potential tax ballot measures included staff analysis of potential revenue generation, a comparison analysis of tax ballot issues across Colorado municipalities, consideration of alignment with the LTFS guiding principles, and discussions and policy guidance received during monthly meetings with FSC members.

FSC policy guidance on the Multi-Year Ballot Measure Strategy included recommendations such as:

- Prioritizing flexibility of funding to meet community needs, recognizing the challenges of restricted funding
- Understanding the interaction of city tax ballot measures with wider organizational finances, including outcomes-based budgeting, existing fees, and other revenue opportunities
- Evaluating the timing urgency for ballot measures
- Understanding potential implications of other state and county measures
- Focusing on reducing tax burdens for historically disadvantaged groups, and
- Distributing the tax burden more equitably

Based on this policy guidance, in addition to staff analysis, staff considered a total of nine tax ballot measure options. A summary table of these options is provided in Attachment B. FSC ultimately recommended two ballot measures for 2025:

- 1) An extension of the existing 0.30% **Community, Culture, Resilience & Safety (CCRS) sales & use tax** through 2050 or permanently to continue to support city infrastructure and maintenance and non-profit capacity building and capital investments.
- 2) The creation of a **Public Realm Tax**, which would increase the existing Permanent Parks property tax from 0.900 mills to 2.252 mills, expand the use of the tax, and allow debt issuance to support infrastructure and capital maintenance projects more broadly in the public realm, such as parks, open space, civic buildings and areas, and the public right-of-way.

The 0.30% CCRS Tax extension would generate approximately \$15.0M in annual sales and use tax revenues supporting capital infrastructure and total cost of ownership, meeting the LTFS guiding principles of revenue sufficiency and funding flexibility. This tax extension would build upon the city's current tax structure by expanding the term of the existing tax, and provide increased funding stability for capital infrastructure, renovation, and replacement projects for the city (90% of revenues, \$13.5M annually) and non-profit organizations (10% of revenues, \$1.5M annually).

The Public Realm Tax would increase the existing Permanent Parks tax by 1.352 mills, taking the property tax to the City Charter Sec. 94 limit of 13.000 mills, and expand the use to capital infrastructure and capital maintenance in the public realm. This would generate approximately \$7.0M in annual property tax revenues and meet the LTFS guiding principles of revenue sufficiency and stability, funding flexibility, and revenue diversification.

Staff also completed the selection work for the 2025 Polling Voter Survey shared with council at the Mid-Year Check-In on February 27. Once the contract is awarded, staff will begin the kickoff work with the consultant. Staff plans to consider questions within the 2025 polling survey such as: preferences on recommended 2025 tax ballot measures, priorities of city programs and services, and preferences on types of taxes.

Staff will seek policy guidance from the City Council to help inform the two recommended 2025 tax ballot items throughout the ballot measure decision-making process. This includes the following City Council meeting touchpoints:

- **April 3** – Council questions on the two recommended 2025 tax ballot measures.
- **May 8** – Council discussion, input, and questions on recommended tax ballot items to place on the 2025 ballot.
- **June 26** – Staff will share the results of the 2025 statistically valid polling survey with City Council. City Council will have the opportunity to ask questions of the consultant, and consider these results ahead of the July and August council meetings to confirm and approve 2025 ballot measures.
- **July 24** – First reading, council discussion, and public hearing on 2025 ballot items.
- **August 7** – Second reading, council discussion, and public hearing on 2025 ballot items. If a third reading is not required, this is the final date for City Council to consider and approve 2025 tax ballot items recommended within the LTFS Multi-Year Ballot Measure Strategy. If needed, a third reading would occur on August 21.

Phase II of the Multi-Year Ballot Measure Strategy focuses on consideration of potential 2026 tax ballot measures, a comprehensive communications plan, and a holistic engagement strategy, *Fund Our Future*, which aims to receive input from a variety of stakeholders on trade-off of service level priorities as well as educate the public on the city’s finances and budget. *Fund Our Future* will help to inform potential 2026 tax ballot measures by understanding the public’s desired level of service and prioritization of those services, and consideration of alternative revenue streams.

Fund Our Future will include several engagement offerings between April 2025-Spring 2026, including the below list. A timeline of engagement activities is included in Attachment F.

- Preview sessions with Board & Commissions and Community Groups
- Be Heard Boulder Online Engagement Platform
- Partnership with Community Connectors-in-Residence
- Community & Council Forum on June 12, 2025
- Information & Input Sessions – Virtual and In-Person
- Statistically Valid Polling Voter Survey for 2026 Tax Ballot Measures (Early 2026)

In addition to the holistic community engagement strategy, phase II includes a comprehensive communications plan that focuses on a clear communications hierarchy and creation of deliverables such as presentations, talking points, postcard mailings, and website and blog posts to support *Fund Our Future* engagement. The communications plan recognizes the partnership opportunities with Financial Strategy Committee members and City Council members to support this effort, and will include opportunities and support for engaging with community members through staff-facilitated in-person and virtual forums and media platforms. Specifically, these council opportunities for support in *Fund Our Future* will include:

- Community & Council Forum on June 12, 2025
- Information and input sessions with community groups between July-October 2025
- Project updates and interviews on various online platforms and print media, such as Inside Boulder News and print newsletters, beginning July 2025

Finally, phase II of the Multi-Year Ballot Measure Strategy will also include a tax burden and revenue analysis of potential changes to the city's existing tax structure and new taxes. The goal of this analysis is to inform and support decision-making for potential tax changes in 2026, in addition to community engagement input. This analysis will be informed by the LTFS guiding principles and may consider items such as: an incremental shift from sales & use tax to property tax, expansion of sales tax to broaden the taxing base such as including services, occupation (head) tax, and vacancy tax, among others. This work will begin in early fall 2025 with anticipated completion in quarter 4 of 2025. Staff will bring forward an update to City Council in May 2026.

Additional Risk Factors for Consideration

Staff are focused on advancing this important work and recognizes the potential risk factors to certain components of the LTFS initiative. Primary risk factors that may prevent success of the project within the timeline include potential scope changes, community alignment with the LTFS guiding principles supporting flexibility, diversity, and stability of funding sources, voter support for implementation of potential tax ballot measures, and short-term economic and/or other external factors implicating city finances and financial planning.

NEXT STEPS

Staff will share updates to City Council on the Long-Term Financial Strategy and seek policy guidance from City Council at several upcoming council meetings, as listed below. Specifically, as discussed above, staff is seeking council policy guidance on the 2025 and 2026 potential tax ballot measures within the Multi-Year Ballot Measure Strategy of the Long-Term Financial Strategy:

- May 8 – Financial Forecast, 2025 Ballot Measures
- June 12 – City and Community Forum – Long-Term Financial Strategy
- June 26 – Presentation on Polling Survey Results on 2025 Tax Ballot Measures
- July 24 – First Reading 2025 Ballot Items
- Aug. 7 – Second Reading 2025 Ballot Items

ATTACHMENTS

A – Financial Strategy Committee Letter for Council on the Long-Term Financial Strategy

- B – Summary Table of Potential Tax Ballot Measure Options
- C – LTFS Current State Analysis Summary: Comparison of Key Recommendations from the Blue Ribbon Commission and Budgeting for Resilience Reports
- D – Core Services Hierarchy
- E – Draft Unfunded Needs List
- F – *Fund Our Future* Engagement Strategy and Communications Plan Timeline
- G – City of Boulder Sales & Use Tax Term Lengths

Attachment A – Financial Strategy Committee Letter to Council on the Long-Term Financial Strategy

March 19, 2025

Dear colleagues,

We are writing as the Council's representatives to the Financial Strategy Committee, to share our collective thoughts on the multi-year ballot measure strategy and plan for engagement and community budget conversations as part of the city's Long-Term Financial Strategy before our April 3, 2025 Council discussion.

The primary focus for this Council discussion will be an update on the process and development of the Long-Term Financial Strategy, with specific focus areas on the multi-year ballot measure strategy for 2025 and 2026 for enhancing revenues to support unfunded needs and community priorities, and the associated engagement plan and community conversations relating to this next phase of work within the Long-Term Financial Strategy.

As individual Councilmembers, the three of us have different revenue and spending priorities. As your Financial Strategy Committee representatives, we all agree on three points relevant to the upcoming Long-Term Financial Strategy work we will discuss on April 3:

1. The financial priority for this year's ballot measures should be taking care of existing infrastructure. We discussed the city's approximately \$380M backlog of unfunded and underfunded projects as a Council during last fall's budget discussions. The potential funding from the prior CCRS tax extension is largely exhausted, and our ability to address current and near-term infrastructure needs from this source is limited. Addressing this infrastructure backlog is crucial, and a further extension of the CCRS tax is suggested.

In addition, we suggest the exploration and consideration of a new Public Realm Tax to increase funding for capital infrastructure by an increase of 1.352 mills in our existing Permanent Parks tax, and expand the use of the tax to the public realm, which would help fund infrastructure within public spaces, parks, civic buildings and areas, open space, and the public right-of-way.

These ballot items represent a threshold of approximately \$7.0M in potential revenues that could support a higher level of funding to meet the city's unfunded needs, supporting the intent of the LTFS project.

2. An exploration of additional sources of revenue and consideration of current revenue streams should be further informed by upcoming community engagement and priority-setting related to the Long-Term Financial Strategy. We should identify our desired revenue streams and spending priorities before we start generating new revenue. We also

Attachment A – Financial Strategy Committee Letter to Council on the Long-Term Financial Strategy

should not dedicate more revenue before we understand if the Council and community are comfortable with the great extent to which many of our revenue sources are committed – and therefore limited – to dedicated funds. It is expected that this analysis will occur in the next year, and that additional ballot measures may be proposed for 2026.

3. A crucial element of our overall financial strategy will be our budget, which will come before the Council in the near future. Our city’s long-term success depends on our individual and collective willingness to explain our budget to the community, as well as the Long-Term Financial Strategy the Council develops over the next 12-18 months. We need to be champions for the city’s long-term financial work, and we will all need to spend time this summer and fall drawing attention to this critical area. The community must understand that we are facing significant tradeoffs in our spending choices, and that while we will prioritize sustainability, equity, and resilience, not every expenditure that we desire is an expenditure that can be made under current financial and economic conditions.

We look forward to our Council conversation and appreciate your attention to our conclusions.

Councilmembers on Financial Strategy Committee

(Council Member Speer, Council Member Wallach, Council Member Schuchard)

Attachment B – Summary Table of Potential Tax Ballot Measure Options

Tax Ballot Item	Estimated Revenue	Program/Services Focus Area	Who Benefits/Burden? Outcomes?	LTFS Guiding Principles	Issues to Consider	2025 or 2026
General Purposes Tax for Civic Infrastructure (0.075% Sales Tax)	~\$3.5M	General Purposes: Public Safety, Human Services, Public Spaces	Contributions to civic infrastructure (ex. community resiliency, social infrastructure)	Revenue sufficiency	Benefits: Ongoing revenues for general purposes; ease of tax administration Challenges: Continued sales tax reliance, tax burden considerations	2026 – consider within larger comprehensive ballot strategy
Public Realm Tax – Sales Tax & Debt Combining ~0.5% Existing Sales Tax	~\$20-25M combined CIP funding across existing dedicated funds	Capital-focus on public infrastructure and operations & maintenance; transportation, parks, open space, facilities	Contributions to the public realm (public spaces, public infrastructure, right of way, parks, publicly accessible open spaces, civic buildings)	Revenue sufficiency Funding flexibility	Benefits: Combination of existing funding, leveraging capital financing opportunities across current dedicated funding Challenges: Continued dedication of taxes, community engagement considerations	2026 – consider within larger comprehensive ballot strategy
Public Realm Tax – Property Tax & Debt (Increasing and Expanding Use of Permanent Parks Tax by 1.352 mills)	~7.0M	Capital infrastructure and maintenance; transportation, parks, open space, facilities	Contributions to the public realm (public spaces, public infrastructure, right of way, parks, publicly accessible open spaces, civic buildings)	Revenue diversification Revenue sufficiency Funding flexibility	Benefits: Expanding and increasing existing funding, utilizing more stable major revenue source for capital needs, leveraging capital financing opportunities across infrastructure areas Challenges: Continued dedication of taxes, community engagement considerations, future property tax legislation and property tax burden	2025 – consider within focused ballot strategy
Community, Culture, Resilience & Safety (CCRS) Tax Extension through 2050 or permanent	~\$15.0M	Capital infrastructure and maintenance, continuation of non-profit support for capital planning & infrastructure	Contributions to city capital infrastructure, non-profit organizations capacity building and capital needs	Revenue sufficiency Funding flexibility	Benefits: Builds upon current tax structure and framework, expansion of existing tax, benefits non-profit organizations for longer term Challenges: Recent passage in 2021, communications considerations	2025 – consider within focused ballot strategy
Local Tax on Cigarettes (Sales Tax Exemption Repeal)	~300-500K	General Purposes	Tax administration shifts from state to local – slight tax burden increase	Revenue diversification Revenue sufficiency Funding flexibility	Benefits: Shifts existing taxing structure, Could potentially perform without requiring ballot initiative Challenges: Equity considerations – continuation of sin tax, Smaller revenue generation	2026 – consider within larger comprehensive ballot strategy
Second Homes (Vacancy) Tax	~\$1.0-2.0M	General Purposes	Contributions to general purposes; tax burden for second homeowners	Revenue diversification Revenue sufficiency Funding flexibility Equity	Benefits: Applies to narrow taxing base, Contributes to general purposes Challenges: Difficulty in administering, Need to define "vacant" – no current category for owner-occupied home, Self-reporting and enforcement considerations, Tax estimates margin of error	2026 – consider within larger comprehensive ballot strategy
Occupation (Head) Tax	~2.0-3.0M	General Purposes	Tax burden on employers/employees	Revenue diversification Revenue sufficiency Funding flexibility	Benefits: Applies to narrow taxing base, Contributes to general purposes Challenges: Consideration of tax burden on businesses, employees, "nuisance" tax	2026 – consider within larger comprehensive ballot strategy
Increase Property Tax Cap (15 mills)	~10.0-11.0M Potential	General Purposes/Future Flexibility and Potential above 13 mills cap	Support for future general purposes	Funding flexibility Contingency planning	Benefits: Increasing potential for property tax maximum, Setting up Challenges: Future property tax legislation and opposition from property owners.	2026 – consider within larger comprehensive ballot strategy
General Fund Debt Capacity	~\$75.0-100.0M Debt Capacity	General Purposes/Capital Flexibility	Support for future capital projects	Funding flexibility Contingency planning	Benefits: Setting up pathway for future infrastructure and financial planning, Utilizes existing revenues - no tax increase or expansion Challenges: Limited General Fund capacity on short-term horizon, No immediate financing benefits	2026 – consider within focused ballot strategy

Blue Ribbon Commission (BRC) and Budgeting for Resilience Report Topic	Sub-Topic	Report Recommendations	Report	Page	LTFS Current State Analysis	Notes
Services	Performance Measurement	Use of meaningful measures and feedback on city goals ensures efficiency in program/service delivery, boosting confidence in operations.	Blue Ribbon Commission Phase 2	1	Complete	Successful completion of outcomes-based budgeting implementation.
Services	Cost of Services	Full costing of all city services, including subsidies, must be known for informed budget decisions.	Blue Ribbon Commission Phase 2	2	In Progress	LTFS Phase II - Alternative Funding Mechanisms and Core Service Levels workstreams
Services	Centralization	Centralizing administrative functions or partnering with the private sector/nonprofits/governments to provide services will increase efficiency.	Blue Ribbon Commission Phase 2	2	In Progress	LTFS Phase II - Long-Term Financial Plan and Core Service Levels workstreams
Services	Prioritize Core Services	Focus on prioritizing core services rather than treating most city services as essential. Clarify the prioritization of city services based on their contribution to overall city goals.	Blue Ribbon Commission Phase 2	12	In Progress	LTFS Phase II - Core Service Levels workstream
Services	Core Services	If services are adequately provided by the private sector, consider phasing them out.	Blue Ribbon Commission Phase 2	12	In Progress	LTFS Phase II - Core Service Levels workstream
Services	Service Costs	Review and identify the full cost of programs and services.	Blue Ribbon Commission Phase 2	13	In Progress	LTFS Phase II - Core Service Levels workstream
Services	Service Evaluations	Establish consistent methods for evaluating new programs and services.	Blue Ribbon Commission Phase 2	13	Complete	Successful completion of outcomes-based budgeting implementation and updated budget operational policies.
Services	Performance Measurement (Core Services)	Develop a citywide performance measurement system to assess success in achieving service goals. Integrate this data into budget decisions.	Blue Ribbon Commission Phase 2	14	Complete	Successful completion of outcomes-based budgeting implementation and updated budget operational policies.
Services	Track Efficiency	Use efficiency measures like transactions per staff member, cost per work order, and expenditure per case.	Blue Ribbon Commission Phase 2	14	Complete	Successful completion of outcomes-based budgeting implementation and updated budget operational policies.
Services	Track Outcomes	Measure effectiveness with outcomes such as citizen satisfaction and safety metrics.	Blue Ribbon Commission Phase 2	14	Complete	Successful completion of outcomes-based budgeting implementation and updated budget operational policies.
Services	Performance Reporting	Report performance results to the community via the budget process.	Blue Ribbon Commission Phase 2	15	Complete	Successful completion of outcomes-based budgeting implementation and updated budget operational policies.
Services	Efficiency of Services (Centralization)	Centralize administrative support services such as accounts payable, purchasing, and facility maintenance.	Blue Ribbon Commission Phase 2	16	In progress	LTFS Phase II - Core Service Levels workstream
Services	Efficiency of Services (Partnering)	Partner with community nonprofits or other entities to deliver services more efficiently.	Blue Ribbon Commission Phase 2	17	In progress	LTFS Phase II - Core Service Levels workstream

Blue Ribbon Commission (BRC) and Budgeting for Resilience Report Topic	Sub-Topic	Report Recommendations	Report	Page	LTFS Current State Analysis	Notes
Revenue Structure	General Structure Change	Decrease dependence on sales taxes by shifting toward more stable revenue sources, such as property taxes, fees, and sales taxes on services.	Blue Ribbon Commission Phase 1	2	In Progress	LTFS Phase I and II - Multi-Year Ballot Measure Strategy 2025 and 2026 potential tax ballot measures
Revenue Structure	Development Excise Tax	Increase the development excise tax to remain competitive with surrounding municipalities and ideally recover costs fully.	Blue Ribbon Commission Phase 1	2	Complete	Replaced by Impact Fees
Revenue Structure	Renewal of Sales Taxes	Renew existing sales taxes as the top priority to address revenue needs.	Blue Ribbon Commission Phase 1	3	In Progress	LTFS Phase I and II - Multi-Year Ballot Measure Strategy 2025 and 2026 potential tax ballot measures
Revenue Structure	Structural Sales Tax Change	A structural solution should explore alternative revenue sources like a sales tax on services, but the current system needs change to address structural issues.	Blue Ribbon Commission Phase 1	25	In Progress	LTFS Phase II - Consideration Multi-Year Ballot Measure Strategy 2026 potential tax ballot measures
Policy	Policy Framework	Implement policy changes to diversify revenue tools, focusing on sources with inflation rates that more closely mirror expenditure inflation, and ensure periodic assessments of funding gaps.	Blue Ribbon Commission Phase 1	26	In Progress	LTFS Phase II - Long-Term Financial Plan workstream
Policy	Revenue Adjustments	Require trade-offs or reductions when revenue growth is insufficient, ensuring new services come with corresponding gains in revenue or productivity.	Blue Ribbon Commission Phase 1	27	In Progress	LTFS Phase II - Core Service Levels workstream
Policy	Comparative Tax Rates	Ensure that taxes and fees are comparable to those in surrounding municipalities, particularly sales tax rates and development excise taxes, to maintain economic competitiveness.	Blue Ribbon Commission Phase 1	28	In Progress	LTFS Phase I and II - Long-Term Financial Plan and Multi-Year Ballot Measure Strategy 2026 potential tax ballot measures
Policy	Fee and Efficiency Balance	Balance fee increases with greater efficiency in current service offerings. Ensure voters are assured of operational efficiencies before approving new contributions.	Blue Ribbon Commission Phase 1	28-29	In Progress	LTFS Phase I and II - Alternative Funding Mechanisms and Core Service Levels workstreams
Policy	Infrastructure Funding	Maintain infrastructure and personnel funding separate from expiring revenue sources.	Blue Ribbon Commission Phase 1	28	In Progress	LTFS Phase I and II - Multi-Year Ballot Measure Strategy 2025 and 2026 potential tax ballot measures
Policy	Capital Funding Limits	Limit earmarked funds to capital purchases and construction only.	Blue Ribbon Commission Phase 1	28	In Progress	LTFS Phase II - Consideration for Long-Term Financial Plan workstream
Policy	Debt Financing	Use debt financing for major capital projects or in situations with high inflation or low financing costs.	Blue Ribbon Commission Phase 1	28	In Progress	LTFS Phase II - Consideration for Long-Term Financial Plan workstream

Blue Ribbon Commission (BRC) and Budgeting for Resilience Report Topic	Sub-Topic	Report Recommendations	Report	Page	LTFS Current State Analysis	Notes
Policy	Economic Growth Strategy	Continue to grow the economy to increase revenue, but carefully analyze the long-term financial and infrastructure impacts of such development.	Blue Ribbon Commission Phase 1	29	Out of Scope	Led by Economic Vitality
Policy	Financial Management Centralization	Centralize financial management and improve the budgeting process to balance the financial health of all city departments, rather than operating in silos with restricted fund autonomy.	Blue Ribbon Commission Phase 1	29	Complete	Successful completion of outcomes-based budgeting implementation and updated budget operational policies.
Policy	Fund Transfer Limitations	Avoid General Fund subsidies to restricted funds for discretionary programs unless essential programs are fully funded.	Blue Ribbon Commission Phase 1	30	In Progress	LTFS Phase II - Long-Term Financial Plan and Alternative Funding Mechanisms workstreams
Policy	Land Use Conversion Impact	Carefully evaluate land use conversions from commercial/industrial to residential, considering future property tax implications due to the Gallagher Amendment.	Blue Ribbon Commission Phase 1	31	Out of Scope	Gallagher Amendment was repealed in 2019.
Policy	Revenue Sharing with Regions	Continue participation in the Boulder County Consortium of Cities; work on potential models for revenue sharing. Explore regional revenue sharing of sales tax to stabilize cyclical revenue fluctuations, benefiting the county as a whole.	Blue Ribbon Commission Phase 1	31	In Progress	LTFS Phase II - Long-Term Financial Plan and Alternative Funding Mechanisms workstreams
Policy	Tax Increase Transparency	Identify a minimum bundle of expenditures for tax increases to ensure voter understanding of specific benefits.	Blue Ribbon Commission Phase 1	31	In Progress	LTFS Phase I and II - Multi-Year Ballot Measure Strategy 2025 and 2026 potential tax ballot measures
New Taxes/Fees	Sales Tax on Services	Explore a sales tax on selected services, ensuring a study to assess potential revenue generation.	Blue Ribbon Commission Phase 1	3	In Progress	LTFS Phase II - Consideration Multi-Year Ballot Measure Strategy 2026 potential tax ballot measures
New Taxes/Fees	Fee Increases	Increase reliance on fees, as they are controlled by the city council and can be adjusted by ordinance, ensuring they keep pace with inflation during economic downturns.	Blue Ribbon Commission Phase 1	25	In Progress	LTFS Phase I and II - Alternative Funding Mechanisms workstream
New Taxes/Fees	Real Estate Transfer Tax (RETT)	Introduce a Real Estate Transfer Tax (RETT), which could be a potential solution for structural issues. This would require an amendment to the Colorado Constitution.	Blue Ribbon Commission Phase 1	26	Out of Scope	Requires amendment to Colorado Constitution
New Taxes/Fees	Fee Control	Encourage greater reliance on fees, particularly for services that are in the control of the city council and do not require voter approval.	Blue Ribbon Commission Phase 1	25	In Progress	LTFS Phase I and II - Alternative Funding Mechanisms workstream

Blue Ribbon Commission (BRC) and Budgeting for Resilience Report Topic	Sub-Topic	Report Recommendations	Report	Page	LTFS Current State Analysis	Notes
New Taxes/Fees	Gasoline Tax Modification	Modify the gasoline tax to be a percentage of the price rather than a flat rate, ensuring it scales with inflation.	Blue Ribbon Commission Phase 1	32	Out of Scope	Not applicable.
New Taxes/Fees	Internet Sales Tax	Repeal the prohibition on collecting sales tax from Internet transactions.	Blue Ribbon Commission Phase 1	32	Complete	Implemented in 2020 - Marketplace Facilitator Ordinance.
New Taxes/Fees	Admission Tax Legislation	Pass enabling legislation for an admission tax on state college events, which would not impact university revenues.	Blue Ribbon Commission Phase 1	32	In Progress	LTFS Phase II - Long-Term Financial Plan and Alternative Funding Mechanisms workstreams
New Taxes/Fees	Local Income Tax	Pass enabling legislation for a local income tax to provide more flexibility in addressing equity and revenue needs.	Blue Ribbon Commission Phase 1	33	In Progress	LTFS Phase II - Consideration Multi-Year Ballot Measure Strategy 2026 potential tax ballot measures
New Taxes/Fees	Occupational Privilege Tax	Consider implementing an occupational privilege tax, which could offer a steady source of income based on the number of employees working within the city.	Blue Ribbon Commission Phase 1	39	In Progress	LTFS Phase II - Consideration Multi-Year Ballot Measure Strategy 2026 potential tax ballot measures
New Taxes/Fees	Prepared Food Tax	Explore a tax on prepared food, which is inelastic and paid by non-residents, as a small but viable revenue option.	Blue Ribbon Commission Phase 1	40	Complete	Implemented. Food rebate program also available.
New Taxes/Fees	Transportation Maintenance Fee	Establish a transportation maintenance fee to fund street and infrastructure upkeep, similar to a storm drainage utility fee, assessed by land use type and size.	Blue Ribbon Commission Phase 1	40	In Progress	LTFS Phase II - Alternative Funding Mechanisms workstream
New Taxes/Fees	Parks Maintenance Fee	Create a parks maintenance fee assessed on residential properties via utility bills to maintain existing parks.	Blue Ribbon Commission Phase 1	40	In Progress	LTFS Phase II - Alternative Funding Mechanisms workstream
Comprehensive Financial Plan	Financial Planning	Develop a comprehensive financial plan similar to the Boulder Valley Comprehensive Plan, reviewed annually to reflect economic and budgetary changes.	Blue Ribbon Commission Phase 1	3	In Progress	LTFS Phase II - Long-Term Financial Plan workstream
Comprehensive Financial Plan	Gap Tracking	Conduct a comprehensive update every five years to track changes in the gap between revenue and expenditure projections.	Blue Ribbon Commission Phase 1	3	Complete	Performed annually as part of the budget cycle
Compensation	Total Compensation	Communicate total compensation to employees, including salary, benefits, retirement, fringe benefits, and leave accruals.	Blue Ribbon Commission Phase 2	19	Complete	Updated HR practices and policies.
Compensation	Performance-Based Compensation	Shift to a performance-based compensation system, rewarding employees for exceeding performance goals, and moving away from longevity pay and across-the-board increases.	Blue Ribbon Commission Phase 2	19	Complete	Updated HR practices and policies.

Blue Ribbon Commission (BRC) and Budgeting for Resilience Report Topic	Sub-Topic	Report Recommendations	Report	Page	LTFS Current State Analysis	Notes
Compensation	Employee Training	Provide citywide training to support the transition to a performance-based compensation system and standardize the employee evaluation process.	Blue Ribbon Commission Phase 2	20	Complete	Updated HR practices and policies.
Budgeting	Budget Process	Adoption of a budget process prioritizing services will allocate limited resources effectively to meet the city’s key goals.	Blue Ribbon Commission Phase 2	1	Complete	Successful completion of outcomes-based budgeting implementation.
Budgeting	Dedicated Funds	Dedicated funds should be used sparingly and with full understanding of their financial impact, including incremental operational/maintenance costs. Public education is necessary.	Blue Ribbon Commission Phase 2	2	In Progress	LTFS Phase I and II - Long-Term Financial Plan and Multi-Year Ballot Measure Strategy 2025 and 2026 potential tax ballot measures
Budgeting	Use of Dedicated Funds	If used, dedicated funds should only be for capital purchases and construction.	Blue Ribbon Commission Phase 2	2	In Progress	LTFS Phase II - Consideration for Long-Term Financial Plan
Budgeting	General Fund Transfers	Transfer of General Fund monies should be the exception, used only to achieve high-priority city goals. Phase out unnecessary transfers. Limit General Fund transfers to other city funds, reviewing each transfer in the annual budget process to ensure it supports high-priority goals.	Blue Ribbon Commission Phase 2	2,20	Complete	Updated budgeting practices and policies.
Budgeting	Community Engagement	Engage the community in a two-way dialogue on financial challenges and service prioritization.	Blue Ribbon Commission Phase 2	3	In Progress	LTFS Phase II - Core Service Levels and Multi-Year Ballot Measure Strategy workstreams
Budgeting	Stop Silo Mentality	Encourage a citywide approach rather than department-specific protection of budgets. Incorporate broad community input into the budget process.	Blue Ribbon Commission Phase 2	12, 13	Complete	Successful completion of outcomes-based budgeting implementation and updated budget operational policies.
Budgeting	Community Transparency	Improve transparency of budget decisions and allocations.	Blue Ribbon Commission Phase 2	13	In Progress	LTFS Phase II - Long-Term Financial Plan and Core Service Levels workstreams
Budgeting	Subsidy Knowledge	Fully identify subsidies in programs, ensuring they are deliberate and reflected in department budgets for a complete picture of costs.	Blue Ribbon Commission Phase 2	15	In Progress	LTFS Phase II - Alternative Funding Mechanisms and Core Service Levels workstreams
Budgeting	Full Cost of Services	Calculate the full cost of each service, including direct costs, overhead, and capital/facility expenses.	Blue Ribbon Commission Phase 2	16	In Progress	LTFS Phase II - Alternative Funding Mechanisms workstream
Budgeting	Evaluate Service Funding	Routinely assess which services are funded by tax revenues, user fees, or a combination.	Blue Ribbon Commission Phase 2	16	Complete	Updated budgeting practices and policies.

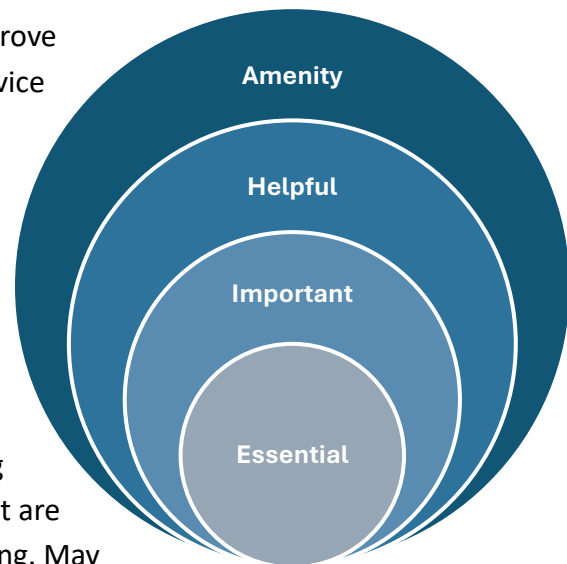
Blue Ribbon Commission (BRC) and Budgeting for Resilience Report Topic	Sub-Topic	Report Recommendations	Report	Page	LTFS Current State Analysis	Notes
Budgeting	Align Priorities with Outcomes	Link city leadership and council priorities to citywide framework and outcome indicators	Budgeting for Resilience Report	20	Complete	SER Framework, Citywide Strategic Plan, and Council Priorities are key pillars of Budgeting for Resilience & Equity
Budgeting	Evaluation Approach	Adopt evaluation rubric to compare budget proposals	Budgeting for Resilience Report	20	Complete	Successful completion of outcomes-based budgeting implementation and updated budget operational policies.
Budgeting	Outcomes and KPIS	Embed outcomes and KPIS into budget process	Budgeting for Resilience Report	20	Complete	Successful completion of outcomes-based budgeting implementation and updated budget operational policies.
Budgeting	Outcomes and KPIS	Develop Department Outcomes and KPIS to set clear outcomes, performance indicators and targets	Budgeting for Resilience Report	20	Complete	Successful completion of outcomes-based budgeting implementation and updated budget operational policies.
Budgeting	Fund Education	Educate the public on the trade-offs in the city's budget and engage them in prioritizing how limited funds are spent.	Blue Ribbon Commission Phase 2	18	In Progress	LTFS Phase II - Core Service Levels and Multi-Year Ballot Measure Strategy workstreams
Asset Management	Asset Mgmt Plan	Proactively manage assets (land, facilities, vehicles, equipment), with policies reviewed regularly to maximize efficiencies.	Blue Ribbon Commission Phase 2	2	In Progress	LTFS Phase II - Consideration for Long-Term Financial Plan workstream
Asset Management	Inventory	Maintain a complete inventory of land, property, and equipment, including market values, and actively manage the value of real estate holdings.	Blue Ribbon Commission Phase 2	20	In Progress	LTFS Phase II - Consideration for Long-Term Financial Plan workstream
Asset Management	Valuation	Include property evaluations, consider property disposition strategies.	Blue Ribbon Commission Phase 2	20	Complete	Updated financial practices and policies.
Asset Management	Maintenance	Prevent costly future expenses by maintaining city facilities and equipment according to industry standards.	Blue Ribbon Commission Phase 2	20	In Progress	LTFS Phase II - Long-Term Financial Plan workstream
Asset Management	Vehicles	Balance vehicle replacement with extending the life of vehicles in good condition when cost-effective.	Blue Ribbon Commission Phase 2	20	In Progress	LTFS Phase II - Long-Term Financial Plan workstream

Attachment D – Core Services Hierarchy Definitions

Core Services Hierarchy

The Core Services Hierarchy was redefined as part of Phase I of the LTFS Core Service Levels workstream. The definitions of Essential, Important, Helpful, and Amenity build upon the framework and recommendations from the [Budgeting for Resilience Report of 2019](#), and is a framework hierarchy to understand criticality of city services and service levels. Phase II of the Core Service Levels workstream will focus on a current state inventory of services and services levels to perform benchmarking analysis and community conversations on service area prioritization.

- **Essential:** City services are required by federal or state agencies and/or support fundamental human needs for safety, survival, health & well-being. The city service must be provided continuously with little or no interruption to services. Advances multiple goals and objectives within SER Framework and Citywide Strategic Plan.
- **Important:** City services that enhance or improve quality of life and economic stability. The service fosters growth, equity and a well-functioning community, but can be adjusted without causing immediate harm to public health or safety. Advances multiple goals and objectives within SER Framework and Citywide Strategic Plan.
- **Helpful:** City services that support day-to-day functioning of the community by offering convenience and improving quality of life that are not crucial for survival or health and well-being. May indirectly advance SER Framework and Citywide Strategic Plan.
- **Amenity:** City service that provides enhanced experience or service that is not offered by most other municipalities and exceeds service levels found in benchmark municipalities and communities. May indirectly advance SER Framework and Citywide Strategic Plan.



Attachment E – Long-Term Financial Strategy Update to Council

Draft List of Unfunded Needs

Important Note: This draft list of unfunded needs is not final nor comprehensive and will be refined, reviewed, and vetted further by the City Manager’s Office and Executive Budget Team as part of the 2026 budget process and Phase II of the Long-Term Financial Strategy.

Staff provided the below draft of the city’s unfunded needs during the 2025 Budget council meetings in the fall of 2024. The following list is not comprehensive and represents estimates of underfunded and unfunded needs, currently at a minimum of \$380 million for ongoing and one-time capital replacement and renovations, transportation construction and capital maintenance programs, park asset maintenance, building modernizations and replacements, permanent supportive housing funding, public safety staffing and operations, climate resiliency, and human services and basic needs, to name a few. The unfunded needs list will be further refined and updated as part of the 2026 budget development process and Phase II of the city’s Long-Term Financial Strategy, which is anticipated to be available in June-July 2025.

Unfunded Need	Amount
Recreation Centers	130,000,000
City Building Maintenance Backlog	53,000,000
Park Asset Maintenance	50,000,000
Civic Area Project	23,000,000
Valmont South Project	20,000,000
Reservoir Project	13,500,000
Pearl Street Mall Project	10,000,000
Tom Watson Park Project	10,000,000
Transportation Capital Maintenance*	7,000,000
Harlow Plats Project	7,000,000
Core Arterial Network Folsom Street Final Design and Construction	6,000,000
High-Utilizers Program - Property Acquisition and Operating Costs*	5,000,000
Reimagine Policing Plan Implementation*	4,113,000
Advanced Life Support/EMS Implementation*	4,000,000
Transportation Median Maintenance and Irrigation Systems*	3,758,000
Core Arterial Network 30th Street Final Design and Construction	3,500,000
Affordable Housing Funding*	3,500,000
Snow and Ice Response Program Expansion*	3,070,000
Primos Park Project	3,000,000
Guaranteed Income Pilot Program (ARPA-Funded)*	2,000,000
Business Equity and Economic Vitality Investments*	2,000,000
Fire Apparatus Replacement and Maintenance*	1,800,000
IT Broadband System Maintenance, Replacements, Security	1,500,000
Fire-Rescue Additional Staffing*	1,230,000
Core Arterial Network Iris Avenue Construction - Possible Grant Match	1,000,000
Police Overtime*	1,000,000
Full Court Software Replacement	1,000,000

Internal Services Support*	850,000
Building Home Program, Peer Support, Retention Services (ARPA-Funded)*	850,000
9.0 FTE Firefighters for Light Response*	807,300
Wildland and Water Rescue PPE, Vehicles, and Equipment	630,000
Process Design for Climate Resilience and Adaptation Funding*	500,000
City Employee Workforce Development Training, Career Counseling, Engagement Surveys*	420,000
Day Service Center Mental/Behavioral and Peer Services*	420,000
Transportation Grant Match for Bus Electrification	400,000
Enhanced Human Services Funding*	210,000
EV Charging Units (Public Safety)	234,300
Police Victim Services Support, Crash Report and Accreditation Staffing*	467,300
Crisis Team As-Needed Clinician Support*	50,000
Neighborhood Community Connector Program*	43,000
Transportation CO 119 Connectivity Improvements to Future BRT/Bikeway	Unidentified
Western City Campus (Alpine/Balsam) Transportation Connections	Unidentified
Airport Funding	Unidentified
Total	376,852,900

**Ongoing funding needed*

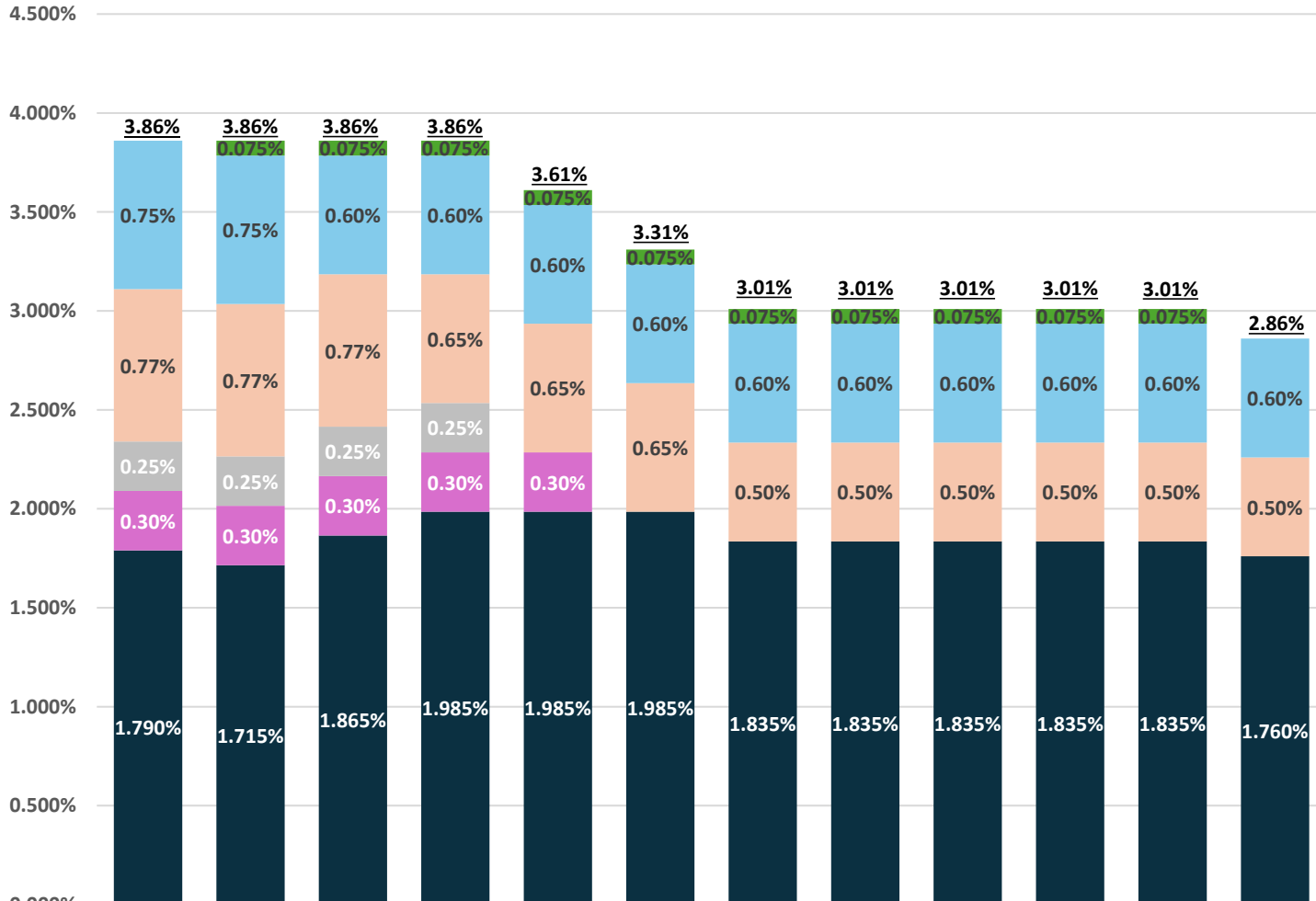
Attachment F – Long-Term Financial Strategy Update to Council

Fund Our Future Engagement Strategy and Communications Plan Timeline

Engagement or Communications Plan Item	Forum/Medium	Description	Date
LTFS Engagement Plan to Financial Strategy Committee	Council Committee Meeting	Overview provided to Financial Strategy Committee on <i>Fund Our Future</i> engagement plan	March 19, 2025
LTFS Engagement Plan to Council	City Council Meeting	Engagement plan shared with City Council for input during April 3 City Council Meeting during update on Long-Term Financial Strategy. City Council provides feedback on the approach of the LTFS community engagement strategy, specifically considering the role of council members in supporting the LTFS initiative.	April 3, 2025
Fund Our Future LTFS Preview to Boards & Commissions and Community Groups	Board & Commission Meetings, Community Meetings - In-Person and Virtual	Staff to provide high-level preview to boards & commissions and community groups. Community meetings will be organized and facilitated by city staff. City council members will have the opportunity to attend and support the <i>Fund Our Future</i> previews to community groups.	April-May 2025
2025 Ballot Measures Item to Council	City Council Meeting	City Council to consider and provide input on 2025 recommended tax ballot measures.	May 8, 2025
Community & Council Forum - LTFS Fund Our Future Conversation	City Council Meeting	City Council and community forum to help inform <i>Fund Our Future</i> community conversations in summer and fall of 2025. Community conversations will inform trade-off considerations for city service levels and prioritization discussion to help inform 2026 potential tax ballot measures.	June 12, 2025
2025 Polling Survey on Tax Ballot Measures Presentation to Council	City Council Meeting	Presentation provided to City Council on the results of the 2025 statistically valid polling voter survey to help inform council consideration of 2025 tax ballot measures.	June 26, 2025
Online Community Input on Fund Our Future shared through Be Heard Boulder	Be Heard Boulder - Online Platform	<i>Fund Our Future</i> promoted through Be Heard Boulder platform for online community input on service level prioritization.	Beginning July 2025
Updates and interviews on Inside Boulder News, Print Newsletters, City Newsroom Blogposts, and Op-Eds	Various Online and Print Media	<i>Fund Our Future</i> updates and interviews with city staff, and with support from Financial Strategy Committee and council members, on various city platforms such as Inside Boulder News, City Print Newsletters, Newsroom	Beginning July 2025

Engagement or Communications Plan Item	Forum/Medium	Description	Date
<i>Fund Our Future</i> Community Conversations: Information & Input Sessions	Community Meetings - In-Person and Virtual	Community conversations, facilitated by city staff with opportunity for council support, will provide overviews of the city budget and long-term financial outlook, an overview of unfunded needs, discussion on prioritization of needs and clarifying levels of service, and questions from community members. City council members will have the opportunity to attend and support these information & input sessions.	July-October 2025
2026 Polling Survey Results Presentation to Council	City Council Meeting	Staff to provide presentation on results of 2026 polling voter survey that considers potential 2026 tax ballot measures. City Council to provide input on 2026 potential tax ballot measures.	Early May 2026

Attachment G – City of Boulder Sales & Use Tax Term Lengths



	2023-2024	2025-2029	2030-2034	2035	2036	2037-2039	2040	2041	2042	2043	2044	2045
Arts Culture & Heritage	0.00%	0.075%	0.075%	0.075%	0.075%	0.075%	0.075%	0.075%	0.075%	0.075%	0.075%	0.000%
Transportation	0.75%	0.75%	0.60%	0.60%	0.60%	0.60%	0.60%	0.60%	0.60%	0.60%	0.60%	0.60%
Open Space	0.77%	0.77%	0.77%	0.65%	0.65%	0.65%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Parks and Recreation	0.25%	0.25%	0.25%	0.25%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Community Culture Resilience & Safety Tax	0.30%	0.30%	0.30%	0.30%	0.30%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
General Fund	1.790%	1.715%	1.865%	1.985%	1.985%	1.985%	1.835%	1.835%	1.835%	1.835%	1.835%	1.760%



COVER SHEET

MEETING DATE

April 3, 2025

BOARDS AND COMMISSIONS ITEM

02.10.25 TAB Minutes - signed

PRIMARY STAFF CONTACT

Meredith Schleske, TAB Secretary

REQUESTED ACTION OR MOTION LANGUAGE

02.10.25 TAB Minutes - signed

ATTACHMENTS:

Description

- ▣ **02.10.25 TAB Minutes - signed**

City of Boulder, Boulder Colorado

Boards and Commissions Meeting

Minutes

Name of Board/Commission: Transportation Advisory Board (TAB)

Date of Meeting: February 10, 2025

Board Members Present: Tila Duhaime, Chair; Triny Willerton, Vice Chair; Darcy Kitching; Michael Mills

Staff Present: Valerie Watson, Interim Director for Transportation and Mobility
Veronica Son, Transportation Senior Engineer
Stephen Rijo, Transportation Planning Manager
Sydney Schieffer, Transportation Senior Planner
Daniel Sheeter, Transportation Senior Planner
Allison Moore-Farrell, Transportation Senior Planner
Melanie Sloan, Principal Transportation Planner
Meredith Schleske, Board Secretary

Type of Meeting: Advisory/Regular

1. Call to Order 6:00 PM
2. Technical Rules 6:01 PM – Veronica Son, technical host reviewed rules and technical operations on the virtual platform.
3. Approval of January Minutes 6:02 PM – deferred to March TAB meeting.
4. Public Comment 6:03 PM
 - a. Lynn Segal – jobs/housing balance - TAB doesn't have control except indirectly. Providing pathway for more people to be here, referenced Yiddish term meaning "hereness". If here, where are we going? Amazon delivery is rough on asphalt. Let developers pay. Cost mechanism is really only way you can control growth. If taxpayers/residents pay, it continues the elevation of the price and the wealth disparity. So please do something.
 - b. Andrew Brandt – TAB applicant, will email members questions, appreciation for work you've done. Thank you.
 - c. Trish Emser – learned plan to promote 14th & Walnut bike & ride shelter as a secure bike parking location, emailed slides to TAB yesterday. How do shelters work? Why bike theft? Rose 15% over 2023 per Boulder Police. 14th & Walnut signage was removed, no information regarding access, maintenance or contacts, scary to use. Conditions

TAB Minutes
February 10, 2025
Page 1 of 4

worsening, can be followed in. Understands that access cards have been lost, stolen, potentially duplicated. Shelter is likely compromised, hard to correct security without major upgrades. Table Mesa shelter is smaller, more open, single row of seven inverted U racks on cage exterior. Three bikes with U locks and cabling stolen in past week. Wall-hanging racks not compatible with e- or heavy bikes. Little usage, also at 30th & Diagonal and 14th & Walnut.

i. Chair Response: appreciation, very impressive, will raise as future agenda item.

5. Staff Briefing: Shared Micromobility Program Update (Rijo/Moore-Farrell) 6:12 PM

Stephen Rijo introduced, continue to grow ridership, over one year since adopted as city program. Allison Moore-Farrell reported to the board.

- a. Executive Summary - Memorandum provides an update on the City of Boulder's Shared Micromobility Program, which encompasses shared e-bikes and shared e-scooters, directly supports the city's transportation and climate goals of setting a roadmap for a future that is shared and electric. Key action in Transportation Master Plan (TMP) is to expand access to shared, electric micromobility. We work with BCycle to provide shared e-bikes, and Lime to provide shared e-scooters. Shared services and connected technology provide more travel choices for more people. Shared micromobility offers yet another multimodal transportation choice to advance our goals around reduced vehicle miles traveled and greenhouse gas emissions and often serves as a first and last mile solution to connect to transit.
- b. Feedback Requested from the Board
 - i. Does TAB have any clarifying questions regarding the iterative refinements to the Shared Micromobility Program's management and operational strategies of share e-bikes and shared e-scooters?
 - ii. Does TAB have any feedback on the shared e-scooter component of the Shared Micromobility Program since citywide expansion in September 2023?
- c. Clarifying Questions
 - i. Inquiry about revenue.
 1. Staff response: the program is revenue-generating, used for education, infrastructure development, etc. Parking corrals are at provider cost in locations co-determined and vetted through affected departments such as maintenance, engineering, safety.
 - ii. Question regarding BCycle locations, potentially increasing.
 1. Staff response: competitive 5-year Request For Proposal (RFP) program, up for bid in 2026. May consider undocked versus docked e-bikes in future, continuing to evolve.
 - iii. Question regarding use of incentives versus punishment to shape behavior, relationship to demographics.
 1. Staff response: also in favor of positive rewards. Users are typically younger, under 30 years old per national sources.
 - iv. Inquiry if speeds can be tracked by location, especially on paths.

1. Staff response: unknown, unable to identify shared versus personal bike or scooter. It is the reason for capping electric assist speed for shared scooters and bikes at 15 mph.
 - v. Questions concerning validity of statement that micromobility devices replaced 820,000 trips over 16 months in City of Boulder, when information is shared with City Council, if we receive similar information from Uber and Lyft.
 1. Staff response: calculation is according to national data, we do not have agreements with Uber or Lyft so data is not required, information is operational, not one of 10 City Council priorities. TAB may choose to communicate information to advise City Council if desired.
 - vi. Comment regarding how well mandatory parking zones (MPZ) work, question whether parking should be adjacent, process to do so.
 1. Staff response – have added MPZ in areas of parking abuse as well as high use, all CU parking. Near universal compliance from users.
 - vii. Comment regarding interest in if e-scooter access can be extended from minimum age 18 years old to younger.
 - viii. Inquiry whether low or income-qualified residents are eligible for ridership passes, and if they are aware of the benefit.
 1. Staff response – eligible, working with BCycle and Lime to advertise, also hope to hire Community Connectors or others to share information.
 - ix. Comment that program is very significant, good information, serving community need, doing a great job.
- d. TAB Feedback
- i. Duhaime – this has been one of the areas of great progress I’ve seen firsthand, very encouraged, data support, no surprises. Proposes more on street/off curb parking, legitimizes as valid form of transportation deserving room on city streets. Desires it be presented to City Council, should be considered a success.
 1. Staff response - kudos to the full team including engineering and maintenance.

6. Matters 7:19 PM

- a. Matters from Staff – there were none.
- b. Matters from Board
 - i. Open Board Comment
 1. Mills – question if vertical bike storage is still allowed for new projects.
 - a. Staff response – yes, Access Management Parking Strategies (AMPS) team has also considered. Good to consider array of bicycle parking.
 2. Mills - concerning Folsom outreach, surprised how open businesses were to project, significant level of awareness.
 - a. Kitching – Boulder Chamber is hosting listening session 2/25/2025.

- b. Watson – City of Boulder has Open House 2/12/2025.
Engagement started last year, focused along corridor.
 - 3. Duhaime – TAB members should start thinking about TAB retreat.
Consider Emser email regarding shelters, other topics.
- 7. Future Agenda Topics 7:31 PM.
- 8. Adjournment - Motion to adjourn 7:31 PM
 - a. First: Mills
 - b. Second: Kitching
 - c. 4:0, Motion passes

Date, Time, and Location of Next Meeting: The next meeting will be a regular virtual meeting on Monday March 10, 2025 at 6:00 p.m. unless otherwise decided by staff and the Board.

APPROVED BY:

Tila Duhaime

Tila Duhaime (Mar 17, 2025 22:18 MDT)

Board Chair

Mar 17, 2025

Date

ATTESTED:

Meredith Schleske

Board Secretary

3/8/2025

Date



COVER SHEET

MEETING DATE

April 3, 2025

BOARDS AND COMMISSIONS ITEM

01.22.25 TAB Minutes - signed

PRIMARY STAFF CONTACT

Meredith Schleske, TAB Secretary

REQUESTED ACTION OR MOTION LANGUAGE

01.22.25 TAB Minutes - signed

ATTACHMENTS:

Description

- ▣ **01.22.25 TAB Minutes - signed**

City of Boulder, Boulder Colorado

Boards and Commissions Meeting

Minutes

Name of Board/Commission: Transportation Advisory Board (TAB)

Date of Meeting: January 22, 2025

Board Members Present: Tila Duhaime, Chair; Triny Willerton, Vice Chair; Darcy Kitching; Michael Mills

Staff Present: Gerrit Slatter, Principal Transportation Projects Engineer, Capital Projects

Veronica Son, Civil Engineering Principal Project Manager

Chris Hagelin, Transportation Principal Planner

Veronica Son, Senior Transportation Engineer

Stephen Rijo, Transportation Planning Manager

Daniel Sheeter, Principal Transportation Planner

Sydney Schieffer, Transportation Senior Planner

Melanie Sloan, Principal Transportation Project Manager

Brian Wiltshire, Transportation Civil Engineering Manager

Roger Cain, Transportation Civil Engineering Senior Project Manager

John McFarlane, Senior Transportation Planner

Lucy O'Sullivan, Transportation Planner

Samantha Bromberg, Community Vitality Senior Project Manager

Charles Ferro, Development Review Planning Senior Manager

Lisa Houde, Code Amendment Planner Principal, Planning & Development Services

Meredith Schleske, Board Secretary

Also Present: Nicole Speers, City Council Member

Ulla Hester, Senior Planning Associate, AltaGO Planning & Design

Type of Meeting: Advisory/Regular

1. Call to Order 6:00 PM
2. Technical Rules 6:01 PM – Sydney Schieffer, technical host reviewed rules and technical operations on the virtual platform.
3. Fatality 6:02 PM – Chair recognized that 73-year old runner Richard Poley had a collision with a bicyclist on a multi-use path, subsequently died. Investigation is ongoing, no charges, police department stated that excessive speed was not a factor. Although it does not appear to be relevant in this case, Chai has been talking with Boulder County regarding

TAB Minutes
January 22, 2025
Page 1 of 6

sightlines, especially where cyclists enter or exit the pathway and slower users, to inform design. Appreciates continued work to keep everyone safe.

4. Approval of November 2024 Minutes 6:04 PM
 - a. Motion to approve the November 18, 2024 minutes as presented.
 - b. First: Mills
 - c. Second: Kitching
 - d. 4:0, Motion Passes
5. Public Comment 6:06 PM
 - a. Lynn Segal – walking today, too many times I have to get off my bike when it's snowy. Would like the location/more information about the collision, seems to be closed up. How many have been hurt because they didn't know? Free Palestine. All the work we're doing here will be for naught if we're blown up, think it will come to that, not OK, bad precedent. Family friendly neighborhoods – why is density set up on this? I'm a family too.
6. Matters 6:11 PM
 - a. Matters from Staff
 - i. Access Management and Parking Strategy Update – three-part multi-departmental program addressing parking: Planning & Development Services, Transportation & Mobility, Community Vitality. Lisa Houde, Chris Hagelin and Samantha Bromberg made the presentation to the board.
 1. Recommendations
 - a. Off-street Parking Standards
 - i. Eliminate minimum parking requirements citywide for all land uses.
 - ii. Do not add maximum parking requirements.
 - iii. Update bicycle parking design standards.
 - iv. Further study ways to support shared parking.
 - v. No changes to electric vehicle (EV) charging needed.
 - b. Transportation Demand Management (TDM) Plan Requirements for New Developments
 - i. Require annual financial guarantees from owner to fund tenant TDM plans.
 - ii. Use a tiered approach to focus efforts and manage staffing demands.
 - iii. Exempt small projects, zoning with TDM ordinances, and affordable housing.
 - c. On-Street Parking Management Strategies
 - i. Evaluate Non-Residential Parking Policies.
 - ii. Promote "Park and Walk" Near Schools.
 - iii. Limit guest and visitor permits.
 - iv. Restrict permits per licensed driver.
 - v. Introduce a TDM Wallet.

vi. Regulate mixed-use area participation.

2. Questions for TAB

- a. Does TAB support staff's recommendations related to maximum parking requirements, bicycle parking, shared parking, and electric vehicle charging?
- b. Does TAB support the general approach to the design of the Transportation Demand Management (TDM) ordinance for new developments, particularly relating to staff's recommendation on the use of financial guarantees as the mechanism for funding tenant TDM programs, and utilization of a three-tiered approach with specified exemptions?
- c. Does TAB support staff's recommended on-street parking management strategies?

3. TAB Feedback

a. Clarifying Questions

- i. Questions about Neighborhood Parking Permit program (NPP) possibility of increasing cost, implementing at hiking/camping-adjacent areas seasonally.
 1. Staff response: Working on financial analysis of program to share with final recommendations, will review pricing. In Boulder, hiking/camping areas are used year-round.
- ii. Inquiry whether there was discussion of location preference for bicycle parking.
 1. Staff response: Yes, plus for electric bikes and for shelter.
- iii. Question if new lightweight, low speed, roadworthy, golf cart-like vehicles come on the local market, we are currently flexible enough to accommodate.
 1. Staff response: Unknown, have not historically treated types of vehicles separately but this effort is general overhaul, can more easily do smaller tweaks.
- iv. Question if deadlines/accountability are defined in TDM Plan requirements.
 1. Staff response: Yes.
- v. Inquiry whether parking benefits district concept was considered.
 1. Staff response: Looking at similar funding ideas, possibly TDM wallet.

- vi. Question if TDM wallet is similar to Boulder Junction?
 - 1. Staff response: In a different manner, at the neighborhood level with reinvestment in perhaps B-Cycle or Ecopass access.
- b. TAB Feedback
 - i. Observation that there is much more detail than presented, especially excited about Park & Walk concept at schools and stronger TDM ordinance, see how all strategies can work together towards mode share goals. Comment that safe zones are appropriate at many levels, not only at elementary schools.
 - ii. Excitement expressed, opportunity to create safe zones for schools.
 - iii. Photo displayed of low function bike racks in community, hopeful City Council will support some sort of requirement. We have really good standards for new developments, could perhaps start incrementally with large supermarkets and hospitals. TAB members support. Trying to encourage micromobility, security of personal bikes. Consider electric bike racks, make attractive for business owners.
 - 1. Staff response: recognize it is an issue, matter of scope and specific deadline for this particular project.
 - iv. Encouragement, in addition to limiting new NPPs, to review existing ones. Mapleton NPP is not serving the function appropriately.
- ii. Sumac Avenue Project Update 7:11 PM

Gerrit Slatter introduced, important project between Broadway and 19th Street. Residents on Sumac are subject to annexation funding obligation to participate in improvements. John McFarlane and Roger Cain reported to the board. Design focuses on pavement, reconstruction, improving roadway drainage for everyday storm events, improving multimodal connectivity through new sidewalks and pedestrian crossings, flashing beacon crossing at Broadway to Wonderland Lake Trailhead, preserving on street parking and restoring landscaping - identified by community as priorities. Now meeting with residents individually, reviewing cost share and on street parking balanced against landscaping in front of their house.

 - 1. TAB Comments

- a. Observation that it is a challenging street and environment, constrained access to Crest View Elementary School, suggestion to connect with on street parking AMPS.
 - i. Staff response: talked with Crest View principal, adding striping at dropoff/pickup zone, potentially restrict parking across the street.
 - iii. Broadway Transit Upgrades 7:18 PM

Slatter introduced - principal corridor for bus usage, local and regional transit. Daniel Sheeter, Brian Wiltshire and Cain reported Design and Bus Lane study from Regent Drive to Table Mesa Drive. Highest frequency transit usage (every 2-4 minutes in peak hours.) Improve, upgrade crossings and facilities, realign/straighten adjacent multi-use paths, close secondary commercial driveway in southwest corner of Broadway/Table Mesa, upgrade curb ramps to comply with Americans with Disabilities Act (ADA).
[Duhaime excused 7:33 PM]

 - 1. TAB Feedback
 - a. Comment that bus improvements are great, incremental safety adds.
 - b. Concern expressed about continued slip lane usage, seem to prioritize vehicle speed over pedestrian safety.
 - i. Staff response: realignment improves safety, provides transit priority.
 - c. Comment that core issue for pedestrians may be signal timing for vehicles turning left onto Regent Drive; request staff look at pedestrian intervals and signal pole realignment.
 - i. Staff response: signal poles will be relocated, appreciation for timing feedback.
 - b. Matters from Board 7:39 PM
 - i. Open Board Comment
 - 1. Kitching – snow removal – heard a lot from community recently about Toedli, ran into wheelchair user going down middle of street because so few property owners cleared sidewalks. Need to positively encourage/make them aware of implications, impact on community – messaging, contests, prizes.
 - 2. Willerton – eye-opening, incant compliance. Even though storm was categorized as small, street was impassable. Suggests TAB review, consider amending snow response factors.
 - a. Staff response: appreciate feedback, lot of communication, monitoring.
7. Future Agenda Topics 7:47 PM
8. Adjournment 7:47 PM
 - a. Motion to adjourn.
 - b. First: Kitching

- c. Second: Mills
- d. 3:0, Motion Passes

Date, Time, and Location of Next Meeting: The next meeting will be a regular virtual meeting on Monday February 10, 2025 at 6:00 p.m. unless otherwise decided by staff and the Board.

APPROVED BY:

Mar 17, 2025
Mia D'Amico
TBa D'Amico (Mar 17, 2025 22:18 MDT)

Board Chair

Mar 17, 2025

Date

ATTESTED:

Meredith Schleske

Board Secretary

3/8/2025

Date



COVER SHEET

MEETING DATE

April 3, 2025

AGENDA ITEM

National Public Health Week Declaration

PRIMARY STAFF CONTACT

Megan Valliere, City Council Program Manager

ATTACHMENTS:

Description

- ▣ **National Public Health Week Declaration**

National Public Health Week

April 7-13, 2025

The week of April 7-13, 2025, is National Public Health Week, and the theme is “It Starts Here,” highlighting the importance of making a difference in our homes and communities.

Since 1995, the American Public Health Association, through its sponsorship of National Public Health Week, has educated the public, policymakers, and public health professionals about issues important to improving the public's health. This year is the 30th anniversary of celebrating National Public Health Week. In the past 30 years, significant strides have been made in public health in areas as diverse as HIV/AIDS treatment and prevention, reduced smoking rates, lowered childhood mortality rates, increased mental health awareness and treatment access, pandemic preparedness, and so much more.

Nonetheless, racial and ethnic minority populations in the United States continue to experience disparities in the burden of illness and death, as compared with the entire population of the United States. A person's health status can differ drastically by ZIP code due to differences in the built environment, environmental quality, community context, access to healthy food, access to education and access to health care. These ongoing disparities are evidence of the work that still needs to be done to ensure equitable health outcomes for all.

Public health professionals help communities prevent, prepare for, withstand and recover from the impact of a full range of health threats, ranging from infectious disease outbreaks to natural disaster preparedness. Efforts to adequately support public health and the prevention of disease and injury can continue to transform a health system focused on treating illness into a health system focused on preventing disease and injury and promoting wellness.

We, the City Council of the City of Boulder, Colorado declare April 7-13, 2025 as

National Public Health Week

And call upon the people of Boulder to observe this week by helping our families, friends, neighbors, co-workers and leaders to recognize the contribution of public health in (1) improving the health of the people of our city and state and (2) achieving health equity, as the theme states, "It Starts Here."



Aaron Brockett, Mayor





COVER SHEET

MEETING DATE

April 3, 2025

AGENDA ITEM

Fair Housing Month Declaration

PRIMARY STAFF CONTACT

Megan Valliere, City Council Program Manager

ATTACHMENTS:

Description

- ▣ **Fair Housing Month Declaration**

Fair Housing Month

April 2025

April 11, 2025, marks the 57th anniversary of the passage of the Fair Housing Act, which sought to eliminate discrimination in housing opportunities and to affirmatively further housing choices for all.

Housing is a critical component for families, community health, and stability and impacts our children's access to education. It also impacts our ability to seek and retain employment options, the cultural benefits we enjoy, and the quality of health care we receive.

Our history is well accounted on the active role that federal, state, and local governments played in state sponsored housing segregation. Policies like redlining, racial covenants, and exclusion from federal loans and public housing illustrate how the disparities we see today are not happenstance, but the manifestation of deliberate systemic and institutional racism. Since housing and housing stability are two of the strongest social determinants of health, policies that create discrimination produce deep burdens weakening already vulnerable communities. The lasting and pervasive inequities continue to subjugate people today.

The State of Colorado was the first in the nation to pass statewide fair housing laws, barring discrimination in housing in 1959, nine years before the signing of the federal Fair Housing Act. Today, the Fair Housing Act is nationwide and prohibits discrimination based on race, color, religion, sex (including gender identity and sexual orientation), ability status, familial status, and national origin. The City of Boulder promotes fair housing by addressing housing discrimination through its Human Rights Ordinance; compliance with federal and state laws; by investing in affordable rental housing, administering affordable homeownership programs, supporting manufactured housing communities; and more.

Acts of housing discrimination and barriers to equal housing opportunity have detrimental impacts on success outcomes for individuals and communities. The ongoing struggle for dignity and housing opportunity requires work at all levels of government, enterprise, and community to combat discrimination.

We, the City Council of the City of Boulder, Colorado declare April 2025 as

Fair Housing Month

And continue to ensure our local policies provide fair access to housing. We urge people to learn about the history of housing discrimination and to recognize and participate in the moral and constitutional obligation we have to dismantle oppressive systems and advance fair housing for all.



Aaron Brockett, Mayor



COVER SHEET

MEETING DATE

April 3, 2025

AGENDA ITEM

Space Science Month Declaration

PRIMARY STAFF CONTACT

Megan Valliere, City Council Program Manager

ATTACHMENTS:

Description

- ▣ **Space Science Month Declaration**

Space Science Month

April

In December 1968, the astronauts of Apollo 8 were attempting to be the first humans to ever leave low earth orbit and circle the Moon roughly a quarter of a million miles away. It was on the fourth lunar orbit that astronaut William Anders took a picture of the Earth rising as seen from the far-side of the moon. This is arguably one of the most famous pictures ever taken. Many historians attribute the galvanizing force of establishing Earth Day on April 22nd to this famous Earth Rise photo. It was truly the first time we saw our planet surrounded by the emptiness of space and perhaps more importantly we saw the fragility of our home as the atmosphere appeared as nothing more than the skin of an apple. The environmental movement as we know it today was in large part created by humanity's pursuit of the cosmos.

For over 60 years, our home of Boulder Colorado has carried on this legacy of space science and helped forge countless new discoveries, technologies, and industries. The University of Colorado Boulder (CU) often carries the distinction as being the number one NASA funded public University in the Country. CU Boulder has also prepared and graduated generations of students that go on to make lasting contributions to the combined fields of Space Science around the world. Ball Aerospace is Boulder's number one employer while building many of the instruments and technologies for the most well-known and consequential spacecraft and orbiting telescopes ever assembled, like the Hubble Space Telescope, the Kepler Space Telescope, WorldView 1 and 2 spacecraft, The Mars Reconnaissance Orbiter, and the James Web Space Telescope, just to name a few. Accompanying Ball are numerous other aerospace and defense contractors that make huge contributions to our national security. Boulder hosts more than half of Colorado's 30 plus federally funded research labs including NOAA (the National Oceanic and Atmospheric Administration), LASP (Laboratory for Atmospheric Space Physics), NCAR (National Center for Atmospheric Research), and NIST (National Institute of Space Technology) and so many more. It is estimated that Boulder's space science community generates over a billion dollars for our state's economy.

Spanning unimaginable scales of space and time from that of quantum physics to the origins of the Universe and everything in between, Boulder is home to world renowned scientists, researchers, administrators, and staff that continue to expand the knowledge of new frontiers. As such, Boulder stands out as one of but a few cities around that world that lay host to so many of these industries and researchers. As is often joked, one can throw a rock in town and likely hit a scientist, which is a testament to the reputation of Boulder.

We, the City Council of the City of Boulder, Colorado declare April as

Space Science Month

And celebrate the people, institutions, and industries that have informed, inspired, and unleashed generations of imaginations to seek understanding of our place in the cosmos.



Aaron Brockett, Mayor

