



LOVELAND CITY COUNCIL MEETING MINUTES
Tuesday, December 2, 2025, CITY COUNCIL CHAMBERS 6:00 PM

1. Introduction

1.1 Call to Order

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

1.2 Pledge of Allegiance

The Mayor invited all who were able to stand and join her in reciting the Pledge of Allegiance.

1.3 Attendance Report Out

The City Clerk noted attendance; there were 8 Council members present.

COUNCIL MEMBERS PRESENT IN-PERSON: Mayor Marsh, Council members Light-Kovacs, Samson, Mallo, Foley, Olson, McFall, and Swanty

COUNCIL MEMBERS PRESENT ONLINE: None.

COUNCIL MEMBERS ABSENT: None

1.4 Swearing in of New Mayor and Council Members

The Honorable Judge Jennifer Edgley performed the Oath of Office and sworn in all the elected/re-elected members of Council.

Order of Council Members swearing in:

- a. Geoff Frahm – Ward 1
- b. Sarah Rothberg – Ward 2
- c. Caitlin Wyrick – Ward 3
- d. Kalina Middleton – Ward 3
- e. Zeke Cortez – Ward 4; and
- f. Patrick McFall – Mayor.

1.5 Presentation to Former Council Members

Mayor Marsh and current Council members congratulated the incoming Council members and spoke in favor of former Council members. There was a brief presentation wherein former Council members were presented with a plaque for their service.

1.6 10-Minute Break

Council recessed at: 8:37 p.m.

Council reconvened at: 7:08 p.m.

1.7 Attendance Report Out of Newly Sworn in Council

The City Clerk noted attendance; there were 9 Council members present.

COUNCIL MEMBERS PRESENT IN-PERSON: Mayor McFall, Council members Light-Kovacs, Samson, Swanty, Frahm, Rothberg, Wyrick, Middleton and Cortez

COUNCIL MEMBERS PRESENT ONLINE: None.

COUNCIL MEMBERS ABSENT: None.

Mayor McFall asked for nominations for the Mayor Pro Tem position.

Council member Middleton nominated Council member Samson for the Mayor Pro Tem position.

Council Member Cortez provided the SECOND. Council member Samson accepted the nomination.

Council member Light-Kovacs self-nominated for the Mayor Pro Tem position. No Second.

Roll Call was Taken

NOMINATION FOR COUNCIL MEMBER SAMSON CARRIED 5-4.

(Council member Rothberg, Swanty, Wyrick and Light-Kovacs dissenting.)

1.8 Procedural Information

The Mayor provided procedural information for this portion of the meeting.

1.9 Presentation – Loveland Latest

Loveland's Latest is a new monthly video series focusing on five positive attributes happening from the City to serve the community was presented.

2. Council Comment

The Mayor provided procedural information for this portion of the meeting.

- Mayor McFall spoke in favor of time spent with newly elected Council members after the election and spoke in favor of their commitment and willingness to service.
- Council member Sampson spoke about her appointment as Mayor Pro Tem and spoke in favor of the newly elected Council members.
- Council member Middleton congratulated all council members and spoke about Council members organizing a Food Drive to donate almost $\frac{3}{4}$ of a ton of food.

Mayor McFall closed Council Comment.

3. Public Comment

The Mayor provided procedural information for this portion of the meeting.

- George K, Larimer County, congratulated Council members and spoke about the removal of the tennis courts in Edmondson Park, urged Council to protect public investments of tennis courts and provided suggestions on how to maintain and fund parks.
- Sabrina H, No Ward Information, spoke about homelessness and expressed Christian values to help homeless.
- Ron A, Ward 2, and Ed H, Larimer County, representing Loveland's Veteran's Honor Monument. Spoke about committee comprised of Loveland veterans, working with Parks & Recreation

Department, gave details regarding the monument and positive impacts of the monument for veterans in community. Council member Samson asked clarifying questions. Citizen responded with clarification.

- Juliane A, Loveland, spoke about lack of Jewish holidays being celebrated in City, spoke against leash laws, the negative impact for disabled individuals walking dogs, personally being ticketed for her dog being off leash and stated NOCO Human policies are unfair to individuals with disabilities. Council member Cortez asked clarifying questions. Citizen responded with clarification.
- Didi S, Ward 2, spoke about Petition opposing ICE in community for unlawful imprisonment, asked about ICE involvement in Loveland and how City deals with illegal activities or violent protesters.
- Kathy B, Ward 2, congratulated Council and spoke about the Oath of Office. Challenged Council to be the type of Council that works for all people, without exception.
- Bob M, Loveland, congratulated Council, spoke about Super-Majority of women on Council, spoke in favor of new Council and encouraged Council to vote their individual conscience.
- Darin B, Ward 2, congratulated Council, spoke about why City Council is here, expressed high responsibility and accountability to voters. Stated Council is behind due to cancelled meetings.
- LuAnn B, Ward 2, congratulated Council, spoke about the Pulliam Building Committee, Downtown Development Authority (DDA), spoke in favor of downtown improvements and hopes Council continues to support.
- Cindy V, Ward 2, congratulated Council, asked for the Colorado Freedom of Information Coalition to give a presentation to Council regarding open meeting laws and Freedom on Information laws and spoke about guidelines for Executive Sessions meetings/discussions.

Mayor McFall closed Public Comment.

4. Consent Agenda

Council member Light-Kovacs made a MOTION to ADOPT the Consent Agenda, Items 4.1 to 4.4. Council member Samson provided the SECOND.

MOTION CARRIED 9-0

4.1 City Clerk's Office Approval of Minutes

Approval of the City Council Minutes for the May 20, 2025, June 3, 2025, June 17, 2025, July 1, 2025, July 15, 2025, August 5, 2025, and October 21, 2025, Regular Meetings.

A motion to approve the City Council minutes for the May 20, 2025, June 3, 2025, June 17, 2025, July 1, 2025, July 15, 2025, August 5, 2025, and October 21, 2025, Regular Meetings.

MOTION CARRIED 9-0

4.2 Resolution Approving An Amended And Restated Intergovernmental Agreement For The Assessment, Collection, And Remittance Of Emergency Services Impact Fees And Ratification Of The Loveland Fire Rescue Authority Bylaws Consistent With C.R.S. 32-1-1002(1)(d.5)

City Attorney's Office

LFRA and the City previously entered into an agreement in 2017 for Emergency Services Impact Fees. On May 22, 2024, Colorado Senate Bill 24-194 revised the statutory structure governing these fees, effective August 7, 2024. The purpose of this action is to update the assessment and collection process to be consistent with the new statutes, C.R.S. § 29-1-104.5 and C.R.S. § 32-1-1002(1)(d.5).

Council member Light-Kovacs made a MOTION TO ADOPT Resolution #R-79-2025 approving an Amended and Restated Intergovernmental Agreement for the assessment, collection, and remittance of emergency services impact fees and ratification of the Loveland Fire Rescue Authority Bylaws consistent with C.R.S. 32-1-1002(1)(d.5). Council member Samson provided the SECOND.

MOTION CARRIED 9-0

4.3 Resolution Approving An Intergovernmental Agreement Between The City Of Loveland, Colorado And The City of Fort Collins, Colorado For The Fort Collins & Loveland Front Range Passenger Rail Advanced Station Planning Study
Public Works

The purpose of this proposed Resolution is authorizing the City Manager to enter into an intergovernmental agreement with Fort Collins and allow expenditures of a joint Grant received by the cities from the Colorado Department of Local Affairs, Energy and Mineral Impact Assistance Fund to complete the Fort Collins & Loveland Front Range Passenger Rail Advanced Station Planning Study in the amount of \$400,000.

The Front Range Passenger Rail District has identified Loveland and Fort Collins as key communities for station locations along a specific freight railroad line. Staff from both cities recognize the need for locally led advanced station planning efforts. Consequently, both cities pursued and successfully secured a grant from the Colorado Department of Local Affairs (DOLA) to fund these joint planning initiatives.

An intergovernmental agreement (IGA) is required prior to beginning on the station planning work and executing the grant. This matching Grant totals \$200,000, with \$75,000 from the City of Loveland and \$125,000 from the City of Fort Collins. Loveland's match will be funded from the current 2025 Transportation Engineering budget and does not require additional General Fund (GF) appropriations. As part of the proposed IGA, the City of Loveland will issue a payment to the City of Fort Collins to cover Loveland's local match requirement. Loveland will work with Fort Collins staff to administer the project; however, Fort Collins will manage the grant and any consultants needed to complete the work. The Transportation Advisory Board discussed this item on April 7, 2025 and all were supportive of this proposed IGA.

Council member Light-Kovacs made a MOTION TO ADOPT Resolution #R-80-2025 approving an intergovernmental agreement between the City of Loveland, Colorado and the City of Fort Collins Colorado for the Fort Collins & Loveland Front Range Passenger Rail Advanced Station Planning Study. Council member Samson provided the SECOND.

MOTION CARRIED 9-0

4.4 Resolution Approving An Intergovernmental Joint Funding Agreement Between The City of Loveland, Colorado and the U.S. Geological Survey, United States Department of the Interior, for Streamflow Gaging and Water Quality Data Collection Water and Power

The proposed resolution authorizes the City Manager to execute a joint funding agreement with the USGS for operation of a stream gage, a precipitation gage, and the cooperative water quality monitoring program. This work supports safe drinking water for Loveland's community.

The City has operated under a nearly identical joint funding agreement with the USGS in recent years under Resolution R-121-2020 which limits the City Manager's approval for the City's matching funds to \$250,000. Increased partner participation, additional testing parameters, and inflation will cause the City's up-front portion of the project cost to exceed this amount; however, a portion of that amount will be reimbursed to the City by other participants. The proposed resolution removes the City Manager's approval limit for the purposes of this joint funding agreement, provided the annual contract amount is appropriated, budgeted, and allocated through the City Council budget review and approval process.

The total amount of the agreement has been appropriated, budgeted, and allocated for in the City's 2026 proposed budget, and no additional Utility funds are required. USGS will provide approximately 20% of the total project cost, a contribution of roughly \$64,762 for 2026. This proposal has support from the Loveland Utilities Commission.

Council member Light-Kovacs made a MOTION TO ADOPT Resolution #R-81-2025 approving an intergovernmental Joint Funding Agreement between the City of Loveland, Colorado, and the U.S. Geological Survey, United States Department of the Interior, for streamflow gaging and water quality data collection. Council member Samson provided the SECOND.

MOTION CARRIED 9-0

5. City Clerk Reads Titles of Ordinances on the Consent Agenda

Ashley Macdonald, City Clerk, stated there were no remanding Ordinances on the Consent Agenda to be read.

6. Motion to Adopt the Consent Agenda

Council Member Light-Kovacs restated the MOTION to ADOPT the Consent Agenda, Items 4.1 to 4.4. Council Member Samson provided the SECOND. Roll Call was taken.

MOTION CARRIED 9-0

7. Regular Agenda

The Mayor provided procedural information for this portion of the meeting.

7.1. City Council Appointment for Regional Boards and City Boards and Commissioners

Brett Stewart, Assistant to City Manager, provided the Staff presentation on this item.

This is an item to open the process to appoint City Council liaisons to Regional and City Boards and Commissions

Mayor McFall spoke about the rules and procedures for City Council appointments to boards and commissions and encourage Council members currently on boards and commissions to keep appointment, if desired.

NO VOTE - Council Member Light-Kovacs made a MOTION TO APPOINT City Council liaisons for Regional Boards, City Boards and Commissions. Council Member Samson provided the SECOND.

Affordable Housing Commission:

Council member Swanty self-nominated as primary liaison. Council member Light-Kovacs provided the SECOND.

Council member Rothberg self-nominated as alternate liaison. Council member Samson provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Swanty as Primary

APPOINTMENT MADE WITHOUT OBJECTION – Council member Rothberg as Alternate

Citizen's Finance Advisory Commission:

Council member Light-Kovacs self-nominated as primary liaison. Council member Swanty provided the SECOND.

Council member Cortez self-nominated as primary liaison. Council member Samson provided the SECOND.

Roll Call was Taken
APPOINTMENT CARRIED 8-1. – Council member Light-Kovacs as Primary
(Council member Cortez dissenting.)

Council Member Swanty self-nominated as alternate liaison. Council member Samson provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Swanty as Alternate

Community Marketing Commission:

Council member Samson nominated Council member Cortez as primary liaison. Council member Cortez accepted nomination. Mayor McFall provided the SECOND.

Council member Rothberg self-nominated as primary liaison. Council member Swanty provided the SECOND.

Roll Call was Taken
APPOINTMENT CARRIED 5-4. – Council member Cortez as Primary
(Council member Wyrick, Rothberg, Light-Kovacs and Swanty dissenting.)

Mayor McFall nominated Council member Rothberg as alternate liaison. Council member Rothberg accepted the nomination. Council member Swanty provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Rothberg as Alternate

Construction Advisory Board:

Council member Middleton self-nominated as primary liaison. Council member Samson provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Middleton as Primary

Council member Samson nominated Council member Frahm as alternate liaison. Council member Swanty provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Frahm as Alternate

Cultural Services Board:

Council member Samson nominated Council member Wyrick. Council member Wyrick accepted the nomination. Council member Light-Kovacs provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Wyrick as Primary

Council member Swanty self-nominated as alternate liaison. Council member McFall provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Swanty as Alternate

Disabilities Advisory Commission:

Council member Rothberg self-nominated as primary. Council member Samson provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Rothberg as Primary

Council member Light-Kovacs self-nominated as alternate. Mayor McFall provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Light-Kovacs as Alternate

Downtown Development Authority Board:

Council member Wyrick self-nominated as primary. Council member Light-Kovacs provided the SECOND.

Council member Samson self-nominated as primary. Council member Cortez provided the SECOND.

Roll Call was Taken
APPOINTMENT CARRIED 6-2. – Council member Wyrick as Primary
(Council member Samson and Cortez dissenting.)

Council member Swanty nominated Council member Samson as the alternate liaison. Council Member Samson accepted the nomination.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Samson as Alternate

Golf Advisory Board:

Council member Middleton nominated Council member Samson as primary. Council member Samson accepted the nomination. Council member Light-Kovacs provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Samson as Primary

Mayor McFall self-nominated as alternate liaison. Council member Light-Kovacs provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Mayor McFall as Alternate

Historic Preservation Commission:

Council member Samson nominated Council member Middleton. Council member Middleton accepted the nomination.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Middleton as Primary

Council member Light-Kovacs self-nominated as alternate liaison. Council member Samson provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Light-Kovacs as Alternate

Housing Authority:

Council member Swanty self-nominated as the primary liaison. Council member Light-Kovacs provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Swanty as Primary

Council member Rothberg self-nominated as the alternate liaison. Council member Light-Kovacs provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Rothberg as Alternate

Human Services Commission:

Council member Samson nominated Council member Rothberg as the primary liaison. Council member Rothberg accepted the nomination. Council member Middleton provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Rothberg as Primary

Council member Swanty self-nominated as the alternate liaison. Mayor McFall provided the SECOND

APPOINTMENT MADE WITHOUT OBJECTION – Council member Swanty as Alternate

Library Board:

Council member Light-Kovacs self-nominated as the primary liaison. Council member Samson provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Light-Kovacs as Primary

Council member Swanty self-nominated as the alternate liaison. Council member Samson provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Swanty as Alternate

Loveland Communications Advisory Board:

No Appointments. Mayor McFall asked if the positions can be left open for a period of time. The City Attorney Junglas provided with clarification.

Loveland Fire Rescue Authority Board:

Mayor McFall self-nominated as the primary liaison. Council member Samson provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Mayor McFall as Primary

The City Manager stated that the Loveland Fire Rescue Authority Board has 2 Primary Liaison positions.

Council member Samson self-nominated as the second primary liaison. Mayor McFall provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Samson as the second primary

Loveland Utilities Commission:

Council member Middleton self-nominated as the primary liaison. Council member Samson provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Middleton as Primary

Council member Cortez self-nominated as the alternate liaison. Council member Samson provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Cortez as Alternate

Open Lands and Trails Advisory Commission:

Council member Frahm self-nominated as the primary liaison. Council member Samson provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Frahm as Primary

Council member Light-Kovacs self-nominated as the alternate liaison. Mayor McFall provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Light-Kovacs as Alternate

Parks & Recreation Commission:

Council member Middleton self-nominated as the primary liaison. Council member Samson provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Middleton as Primary

Council member Light-Kovacs self-nominated as the alternate liaison. Mayor McFall provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Light-Kovacs as Alternate

Planning Commission:

Mayor McFall nominated Council member Frahm as the primary liaison. Council member Frahm accepted the nomination. Council member Samson provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Frahm as Primary
No Alternate liaison appointed.

Police Citizen Advisory Board:

Council member Middleton nominated Council member Cortez the primary liaison. Council member Cortez accepted nomination. Council member Light-Kovacs provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Cortez as Primary
Council member Samson nominated Council member Frahm as the alternate liaison. Council member Frahm accepted the nomination Council member Light-Kovacs provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Frahm as Alternate

Senior Advisory Board:

Mayor McFall self-nominated as the primary liaison. Council member Cortez provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Mayor McFall as Primary
No Alternate liaison appointed.

Transportation Advisory Board:

Council member Samson nominated Mayor McFall as the primary liaison. Mayor McFall accepted the nomination. Council member Light-Kovacs provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Mayor McFall as Primary
Council member Light-Kovacs self-nominated as the alternate liaison. Council member Swanty provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Light-Kovacs as Alternate

Visual Arts Commission:

Council member Wyrick self-nominated as the primary liaison. Mayor McFall provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Wyrick as Primary

Council member Samson self-nominated as the alternate liaison. Council member Swanty provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Samson as Alternate

Youth Advisory Commission:

Council member Light-Kovacs self-nominated as the primary liaison. Mayor McFall provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Light-Kovacs as Primary

Council member Samson self-nominated as the alternate liaison. Council member Swanty provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Samson as Alternate

Chamber of Commerce:

Mayor McFall self-nominated as the primary liaison. Council member Samson provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Mayor McFall as Primary

No Alternate liaison appointed.

Council Retreat Planning Commission:

Mr. Stewart stated that three (3) members of council are needed for this Commission.

Council member Cortez self-nominated. Mayor McFall provided the SECOND. Council member Light-Kovacs self-nominated. Mayor McFall provided the SECOND. Mayor McFall all self-nominated. Council Member Samson provided the SECOND.

APPOINTMENTS MADE WITHOUT OBJECTION

City - Legislative Review Commission:

Mr. Stewart stated that Four (4) members of council are needed for this Commission.

Council member Samson self-nominated. Council member Light-Kovacs provided the SECOND. Council member Light-Kovacs self-nominated. Council member Swanty provided the SECOND. Council member Wyrick self-nominated. Council Member Light-Kovacs provided the SECOND. Council member Rothberg self-nominated. Mayor McFall provided the SECOND.

APPOINTMENTS MADE WITHOUT OBJECTION

CML Policy Committee:

Council member Light-Kovacs self-nominated as the primary liaison. Mayor McFall provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Light-Kovacs as Primary
Mayor McFall self-nominated as the alternate liaison. Council member Samson provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Mayor McFall as Alternate

Larimer County Behavior Health Policy Council:

Council member Swanty self-nominated as the primary liaison. Council member Light-Kovacs provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Swanty as Primary
Council member Samson self-nominated as the alternate liaison. Council Member Swanty provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Samson as Alternate

Larimer County Community Services Block Grant Advisory Board:

Council member Swanty self-nominated as the primary liaison. Mayor McFall provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Swanty as Primary
No Alternate liaison appointed.

Larimer County Regional Opioid Abatement Council:

Council member Cortez self-nominated as the primary liaison. Council member Middleton provided the SECOND.

No Alternate liaison appointed

Northern Colorado Regional Tourism Authority:

Council member Samson nominated Mayor McFall as the primary liaison. Mayor McFall accepted the nomination. Council member Light-Kovacs provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Mayor McFall as Primary

Council member Samson self-nominated as the alternate liaison. Council Member Swanty provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Samson as Alternate

Platte River Power Authority:

Mayor McFall self-nominated as the primary liaison. Council member Samson provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Mayor McFall as Primary

No Alternate liaison appointed

Transportation: North Front range MPO:

Council member Samson nominated Mayor McFall as the primary liaison. Mayor McFall accepted the nomination. Council member Light-Kovacs provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Mayor McFall as Primary

Council member Light-Kovacs self-nominated as the alternate liaison. Council Member Samson provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Council member Light-Kovacs as Alternate

Transportation: North I-25 Elected Officials Coalition:

Council member Samson nominated Mayor McFall as the primary liaison. Mayor McFall accepted the nomination. Council member Light-Kovacs provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Mayor McFall as Primary

No Alternate liaison appointed

Transportation: US 34 Coalition:

Council member Samson nominated Mayor McFall as the primary liaison. Mayor McFall accepted the nomination. Council member Light-Kovacs provided the SECOND.

APPOINTMENT MADE WITHOUT OBJECTION – Mayor McFall as Primary

No Alternate liaison appointed

Council recessed at: 8:41 p.m.

Council reconvened at: 8:53 p.m.

7.2. Ordinance Enacting a Supplemental Budget and Appropriation to the 2025 City of Loveland Budget for the 2025 Citywide Year-End Budget Wrap-Up Package

FINANCE

Brian Waldes, Chief Financial Advisor, and Matthew Elliott, Budget Manager, provided the Staff presentation on this item.

Annually, City staff brings forward any administrative adjustments identified throughout the year that need City Council action in order to be properly addressed. In addition to the administrative changes, any outside revenue such as grants or operating revenue that was unanticipated at time of Budget adoption are included with their corresponding appropriation. Lastly, projects and contractual services identified in the last two quarters (post mid-year appropriations) are also included.

Council member Light-Kovacs made a MOTION TO APPROVE on First Reading, Ordinance No. 6803 enacting a supplemental budget and appropriation to the 2025 City of Loveland Budget for the 2025 annual year-end budget wrap-up package. Council member Samson Provided the SECOND.

Public Comment:

Mayor McFall read procedures for the public hearing portion of the Ordinance and opened the chambers to receive public comment on this agenda item

- Cindy V, Ward 2, spoke about Public Comments section not being opened for the Regular Agenda Item 7.1, City Council Appointment for Regional Boards and City Boards and Commissions. The City Attorney responded with clarification, explaining that Agenda Item 7.1 was an administrative act for Council.
- Darin B, Ward 2, spoke about Budget previously past on Consent Agenda and spoke against budget item regarding the HIP Street Project.

Mayor McFall closed Public Comment portion of the hearing.

Council Questions and Deliberations:

- Council member Light-Kovacs asked Mr. Waldes if he would like to address anything said during Public Comments. Mr. Waldes responded with clarification.
- Council member Samson asked about fund balances before and after appropriations. Mr. Waldes responded with clarification.

Council member Light-Kovacs reread the MOTION TO APPROVE on First Reading, Ordinance No. 6803 enacting a supplemental budget and appropriation to the 2025 City of Loveland Budget for the 2025 annual year-end budget wrap-up package. Council member Samson Provided the SECOND. Roll Call was taken.

MOTION CARRIED 9-0.

Council member Samson asked for a POINT OF ORDER regarding the Rules for continuing the meeting past 10:30 p.m. Mayor McFall asked for a Motion to Extend the Meeting to complete all remaining Regular Agenda Items.

Council Member Light-Kovacs made a MOTION TO EXTEND the Council Meeting to complete all the remaining Regular Agenda Items. Council Member Wyrick provided the SECOND. Roll Call was Taken.

MOTION CARRIED 8-1.
(Council member Samson dissenting)

7.3 Ordinance Amending the Loveland Municipal Code by Repealing Chapters 7.60 and 7.65, Amending the Unified Development Code, Repealing and Relocating Chapter 5.45 into Title 8, and Amending Title 8 Concerning the Licensing of Marijuana, alcohol Beverages, and Tobacco Products

City Clerk's Office

Ashley Macdonald, City Clerk, Brett Stewart, Assistant to City Manager, Michael Bailey, Assistant City Attorney I, and Troy Bliss, Planning Manager, provided the Staff presentation on this item.

The purpose of the proposed Ordinance is to adopt and establish streamlined and consolidated licensing regulations for tobacco, alcohol, and marijuana related businesses in Loveland.

Establish new licensing regulations for marijuana and modernize regulations for tobacco and alcohol. The proposed regulations are intended to promote responsible business practices, protect public health, safety, and wellness that align with State law and best practices observed from other municipalities. The City Clerk's Office and City staff aim to consolidate all of the liquor, tobacco, and marijuana regulations within the appropriate chapter of the Loveland Municipal Code.

Council member Light-Kovacs, made a MOTION TO APPROVE, on First Reading, Ordinance No. 6804 repealing Chapters 7.60 and 7.65, amending the Unified Development Code, repealing and relocating Chapter 5.45 into Title 8 and amending Title 8 concerning the licensing of marijuana, alcohol beverages and tobacco products. Council Member Samson provided the SECOND.

Public Comment:

Mayor McFall read procedures for the public hearing portion of the Ordinance and opened the chambers to receive public comment on this agenda item

- Abby R, Chairperson for Youth Advisory Commission, spoke in favor of the Ordinance, in favor of more stringent fines for underage tobacco sales and emphasized the negative impacts of tobacco on young developing brains.
- Yuki C, Loveland – Youth Advisory Commission, cited negative statistics on youth tobacco leading to dependency in adulthood, negative impacts of tobacco on young developing brains and possible addiction.
- Owen J, Loveland – Youth Advisory Commission, spoke in favor of the Ordinance, tobacco ingrained in society and the culture of teens, in support of firmer legislation putting accountability on sellers rather than youth to keep youth out of Court system and urged Council to act on

behalf of the youth in the community. Council member Samson asked a clarifying questions regarding tobacco Ordinance from 2021.

- Jane C, Ward 2, spoke about Marijuana on the Ballot, spoke in favor of Ordinance, advocate for retail marijuana businesses, raising licenses limits to improve access to medical marijuana and requested additional handicapped parking spots at medical businesses.
- Darin B, Ward 2, spoke about proposed 5% sales tax on retail marijuana, asked how sales tax revenue will be used, suggested various options for sales tax revenue similar to other jurisdictions, and spoke against marijuana sales tax being charged on top of State and Local sales taxes. Asked that marijuana revenue be tracked down to the penny.
- Kathy B, Ward 2, spoke against proposed zoning limits for retail marijuana locations and expressed concern with retail marijuana being in close proximity to drug/alcohol counseling centers.
- Megan E, Ward 2, congratulated new Council members and spoke in favor of presentation and City staff's work on Ordinance, expressed favor for marijuana being on the ballot, in support of maximizing revenue from marijuana sales while still assuring safety guidelines and spoke about opportunity/benefits of hospitality structures for marijuana sales.

Mayor McFall closed Public Comment portion of the hearing.

Council Questions and Deliberations:

- Council member Cortez asked about number of licenses within the City and barriers/fencing for special events with alcohol. City Clerk Macdonald responded with clarification.
- Council member Wyrick asked about the comparative market/cost analysis, how fees were established, fees being higher than other jurisdictions and fees high for small businesses. City Clerk Macdonald responded with clarification.
- Council member Frahm asked about the requirements for the safe server training and costs associated. City Clerk Macdonald and Assistant Attorney Bailey responded with clarification.
- Council member Rothberg spoke in favor of Ordinance and benefits of marijuana. Asked about procedures for yearly review for businesses. City Clerk Macdonald responded with clarification.
- Council member Samson spoke in favor of presentation and staff work involved. Asked about transfer of ownership/tradename procedures, modification of premise fees, fees on variable scale on complexity, transfer of ownership fees and legacy holder applicant process. City Clerk Macdonald responded with clarification.
- Council member Middleton asked about ADA parking requirements procedures, Loveland Resource Center (LRC) not having handicapped parking. Mr. Bliss responded with clarification. Asked about enforcement procedures and requested clarification on enforcement. City Clerk Macdonald responded with clarification.
- Council member Light-Kovacs thanked City Staff for bring Ordinance forward. Spoke about fees being too high, Loveland being in top 10% for costs/fees, asked about how to lower fees without City losing money, processing of Licenses costs for City. City Clerk Macdonald responded with clarification. Asked if other jurisdictions are losing money and if Clerk Office is tracking time associated with processing licenses/applications. City Clerk Macdonald responded with clarification.

- Council member Swanty asked about the market analysis fees and fines for selling to minors. City Clerk Macdonald and Assistant City Attorney Bailey responded with clarification.
- Mayor McFall asked about marijuana locations being close to alcohol/drug rehabilitation facilities. Assistant City Attorney Bailey responded with clarification. Mayor McFall asked for definite clarification on question asked. The City Attorney responded with clarification.
- Council member Cortez asked about giving preference to local applicants. City Clerk Macdonald responded with clarification. Council member Cortez spoke about fees being too high considering the sales tax revenue and asked about realistic number of marijuana licenses being approved with the City. City Clerk Macdonald responded with clarification. Council member Cortez requested a fee schedule being a lot less to help small business start-ups be successful and asked clarifying questions regarding terminology. Assistant City Attorney Bailey responded with clarification.
- Council member Wyrick asked about costs for City staff to process applications, City Staff being more efficient, fees being higher than necessary and suggested fee allocation schedule for front end fees, spoke about wanting local businesses to be successful. City Clerk Macdonald responded with clarification.
- Council member Samson asked for clarification regarding voting on municipal code tonight and not the fee schedule/structure and timelines for Council final approvals. The City Attorney responded with clarification. Council member Samson stated she would email questions regarding fees and fines.
- Mayor McFall requested all Council members email questions to City Staff for later discussions.
- Council member Middleton asked about the 5% sales tax revenue delegation for marijuana and asked for specific marijuana tracking on Budget. The City Manager responded with clarification.
- Council member Rothberg asked about adding additional marijuana business for additional revenue. Assistant Attorney Bailey and City Clerk Macdonald responded with clarification.

Council member Light-Kovacs, reread the MOTION TO APPROVE, on First Reading, Ordinance No. 6804 repealing Chapters 7.60 and 7.65, amending the Unified Development Code, repealing and relocating Chapter 5.45 into Title 8 and amending Title 8 concerning the licensing of marijuana, alcohol beverages and tobacco products. Council Member Samson provided the SECOND. Roll Call was taken.

MOTION CARRIED 9-0.

7.4 Executive Session to Discuss DDA Plan of Development and Baseline Services Agreement.

City Attorney's Office

City staff will provide City Council with information regarding the DDA Plan of Development and Baseline Services Agreement.

Council Member Light-Kovacs made a MOTION to Recess Into Executive Session for City Staff to provide City Council with information regarding the DDA Plan of Development and Baseline Services Agreement. Council Member Middleton provided the SECOND.

Pursuant to Colorado State law and the City of Loveland Charter, I move that the Loveland City Council recess into executive session concerning the City's position relative to the Baseline Services Intergovernmental Agreement, establishing the rights and obligations between the DDA and the City and an Amended Plan of Development.

The Executive Session will be held:

- *To determine a position relative to issues subject to negotiation, to receive reports on negotiation progress and status, to develop negotiation strategy, and to instruct negotiators as authorized by CRS § 24-6-402 (4)© and Charter Section 4-4(c)(1); AND*
- *To discuss matters of attorney-client privilege, to receive legal advice from an attorney representing the City, and for matters required by law to be kept confidential as authorized by CRS Section 24-6-402 (4)(b) and Charter Section 4-4(c)(3). Roll Call was taken.*

MOTION CARRIED 7-2.

(Council member Cortez and Rothberg dissenting)

Those present in person during the Executive Session were Mayor McFall, Council members Swanty, Cortez, Light-Kovac, Rothberg, Wyrick, Middleton, Frahm and Samson.

Staff members present for the Executive Session were as follows: Jim Thompson, Vince Junglas, Dalton Kelly and Dillon Peters

No decisions were made during the Executive Session.

None of the members present for the Executive Session objected to the content discussed during the Executive Session.

Affidavits regarding the retention from the City Clerk, City Attorney, Mayor McFall and Council Member Light-Kovacs pertaining to the recording of the Executive Session are attached hereto.

Council recessed at: 10:48 p.m.

Council started the Executive Session at: 10:58 p.m.

Council ended the Executive Session and reconvened the Regular Meeting at: 12:18 a.m.

7.5 Resolution Approving a Services Contract with the Loveland Downtown Development Authority and the Loveland Historic Downtown Business Improvement District for Implementation of the Downtown Strategic Plan.

Economic Development

Scott Schorling, Business Development Project Manager, and Sean Hawkins, Executive Director for DDA, provided the Staff presentation on this item.

The purpose of the Resolution is for City Council to consider the 2026 services contract with the Loveland Downtown Development Authority (DDA) and the Loveland Downtown Business Improvement

District (BID). City Council will consider the funding of \$250,000 for the operations and programs of the DDA/BID as part of the 2026 City budget process. The services contract is Exhibit A to the Resolution.

Council member Light-Kovacs made a MOTION TO ADOPT Resolution #R-82-2025 approving a services contract with the Loveland Downtown Development Authority and the Loveland Historic Downtown Business Improvement District for implementation of the Downtown Strategic Plan. Council Member Middleton provided the SECOND.

Public Comment:

- Darin B, Ward 2, spoke about tonight's Executive Session, insisted that Council member Wyrick needs to recuse herself from this matter/vote as she is a stakeholder, Bulter & Snow letter regarding Executive Session and general fund expenditures misaligned from goals of helping with homelessness issues.
- Megan E, Ward 2, spoke about late meetings limiting public participation, spoke against Resolution, asked for budget/accounting for transparency, public safety and homeless concerns and asked for item to come back at another meeting with additional information.

Mayor McFall closed Public Comment portion of the hearing.

Council Questions and Deliberations:

- Mayor McFall asked for clarification from the City Attorney regarding public comment concerning Council member Wyrick recusing herself from vote and public comment regarding URA fund. The City Attorney responded with clarification.
- Council member Samson thanked the City Attorney for the clarification and gave Council member Wyrick a brief history of other Council members being involved in various Boards without needing to recuse.
- Council member Wyrick spoke about procedures regarding serving on a Board or Commission and being on Council, stated she has no personal gain and has served Loveland by serving on several different Boards.
- Council member Rothberg spoke in favor of the events in Downtown by the DDA and asked about allocation of funds by the DDA. Mr. Hawkins responded with clarification.
- Council member Cortez spoke in favor of the events and revitalization of Downtown by the DDA, asked for specific numbers regarding revenue and for a report of participants living outside of Loveland attending events. Mr. Hawkins responded with clarification.
- Council member Wyrick asked about justification of additional funds for operations and programs. Mr. Hawkins responded with clarification.
- Mayor McFall asked about funding expectations and obligations. Mr. Hawkins responded with clarification.
- Council member Cortez asked about DDA impending expenditures and being financially self-sufficient in future. Mr. Hawkins responded with clarification.

Council member Light-Kovacs reread the MOTION TO ADOPT Resolution #R-82-2025 approving a services contract with the Loveland Downtown Development Authority and the Loveland Historic

Downtown Business Improvement District for implementation of the Downtown Strategic Plan. Council Member Middleton provided the SECOND. Roll Call was taken.

MOTION CARRIED 9-0.

7.6 Resolution Approving the Historic Loveland Business Improvement District's 2026 Operating Plan and 2025 Budget - Or - A Resolution Approving The Historic Loveland Business Improvement District's 2026 Operating Plan and 2025 Budget as Modified and Recommended By City Staff

Finance

Brian Waldes, Chief Financial Officer and Sean Hawkins, Executive Director for DDA , provided the Staff presentation on this item.

Council is being asked to approve one of the two resolutions proposed. The first Resolution would approve the Historic Loveland Business Improvement District (HLBID)'s initial submission to the City, while the second proposed resolution would approve the District's budget with one City Staff recommended change.

- Option 1 - Would impact the City's General fund by contributing \$225,000 to the HLBID Budget.
- Option 2 - There would be no impact to the City's General fund.

While this item a routine annual Council approval, it warrants a broader discussion this year due to ongoing partnership negotiations.

Option 1: A Motion to Adopt Resolution #R-83-2025-A approving the Historic Loveland Business Improvement District's 2026 Operating Plan and 2026 Budget as presented by Sean Hawkins, Executive Director on behalf of the District's Board of Directors

Option 2: A Motion to Adopt Resolution #R-83-2025-B approving the Historic Loveland Business Improvement District's 2026 Operating Plan and 2026 Budget as modified and recommended by City Staff

Council member Light-Kovacs made a MOTION TO ADOPT Resolution #R-83-2025-B approving the Historic Loveland Business Improvement District's 2026 Operating Plan and 2026 Budget as modified and recommended by City Staff. Council member Middleton provided the SECOND.

Public Comment:

- Darin B, Ward 2, spoke against Resolution and DDA, Mill Levies and General Improvement District (GID) set at the October 21, 2025 Council meeting, property tax accountabilities, businesses closing due to County taxes delinquency and tax rates prohibit growth.
- Megan E, Ward 2, asked about reimbursement to Brinkman Developers for Foundry Parking Garage and requested additional information on said reimbursement.

Mayor McFall closed Public Comment portion of the hearing.

Council Questions and Deliberations:

- Council member Cortez spoke about public comments and requested additional information for better plans for DDA expenditures in the future.
- Council member Rothberg asked about additional items/line-items being on budget explaining funding to be more transparent to public and asked how public can get involved to provide feedback on priorities. Mr. Hawkins responded with clarification.
- Council member Wyrick spoke in favor of talking more about budget expenditures in the first quarter of 2026 and asked for additional transparency for public on funding/budget. City Manager responded with clarification.
- Council member Light-Kovacs spoke in favor of City Staff and finding solutions for funding issues, stated not in support of using general funds for DDA events and asked if either of the presenters wanted to respond to any public comments.
- Mayor McFall asked for clarification regarding looking at budget/financing in the first quarter of 2026 and spoke about past issues with DDA funding/budgeting. Mr. Waldes responded with clarification.
- Council member Cortez asked for information regarding previous DDA budget/funding decisions for transparency to public. Mr. Waldes responded with clarification.
- Council member Middleton spoke in favor of additional information for transparency for public and not in favor of using general funds for DDA budget.
- Council member Rothberg asked for additional public comment/input to the DDA directly prior to matter coming back before Council. Mr. Hawkins responded with clarification.

Council member Light-Kovacs reread the MOTION TO ADOPT Resolution #R-83-2025-B approving the Historic Loveland Business Improvement District's 2026 Operating Plan and 2026 Budget as modified and recommended by City Staff. Council member Middleton provided the SECOND. Roll Call was taken.

MOTION CARRIED 9-0.

7.7 Consideration of Items Removed from Consent Agenda**8. Reports****8.1 Reports from City Council**

This item was not heard due to time constraints.

8.2 City Manager Report

This item was not heard due to time constraints.

8.2 City Attorney Report

This item was not heard due to time constraints.

10. Adjourn

The Mayor adjourned the meeting at 1:16 a.m., Wednesday, December 3, 2025.

Respectfully Submitted,



A handwritten signature in blue ink, appearing to read "Patrick McFall", is written above a horizontal line.

Patrick McFall, Mayor

A handwritten signature in blue ink, appearing to read "Ashley Macdonald", is written above a horizontal line.

Ashley Macdonald, City Clerk