



AGENDA

TUESDAY, FEBRUARY 17, 2026
6:00 PM LOVELAND CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
500 EAST THIRD STREET
LOVELAND, COLORADO

Notice:

Regular meetings of the City Council are held on the 1st and 3rd Tuesdays of each month in the City Council Chambers. Study Sessions are held on the 2nd and 4th Tuesdays of each month in the City Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

How to View this Meeting:



Meetings are open to the public and can be attended in-person by anyone.



Meetings are televised live on:

- Pulse TV Channel 16
- Comcast Channel 16/880



Meetings are available through Zoom by PC, laptop or phone:

- Webinar ID: 975 3779 6504
- Passcode: 829866
- 1 (719) 359-4580



Meetings are livestreamed on the City's website. You can find the link here: lovgov.org/tv

You can also now search Loveland TV on Apple TV and Roku.

Public Comment:

There are in-person and remote options for members of the public who would like to participate in Council meetings.

1. In-Person:

General Public Comment:

- Members of the public can speak to any item that is NOT an ordinance on the regular agenda. Members may also request that any item on the Consent Agenda labeled as quasi-judicial, be placed on the Regular Agenda for discussion and public comment or testimony.
- Individuals who wish to speak are asked to fill out a card provided in Chambers and give this to the City Clerk. The Mayor will call people up to comment in the order the cards were received.

Cards are only required for the general public comment portion of the meeting. Each person will have three minutes to speak. Public comment is limited to residents of Larimer County, and individuals who own property or have business interests in the City.

- Individuals who wish to speak in-person but did not fill out a card may have a chance to comment once all in-person and online speakers who have registered are called on, if there is any time remaining. General Public Comment is limited to 60-minutes.

Regular Agenda Items:

- No cards are required for individuals wanting to provide public comment on items included on the Regular Agenda.
- If an individual comments on a Resolution item shown on the Regular Agenda during General Public Comment, no additional comment can be given once the item comes up for discussion on the Regular Agenda.
- Once a motion is made on an item shown on the Regular Agenda, the Mayor will ask for public comment. The Mayor will invite speakers to comment at that time. In-person comment will occur first, followed by online public comment.

2. Remote:

- Members of the public who wish to provide public comment remotely, can log in using the meeting ID provided above, or opening your [meeting app or accessing the web browser](#) and entering the Meeting ID shown above after 5:45 pm, at which time you will be muted and added to the meeting.
- Members of the public can also call 1 (719) 359-4580 and enter the meeting ID when prompted: 97537796504# followed by the meeting passcode: 829866#. If you would like to speak during public comment, please press *9. The moderator will call on the users' last 4 digits of the phone number, and you will press *6 when called on by the moderator.

General Public Comment:

- Members of the public can speak to any item that is NOT an ordinance on the regular agenda. Members may also request that any item on the Consent Agenda labeled as quasi-judicial, be placed on the Regular Agenda for discussion and public comment or testimony.
- Remote Individuals who wish to speak are asked to register online at lov.gov/CouncilPublicComment by 12:00 noon on the day of the meeting. The Mayor will call on people to comment in the order the registrations were received. This will follow in-person comment. Online registration is only required for the General Public Comment portion of the meeting.
- To speak to an agenda item when public comment is called for, please choose the raise your hand feature on the application. The moderator will then individually unmute the speaker and the speaker will need to follow the moderator's instructions before making comment. This will include turning on video. Each person will have three minutes to speak. The line will be muted at the end of the three minutes. Public comment is limited to residents of Larimer County, and individuals who own property or have business interests in the City.
- Individuals who wish to speak remotely but did not register may have a chance to comment

once all in-person and online speakers who have registered are called on, if there is any time remaining. General Public Comment is limited to 60-minutes.

Regular Agenda Items:

- No online registration is required for individuals wanting to provide public comment on items included on the Regular Agenda.
 - If an individual comments on a Resolution item shown on the Regular Agenda during General Public Comment, no additional comment can be given once the item comes up for discussion on the Regular Agenda.
 - Once a motion is made on an item shown on the Regular Agenda, the Mayor will ask for public comment. The Mayor will invite speakers to comment at that time. In-person comment will occur first, followed by online public comment.
3. Members of the public wishing to have their comments emailed to City Council and published in the agenda packet may use the form provided at the link below. Comments sent to City Council before 12 p.m. on the Thursday prior to the regular or special meeting will be included in the agenda packet. Comments provided after such time or at the meeting will be posted in the agenda packet after the meeting. <https://www.lovgov.org/city-government/city-council/city-council-meetings/city-council-public-comment-form>

Notice of Non-Discrimination

It is the policy of the City of Loveland to provide equal services, programs and activities without regard to race, color, national origin, creed, religion, sex, sexual orientation, disability, or age and without regard to the exercise of rights guaranteed by state or federal law. It is the policy of the City of Loveland to provide language access services at no charge to populations of persons with limited English proficiency (LEP) and persons with a disability who are served by the City.

For more information on non-discrimination or for translation assistance, please contact the City's Title VI Coordinator at TitleSix@cityofloveland.org or 970-962-2372. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act (ADA). For more information on ADA or accommodations, please contact the City's ADA Coordinator at ADACoordinator@cityofloveland.org or 970-962-3319.

Notificación en contra de la discriminación

La política de la Ciudad de Loveland es proveer servicios, programas y actividades iguales sin importar la raza, color, origen nacional, credo, religión, sexo, orientación sexual, discapacidad, o edad y sin importar el uso de los derechos garantizados por la ley estatal o federal. La política de la Ciudad de Loveland es proveer servicios gratis de acceso de lenguaje a la población de personas con dominio limitado del inglés (LEP, por sus iniciales en inglés) y a las personas con discapacidades quienes reciben servicios de la ciudad.

Si desea recibir más información en contra de la discriminación o si desea ayuda de traducción, por favor comuníquese con el Coordinador del Título VI de la Ciudad en TitleSix@cityofloveland.org o al 970-962-2372. La Ciudad hará acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Americanos con Discapacidades (ADA, por sus iniciales en inglés). Si desea más información acerca de la ADA o acerca de las acomodaciones, por favor comuníquese con el Coordinador de ADA de la Ciudad en ADACoordinator@cityofloveland.org o al 970-962-3319.

Title VI and ADA Grievance Policy and Procedures can be located on the City of Loveland website at: cityofloveland.org

Password to the public wireless network (colquest) is accesswifi

1. INTRODUCTION

(6:00) 1.1. **CALL TO ORDER**

1.2. **PLEDGE OF ALLEGIANCE**

1.3. **ATTENDANCE REPORT OUT**

1.4. **PROCLAMATION - NATIONAL ENGINEERS WEEK**

Nathan Alburn

[National Engineers Week Proclamation - 2026](#)

1.5. **PROCEDURAL INFORMATION**

This meeting is subject to and incorporates by reference this evening's City of Loveland Agenda including without limitation all policies, rules, and procedural and legal statements therein.

Council may act on behalf of the City, the General Improvement District #1, or the Special Improvement District #1. Items requiring a public hearing or other public participation that remain on the Consent Agenda are considered to have been opened and closed, in the name of the applicable legal entity that is required to take action to approve such items. The information furnished in connection with these items, including any related public comment, is considered as the only evidence presented. Adoption of the items remaining on the Consent Agenda is considered as adoption of the staff recommendation for those items.

Anyone using the phone number or meeting ID and link at the front of the agenda must be a Larimer County resident or an individual who owns property or has a business interest in the City. The caller should choose the raise your hand feature or press *9 to let the moderator know you wish to speak.

Anyone making an in-person comment during any portion of tonight's meeting should come forward to a microphone. Please do not interrupt other speakers. Side conversations should be moved outside the Council Chambers. Comments will be limited to no more than three minutes; the City Clerk will start the timer once an introduction is made and a buzzer will sound when the three minutes have expired.

Please identify yourself and your city of residence.

2. COUNCIL COMMENT

This is an opportunity for Council Members to address the community on any subject, limited to one round with a maximum time of two (2) minutes per member.

3. PUBLIC COMMENT

Anyone who wishes to speak to an item NOT on the Regular Agenda section of the agenda may address the Council at this time. Any member of the public may request that an item on the Consent Agenda, labeled as quasi-judicial, be placed on the Regular Agenda for discussion and public comment or testimony.

Only residents of Larimer County, persons owning property in Loveland, or persons with a stated business interest in Loveland shall participate in Public Comment.

Public Comment is intended to provide citizens with an opportunity to address Council directly. We encourage speakers to give public comment in a manner that promotes civil discourse. Generally, Council will not respond to public comment other than to seek clarification of the matter raised and defer such matter to the City Manager for review and resolution.

4. REPORTS FROM CITY COUNCIL

This is an opportunity for Council Members to report on recent activities.

5. CONSENT AGENDA

At this time, any Council Member may request that an item on the Consent Agenda be moved to the Regular Agenda. These items will be heard at the end of the Regular Agenda. Members of the public, who have not previously provided public comment at this meeting on an item moved to the Regular Agenda, will be given an opportunity to speak to the item before the Council acts upon it.

**5.1. CITY CLERK'S OFFICE (presenter: Ashley Macdonald)
APPROVAL OF MINUTES**

A motion to approve the City Council minutes for the January 20, 2026 Regular Meeting

Approval of the City Council minutes for the January 20, 2026 Regular Meeting.
[01-20-2026 - Minutes](#)

**5.2. CITY CLERK'S OFFICE (presenter: Ashley Macdonald)
MEMBER APPOINTMENTS TO CITY BOARDS AND COMMISSIONS**

A motion to appoint Jessica Kuhns to the Affordable Housing Commission with a term dated February 17, 2026 to June 30, 2027

A motion to appoint Lindy Larson to the Loveland Communication Advisory Board with a term date of February 17, 2026 to June 30, 2028

The purpose of this City Council action item is to formally fill vacancies on City Boards or Commissions.
[AIR-102811](#)

**5.3. LIBRARY (presenter: Amy Phillips)
ORDINANCE ENACTING A SUPPLEMENTAL BUDGET AND APPROPRIATION TO
THE 2026 CITY OF LOVELAND BUDGET FOR THE AMERICORPS DIGITAL**

NAVIGATOR GRANT PROGRAM, CARNEGIE CORPORATION GIFT, FRIENDS OF THE LIBRARY DONATION, AND KROH CHARITABLE TRUST DONATION

A motion to adopt, on second reading, Ordinance No. 6820 enacting a supplemental budget and appropriation to the 2026 City of Loveland Budget for the AmeriCorps Digital Navigator Grant Program, Carnegie Corporation Gift, Friends of the Library Donation, and Kroh Charitable Trust Donation

The purpose of this proposed Ordinance is to request a 2026 budget appropriation totaling \$327,300 using state, federal grant and donated funds to support the community-focused AmeriCorps Digital Navigator Program for year three of operations. This is to continue the program that has been successful in serving the Loveland community for the past two years through partnerships with community organizations and other Larimer County libraries. This funding stack is comprised of \$182,500 in federal/state grant funds from Serve Colorado, \$115,800 in donated funds from the Friends of the Library, \$19,000 in donated funds from the Kroh Charitable Trust and a gift from the Carnegie Corporation for \$10,000. The Library Board fully supports continuing the AmeriCorps program into its third year. There is no impact on the General Fund (GF) unassigned fund balance due to all funds being received from outside sources.

The City Council voted 9-0 to approve this Ordinance during first reading on February 3, 2026..

[AIR-102812](#)

[Ordinance](#)

[Att 1 Presentation](#)

[Att 2 Ordinance No. 6642](#)

[Att 3 Ordinance No. 6730](#)

- 5.4. **CITY CLERK'S OFFICE** (presenter: Ashley Macdonald)
A RESOLUTION ADOPTING A REVISED SCHEDULE OF RATES, CHARGES, AND FEES FOR THE LOVELAND POLICE DEPARTMENT OF THE CITY OF LOVELAND FOR RECORDS RETRIEVAL FEES SPECIFIC TO CRIMINAL JUSTICE RECORDS ACT AND SUPERSEDING ALL PRIOR RESOLUTIONS ESTABLISHING SUCH RATES, CHARGES AND FEES

A motion to approve Resolution #R-5-2026 adopting a revised Schedule to Rates, Charges, and Fees for the Loveland Police Department of the City of Loveland for records retrieval fees specific to Criminal Justice Records Act and superseding all prior Resolutions establishing such rates, charges and fees

The purpose of this item is to clarify the updated Police Records fee schedule, which aims to partially offset costs and reduce the impact on the General Fund while remaining compliant with CCJRA.

Budget discussions regarding this adjustment were held with the Police Citizen Advisory Board (PCAB) during the fall..

[AIR-102797](#)

[Resolution](#)

5.5. HUMAN RESOURCES (presenter: Karen Rees)
**RESOLUTION OF THE LOVELAND CITY COUNCIL REGARDING THE
COMPENSATION OF THE CITY MANAGER**

*A motion to approve Resolution #R-6-2026 of the Loveland City Council
regarding the compensation of the City Manager*

The purpose of this item is to recognize the City Manager's performance over the last
12 months.

[AIR-102819](#)

[Resolution](#)

[CM - CA - MJ Compensation Survey Data for CC](#)

5.6. HUMAN RESOURCES (presenter: Karen Rees)
**RESOLUTION OF THE LOVELAND CITY COUNCIL REGARDING THE
COMPENSATION OF THE CITY ATTORNEY**

*A motion to approve Resolution #R-7-2026 of the Loveland City Council
regarding the compensation of the City Attorney*

The purpose is to recognize the City Attorney's performance by providing a merit-
based salary increase, additional contribution to the City's Retirement plan, and the
executive awarded leave time.

[AIR-102821](#)

[Resolution](#)

[CM - CA - MJ Compensation Survey Data for CC](#)

5.7. HUMAN RESOURCES (presenter: Karen Rees)
**RESOLUTION OF THE LOVELAND CITY COUNCIL REGARDING THE
COMPENSATION OF THE MUNICIPAL JUDGE**

*A motion to approve Resolution #R-8-2026 of the Loveland City Council
regarding the compensation of the Municipal Judge*

The purpose is to recognize the Presiding Municipal Judge's performance over the last
12 months.

[AIR-102820](#)

[Resolution](#)

[CM - CA - MJ Compensation Survey Data for CC](#)

5.8. WATER & POWER (presenter: Brieana Reed-
Harmel)

**RESOLUTION APPROVING GRANT AGREEMENTS WITH THE STATE OF
COLORADO FOR THE LOVELAND PULSE – NORTH COUNTY ROAD 27 FTTP
PROJECT AND AUTHORIZING THE CITY MANAGER TO SIGN THE GRANT
AGREEMENT**

*A motion to adopt Resolution #R-9-2026 approving grant agreements with the
State of Colorado for the Loveland Pulse - North County Road 27 FTTP Project*

and authorizing the City Manager to sign the grant agreement

The purpose of this proposed Resolution is to approve a grant agreement, totaling \$172,425, with the State of Colorado to expand broadband services to unserved areas in unincorporated Larimer County. This expansion is fully funded through the City's second Capital Projects Fund (CPF) grant. The local match is 25% or \$34,485 which funding is being provided by Larimer County. There is no impact on the General Fund (GF) unassigned fund balance. The Loveland Communications Advisory Board (LCAB) voted to recommend approval of this item to City Council on February 11, 2026.

[AIR-102810](#)

[Resolution](#)

[Att 1 Presentation](#)

6. CITY CLERK READS TITLES OF ORDINANCES ON THE CONSENT AGENDA

7. MOTION TO ADOPT THE CONSENT AGENDA

A motion to adopt the Consent Agenda, Items 5.1 to 5.8 with the exception of Item(s) ____ .

8. REGULAR AGENDA

PROCEDURAL INFORMATION

Council will give anyone in the audience time to speak to any item on the Regular Agenda before acting upon it. The Mayor will call for public comment as part of the consideration of each item according to State law, the Charter, its Rules of Procedure and other legal requirements. Loveland's Charter only requires that a majority of the quorum present vote in favor to adopt an ordinance on first reading. However, adopting an ordinance on second or final reading requires that at least five of the nine Council members vote in favor.

8.1. ECONOMIC DEVELOPMENT

(presenter: Marcie Willard, Jeff Breidenbach and Jenifer Murillo)

RESOLUTION OF THE LOVELAND CITY COUNCIL APPROVING THE BUSINESS ASSISTANCE AGREEMENT REGARDING PARCEL 504

A motion to adopt Resolution #R-10-2026 of the Loveland City Council approving the Business Assistance Agreement regarding Parcel 504

The purpose of this proposed Resolution involves a Public Private Partnership opportunity to bring a Costco and other retail development to Loveland. Staff is seeking approval of the business assistance agreement with Realberry to develop an 18-acre retail center anchored by Costco at the northeast corner of US Hwy 34 and Centerra Parkway known as Parcel 504.

The project would develop an underutilized site creating a major regional shopping destination anchored by Costco and supported by additional retail, food and beverage, and service uses. In total, the development would include approximately 400,000 square feet of new commercial space delivered in two phases, with infrastructure

construction beginning in 2026 and initial tenant openings anticipated in 2028.

As the third-largest retailer in the world, Costco has a proven track record of attracting complementary retailers, increasing surrounding property values, and serving as a magnet for additional long-term commercial investment. While Costco is evaluating other potential locations in the region, it currently holds a letter of intent for this site, supported by the developer's commitment to provide land, parking, and utilities at no cost to Costco.

The project requires significant upfront infrastructure investment much of which is tied to transportation improvements, including the extension of Kendall Parkway. City staff have spent the past eight months negotiating with the developer, internal departments, and outside consultants to reduce the scale of public participation.

City Staff is looking for approval of the following business investments:

1. 1.25/3 cents sales tax rebate for Realberry to design, finance, and construct public improvements on Parcel 504 with the exception of Kendall Parkway
2. The 1.25 cent share back is tied to public infrastructure, dry utilities, and city fees capped at 25 years or \$25MM whichever comes first

The business assistance agreement, (Attachment 3), details the specific business assistance terms recommended by City staff

The attraction of new retail businesses is a top priority of the Economic Development 5-year Strategic Plan and the adopted Citywide Strategic Plan which notes Economic Vitality as one of its priorities.

[AIR-102809](#)

[Resolution](#)

[Att 1 Presentation](#)

8.2. FINANCE (presenter: Brian Waldes)
FINANCIAL UPDATES: PRELIMINARY (PRE-AUDIT) DECEMBER 2025 & JANUARY 2026 REVENUE REVIEW

The Monthly Revenue Reviews is our monthly reporting mechanism for City staff to keep Council and the community informed about current revenue performance. These reports offer insights into current trends and comparisons against the adopted budget. To provide a more comprehensive financial perspective, the Monthly Revenue Reviews are supplemented by Quarterly Financial Reports, which present a detailed analysis of year-to-date results and highlight any significant changes in revenue and expenditure forecasts. The Quarter 4 (Q4) Report is scheduled for March 24, 2026. Starting in 2025, both the Monthly and Quarterly Reports have been updated to feature a cleaner, more accessible format, enhancing clarity and ease of understanding for the public. Through these reports, the City is committed to ensuring transparency and keeping the Council and community well-informed about the City's financial health, emerging trends, and overall performance, supporting informed decision-making and strengthening public trust.

[AIRSS - 0342](#)

8.3. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA

9. REPORTS

9.1. CITY MANAGER REPORT

9.2. CITY ATTORNEY REPORT

10. ADJOURN



Proclamation

- WHEREAS,** Engineers Week was established in 1951 by the National Society of Professional Engineers to raise public awareness of engineers' positive contributions to quality of life; and
- WHEREAS,** Engineers Week is observed each February in recognition of George Washington's birthday, honoring his legacy as one of our nation's earliest engineers and its first President; and
- WHEREAS,** Engineers use their scientific and technical knowledge and skills in creative and innovative ways to fulfill society's needs; and
- WHEREAS,** Engineers face the major technological challenges of our time – from rebuilding communities devastated by natural disasters, cleaning up the environment, and assuring safe, clean, and efficient sources of water and energy, to designing information systems that will speed our country into the future; and
- WHEREAS,** Engineers encourage young mathematics and science students to realize the practical power of their knowledge as society will look more than ever to engineers to meet the challenges of the twenty-first century.

NOW, THEREFORE, we, the City Council of Loveland, do hereby proclaim Sunday, February 22, 2026, through Saturday, February 28, 2026, as

NATIONAL ENGINEERS WEEK

in the City of Loveland, Colorado, and encourage business, industry, education, government, and citizens of the community to lend their interest, assistance, and inspiration to young minds and the possibilities of engineering and the role it plays in our society.

Signed this 17th day of February, 2026.

Patrick McFall
Mayor



LOVELAND CITY COUNCIL MEETING MINUTES

Tuesday, January 20, 2026, CITY COUNCIL CHAMBERS 6:00 PM

1. Introduction

1.1 Call to Order

Mayor McFall 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 him in reciting the Pledge of Allegiance.

1.3 Attendance Report Out

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

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

COUNCIL MEMBERS PRESENT ONLINE: None.

COUNCIL MEMBERS ABSENT: None

1.4 Procedural Information

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

2. Council Comment

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

- Mayor McFall spoke about procedures and conduct toward each other.
- Mayor Pro-tem Samson reiterated the Mayor's comments and a recent Town Hall meeting hosted by Council member Swanty.
- Council member Light-Kovacs thanked the Chamber of Commerce for hosting the Tap Event at Verboten Brewing & Barrel Project
- Council member Middleton expressed gratitude toward Council for recent conduct in meetings.

Mayor McFall closed Council Comment.

3. Reports from City Council

There were no Reports from City Council.

4. Public Comment

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

- Elizabeth F, Ward 3, homelessness is not a political issue, it's a human and community issue, impacts both human and financial are shared by everyone in community, need to work together to support homelessness, City needs partnership with non-profit for shelter, spoke about homelessness and in support of shelter.

- Scott W, Ward 3, spoke about his non-profit, Scott's Bees and his work being a pollinator and advocating in the community. The citizen invited Council to attend Beekeepers Coffee on the 1st and 3rd Saturday of each month at Timberland Farm. Mayor Pro Tem Samson, Middleton and Mayor McFall asked a clarifying questions and the citizen responded.
- Kate Swanson, Ward 1, spoke against the proposed shelter location. As a local business owner located close to the proposed shelter location, she shared negative experiences with having a shelter close to restaurant/business. Expressed concerns included safety of employees, property values, violation of current zoning laws and for business.
- Autumn V, Ward 4, spoke about AI Technology "Elise AI" that is service used for rental property, data information is provided from landlords. The citizen expressed concerns regarding compliance to the Colorado Privacy Act and if AI Agents are authorized legal agents that are not properly protecting data. Council member Middle, Samson asked clarifying questions and citizen responded. Council member Light-Kovacs asked citizen to send information to Council.
- Tara T, Ward 1, spoke against the City providing a homeless shelter. Mayor McFall asked citizen to send information directly to Council and gave email information.
- Darin B, Ward 2, spoke about capital expansion fees (CEFs), funding history of recently purchased buildings, property/buildings currently owned by the City, City not having funding to maintain buildings and amending City Charter.
- Trisha S, Ward 1, spoke about how homeless individuals are being dehumanized, in favor of helping homelessness.
- Cindy V, Ward 2, praised Council for work and asking good questions The citizen urged Council to understand where answers to questions are coming from by asking for sources and seeking clarity. The citizen encouraged Council to challenge status quo and provide more information on the website regarding Open Meeting Rules and information. Council member Middleton and Mayor McFall asked clarifying questions. The citizen is specifically seeking more clarification about Executive Sessions.
- Katherine B, Ward 2, spoke about attending a recent Chamber event and positive council conduct. The citizen spoke in favor of Mayor McFall presenting at the Martin Luther King event at Mountain View High School. Mayor Pro tem Samson asked clarifying questions and citizen responded.
- Megan E, Ward 2 spoke in support proposed shelter location. The citizen stated the property location is good for regional solutions and has good amenities. The citizen spoke about potential non-profits, Bridge House and Crucial Care, that could support the shelter. The citizen additionally spoke in favor of Crucial Care, medial non-profit focusing on medical needs, 3-day triage on homeless individuals, Housing First model.
- Laura H, Larimer County, spoke in favor of moving forward with shelter and Crucial Care as non-profit, which allows for medical care to be addressed quickly.
- Holly K, Ward 1, spoke against the homeless shelter, proposed shelter location proposes safety, planning concerns, would be close to neighborhoods and open space which is high risk for wildfire and increased activity close to homes and trails. Urged Council to pause plan on proposed shelter.
- Alex K, Ward 4, spoke in favor of the City moving forward with a plan for shelter, spoke in favor of Crucial Care non-profit.

- George G, Loveland, spoke about public-private partnerships and the relationship between what the City does and engages in and how that is reported to the public. Public should be able to verify what is happening in public-private partnerships with the City. Council member Light-Kovacs, Samson and Mayor McFall asked clarifying questions and the citizen responded with clarification.
- Bob M, Loveland, spoke about the homelessness situation and shelter, stated City Manager needs to work with neighborhoods where proposed shelter is located, and stated there is no perfect place for a homeless shelter within the City.
- Coral, Loveland spoke about homeless shelter, her experiences working with homeless population, a facility with wrap around services will do most help for homelessness and suggested a variety of services to help homelessness. Mayor Pro Tem Samson asked citizen to email Council regarding her experiences with homeless population.

Mayor McFall closed Public Comment.

5. Consent Agenda

Council member Light-Kovacs made a MOTION to ADOPT the Consent Agenda, Items 5.1 to 5.4, without exception. Mayor Pro Tem Samson provided the SECOND.

MOTION CARRIED 9-0

5.1 Member Appointments to City Boards and Commissions City Clerk's Office

Ashley Macdonald, City Clerk, provided the Staff presentation on this Item.

Council member Light-Kovacs made a MOTION TO APPOINT Bruce Gueswel, to the Visual Arts Commission with a term dated January 20, 2026 to December 31, 2028. Mayor Pro Tem Samson provided the SECOND.

MOTION CARRIED 9-0

Council member Light-Kovacs made a MOTION TO APPOINT Abby Powers, to the Visual Arts Commission with a term dated January 20, 2026 to December 31, 2028. Mayor Pro Tem Samson provided the SECOND.

MOTION CARRIED 9-0

Council member Light-Kovacs made a MOTION TO APPOINT Jade Windell, to the Visual Arts Commission with a term dated January 20, 2026 to December 31, 2028. Mayor Pro Tem Samson provided the SECOND

MOTION CARRIED 9-0

5.2 Resolution Adopting a Revised Schedule of Rates, Charges, and Fees for the City Clerk's Office of the City of Loveland for Marijuana License Application Fees and Annual Operating Fees and Superseding all Prior Resolutions Establishing Such Rates, Charges and Fees
City Clerk's Office

City Council requested to City Clerk to re-evaluate the application and renewal (operating) fees for conducting the marijuana licensing program using a comparative market approach.

Establishing fees through a cost-benefit approach allows the marijuana licensing program to be supported without requiring significant backfill from revenue sources such as sales tax from the General Fund. This approach allows the City to operate under a self-sustaining and compliant regulatory process that strives to be cost-neutral, while reinforcing the City's responsibility to recover costs and limit reliance on other General Fund revenues.

Establishing fees from a comparative market approach provides the City with the ability to operate under a fee structure that aligns with similarly situated jurisdictions, supports regional consistency, and applies a lower level of consideration for recovering program costs. This approach is counterproductive to the City's goal of operating in a cost-neutral environment, but it supports a lower barrier to entry for applicants seeking to enter the market.

Council member Light-Kovac made a MOTION TO APPROVE Resolution #R-2-2026 adopting a revised schedule of rates, charges, and fees for the City Clerk's Office of the City of Loveland for Marijuana License Application Fees and Annual Operating Fees and superseding all prior Resolutions establishing such rates, charges and fees. Mayor Pro Tem Samson provided the SECOND.

MOTION CARRIED 9-0

5.3 Resolution Adopting a Three Mile Plan for the City of Loveland, Colorado
Development Services

The purpose of this proposed normal and customary annual Resolution is to ensure Loveland remains in good legal standing with the State of Colorado and Department of Local Affairs to annually adopt a Three-Mile Plan. The Three-Mile Plan discloses information about the City's growth management area.

Council member Light-Kovacs made a MOTION TO ADOPT Resolution #R-3-2026 adopting a Three Mile Plan for the City of Loveland, Colorado. Mayor Pro Tem Samson provided the SECOND.

MOTION CARRIED 9-0

5.4 November Monthly Revenue Review
finance

The Monthly Revenue Review is a monthly reporting mechanism for City staff to keep Council and the community informed about current revenue performance. These reports offer insights into current trends and comparisons against the adopted budget. To provide a more comprehensive financial

perspective, the Monthly Revenue Reviews are supplemented by Quarterly Financial Reports, which present a detailed analysis of year-to-date results and highlight any significant changes in revenue and expenditure forecasts. Starting in 2025, both the Monthly and Quarterly Reports have been updated to feature a cleaner, more accessible format, enhancing clarity and ease of understanding for the public. Through these reports, the City is committed to ensuring transparency and keeping the Council and community well-informed about the City's financial health, emerging trends, and overall performance, supporting informed decision-making and strengthening public trust.

INFORMATIONAL ONLY

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

Ashley Macdonald, City Clerk, stated there are no Ordinances on the Consent Agenda.

7. Motion to Adopt the Consent Agenda

Council member Light-Kovacs made a MOTION to ADOPT the Consent Agenda, Items 5.1 to 5.4, without exception. Mayor Pro Tem Samson provided the SECOND. Roll Call was Taken.

MOTION CARRIED 9-0

8. Regular Agenda

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

8.1 City Council Appointments for Regional Boards and City Boards and Commissions City Clerk's Office

Ashley Macdonald, City Clerk, provided the Staff presentation on this Item.

This is an item to open the process to appoint City Council Liaison to the Fire Rescue Advisory Commission

Public Comment:

Mayor McFall read procedures for the public comments and opened the chambers to receive public comment.

There were no Public Comments on this Agenda Item.

Mayor McFall closed Public Comment.

Council Questions and Deliberations:

- Mayor Pro Tem Samson nominated Council member Frahm and Council member Swanty provided the SECOND. Council member Frahm declined the appointment.
- Mayor Pro Tem Samson nominated Council member Rothberg and Council member Swanty provided the SECOND. Council member Rothberg accepted the appointment as the City Council Liaison to the Fire Rescue Advisory Commission.

APPROVED WITHOUT OBJECTION

8.2 Title 15 Amendments and Adoption of Certain 2024 International Codes and the Colorado Model Electric Ready and Solar Ready Code development services

Theresa Campbell, Chief Building Official, Jessica Eads, Code Enforcement Officers, and Steve Hefling, Building Inspection Supervisor, provided the Staff presentation on this Item.

The purpose of these proposed Ordinances is to adopt the 2024 International Code provisions as part of a three-year building code cycle. The International Organization for Standardization (ISO) recommends that jurisdictions adhere to a single code cycle. The City is currently operating under the 2021 version of the applicable Codes. Locally adopted amendments reflect previous amendments from 2021 and maintain consistency with neighboring jurisdictions. With the adoption of the referenced code provisions, staff is recommending the adoption of the Colorado Model Electric Ready and Solar Ready Code (CMERSRC) to comply with State law. House Bill 22-1362 requires municipalities to adopt electric and solar ready requirements, as found in the CMERSRC, if a municipality adopts amendments to its building codes after July 1, 2023. The amendments to Chapter 15.04 will clarify permit expirations, permit transfer requirements, specialty license requirements, and appeal processes. Updating the municipal code will help maintain the City's ISO rating which in turn will result in lower insurance rates for local property owners. The Construction Advisory Board (CAB) on September 24, reviewed the final 2024 codes and amendments and voted (9-0) to recommend to City Council for approval. The CAB on October 1, reviewed the 2024 International Property Maintenance Code (IPMC) and voted (8-0) to recommend to City Council for approval.

This item was originally scheduled for first reading on January 6, 2026 but was not heard due to time constraints.

Council member Light-Kovacs asked the City Attorney about the procedural process regarding the reading of the Motions. The City Attorney responded with clarification.

Council member Light- Kovacs made a MOTION TO ADOPT, on First Reading, Ordinance No. 6808 repealing and reenacting Chapter 15.08 of the Loveland Municipal Code and adopting by reference the International Building Code, 2024 Edition. Mayor Pro Tem 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.

- Darin B, Ward 2, spoke about affordable housing needed in Colorado and Ordinances will not help with affordable housing and will raise costs of building. International Standards are not needed, spoke against Solar as America has best electrical power distribution system in the world, spoke about compliance with State codes. Urged Council to vote no on solar.
- Cindy V, Ward 2, asked about solar rules and regulations on new builds and asked questions regarding building ADUs and why homeowners need to hire licensed contractors. Spoke about affordable housing needs.
- Bill B, Ward 3, asked about reference to construction EV ready and solar ready, and inquired if by some date certain that the installation of those two components would be required in new construction and costs associated.

- Rob S, Ward 2, owns Aspen Homes in Colorado and serves on the Construction Advisory Board (CAB), stated City Building and Planning Department are pragmatic and working hard on code amendments, amendments are well thought out and spoke in support. Amendments will level out housing costs across regional jurisdictions. Mayor Pro Tem Samson asked clarifying questions and citizen responded with clarification.

Mayor McFall closed the Public Comment portion of the hearing.

Council Questions and Deliberations:

- Mayor McFall asked a series of questions that were asked during Public Comment. Staff and the City Attorney responded with clarification.
- Mayor Pro Tem Samson asked about precluding themselves and not adopting the codes even though they are a statewide concern. The City Attorney stated that question could be clarified in an Executive Session.
- Mayor McFall asked if ADUs need to have solar ready code compliance and about the costs associated. Mr. Hefling stated he would do some research and follow-up with Council.
- Council member Light-Kovacs asked about ADUs having EV hook-ups, but no requirements for parking. Mr. Hefling responded with clarification.
- Mayor McFall asked about ramifications of not adopting amendments to the codes. The City Attorney stated that could be clarified in an Executive Session and would provide private correspondence to Council. Mayor McFall asked the City Attorney to follow-up.
- Mayor Pro Tem Samson asked how adopting amendments to the codes would reduce insurance rates. Ms. Campbell spoke about awaiting results/report from an audit and once the results are received, he will provide an update to Council.
- Mayor Pro Tem Samson asked about needing to use licensed contractors for ADU construction. Ms. Campbell responded with clarification.
- Council member Middleton spoke in favor of adopting the amended codes, asked about current code regulations and current City ISO ratings. Ms. Campbell stated that current ISO rating is unknown until the City has audit report results and the report will be provided to Council. Council member Middleton asked about the City's prior ISO rating. Ms. Campbell was unable to provide that information. Council member Middleton asked which amendments were specific to Loveland and asked for clarification as to what problems each local code amendment solves. Mr. Hefling stated he would do additional research and provide an update to Council.
- Council member Middleton asked about timelines for permitting and costs associated with amendments. Ms. Campbell responded with clarification. Council member Middleton asked about House Bill 22 (HB 22). The City Attorney responded with clarification.
- Council member Cortez asked about solar ready being universal for all vehicles and additional costs associated with electric vehicles (EV) codes to plug in vehicles. Mr. Hefling stated he would do additional research and provide an update to Council.
- Council member Frahm asked about the City's ISO rating, insurance rates, additional costs for building associated with amendments to codes and are the amendments making homes safer? Mr. Thompson stated he would do additional research and provide an update to Council. The City Manager responded with clarification regarding insurance.

- Mayor Pro Tem Samson asked about the adoption of the codes for Loveland versus the State, electric vehicle (EV) codes costs on new homes and asked for an Executive Session for further discussions. The City Attorney stated he would follow-up with additional correspondence to Council and provide clarification regarding the EV solar ready codes, costs associated and would schedule an Executive Session, if needed.
- Mayor McFall asked about third party Inspectors and the costs associated. Mr. Hefling responded with clarification.
- Council member Middleton asked about third party Inspector costs and new codes only for new construction. Ms. Campbell responded with clarification.
- Mayor McFall asked about the amendment codes adoption being on Second Reading and the Consent Agenda and asked if a few items can be pulled from the Consent Agenda without having to pull all the proposed amendments. The City Attorney responded with clarification.

Mayor McFall closed Council Comments.

Council member Light- Kovacs reread the MOTION TO ADOPT, on First Reading, Ordinance No. 6808 repealing and reenacting Chapter 15.08 of the Loveland Municipal Code and adopting by reference the International Building Code, 2024 Edition. Mayor Pro Tem Samson provided the SECOND. Roll Call was Taken.

MOTION CARRIED 9-0

Council member Light- Kovacs made a MOTION TO ADOPT, on First Reading, Ordinance No. 6809 repealing and reenacting Chapter 15.10 of the Loveland Municipal Code and adopting by reference the International Residential Code, 2024 Edition. Mayor Pro Tem Samson provided the SECOND. Roll Call was Taken.

MOTION CARRIED 9-0

Council member Light- Kovacs made a MOTION TO ADOPT, on First Reading, Ordinance No. 6810 repealing and reenacting Chapter 15.16 of the Loveland Municipal Code and adopting by reference the International Mechanical Code, 2024 Edition. Mayor Pro Tem Samson provided the SECOND. Roll Call was Taken.

MOTION CARRIED 9-0

Council member Light- Kovacs made a MOTION TO ADOPT, on First Reading, Ordinance No. 6811 repealing and reenacting Chapter 15.18 of the Loveland Municipal Code and adopting by reference the International Fuel Gas Code, 2024 Edition. Mayor Pro Tem Samson provided the SECOND. Roll Call was Taken.

MOTION CARRIED 9-0

Council member Light- Kovacs made a MOTION TO ADOPT, on First Reading, Ordinance No. 6812 repealing and reenacting Chapter 15.20 of the Loveland Municipal Code and adopting by reference the

International Plumbing Code, 2024 Edition. Mayor Pro Tem Samson provided the SECOND. Roll Call was Taken.

MOTION CARRIED 9-0

Council member Light- Kovacs made a MOTION TO ADOPT, on First Reading, Ordinance No. 6813 repealing and reenacting Chapter 15.48 of the Loveland Municipal Code and adopting by reference the International Energy Conservation Code, 2024 Edition. Mayor Pro Tem Samson provided the SECOND. Roll Call was Taken.

MOTION CARRIED 9-0

Council member Light- Kovacs made a MOTION TO ADOPT, on First Reading, Ordinance No. 6814 repealing and reenacting Chapter 15.52 of the Loveland Municipal Code and adopting by reference the International Existing Building Code, 2024 Edition. Mayor Pro Tem Samson provided the SECOND. Roll Call was Taken.

MOTION CARRIED 9-0

Council member Light- Kovacs made a MOTION TO ADOPT, on First Reading, Ordinance No. 6815 repealing and reenacting Chapter 15.54 of the Loveland Municipal Code and adopting by reference the International Swimming Pool and Spa Code, 2024 Edition. Mayor Pro Tem Samson provided the SECOND. Roll Call was Taken.

MOTION CARRIED 9-0

Council member Light- Kovacs made a MOTION TO ADOPT, on First Reading, Ordinance No. 6816 adopting Chapter 15.50 of The Loveland Municipal Code and adopting The Colorado Model Electric Ready and Solar Ready Code. Mayor Pro Tem Samson provided the SECOND. Roll Call was Taken.

MOTION CARRIED 5-4

(Council member Cortez, Middleton, Samson and Mayor McFall dissenting)

Council member Light- Kovacs made a MOTION TO ADOPT, on First Reading, Ordinance No. 6817 amending Chapter 15.04 of the Loveland Municipal Code regarding buildings and construction. Mayor Pro Tem Samson provided the SECOND. Roll Call was Taken.

MOTION CARRIED 8-1

(Council member Cortez dissenting)

Council member Light- Kovacs made a MOTION TO ADOPT, on First Reading, Ordinance No. 6818 repealing and reenacting Chapter 15.12 of the Loveland Municipal Code and adopting by reference the International Property Maintenance Code, 2024 Edition and Amending Certain Sections of Title 15.04 Regarding Appeals. Mayor Pro Tem Samson provided the SECOND. Roll Call was Taken.

MOTION CARRIED 9-0

Council recessed at: 8:09 p.m.

Council reconvened at: 8:19 p.m. All Council members were in attendance.

8.3 Ordinance Amending Portions of Title 18 of the Loveland Municipal Code Also Known as the Unified Development Code Related to Non-Functional Turf Limits and Water Conservation Pursuant to Senate Bill 24-005.

Development Services

Marian Duran, Planning Services, and Nathan Alburn, Utilities, and Shelby Summer (Brindle Group) provided the presentation on this Item.

The purpose of this proposed Ordinance is to bring the City's Unified Development Code (UDC) into compliance with Senate Bill 24-005 that was enacted by the State in 2024. This bill addresses restrictions on nonfunctional turfgrass, artificial turfgrass, and invasive plant species in new and redeveloping commercial, industrial and institutional properties, transportation corridors, and in common interest properties like HOAs, to promote water conservation. Residential properties are not affected. The recommended UDC amendments were shared with and supported by industry representatives, the Loveland Utilities Commission, the Historic Preservation Commission and the Construction Advisory Board. Following two study sessions on this topic, the Planning Commission voted unanimously on 11/10/25 recommending approval of these UDC amendments to the City Council.

Council member Light-Kovac made a MOTION TO APPROVE, on first reading, Ordinance No. 6819 amending portions of Title 18 of the Loveland Municipal Code also known as the Unified Development Code related to non-functional turf limits and water conservation pursuant to Senate Bill 24-005. Mayor Pro Tem 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.

There were no Public Comments on this Agenda Item.

Mayor McFall closed Public Comment portion of the hearing.

Council Questions and Deliberations:

- Council member Middleton asked about non-functional turf Ordinance language and effects on wildlife. Ms. Duran responded with clarification.
- Council member Cortez asked for definition of community space, Northern Water's impact and process. Mr. Alburn and Ms. Duran responded with clarification.
- Mayor Pro Tem Samson asked about aesthetically pleasing landscape, water code compliance and landscape tap fees. Ms. Summer and Mr. Alburn responded with clarification.
- Council member Middleton asked about hardship or practical exceptions to Amendment Codes.
- Mayor McFall asked about median areas within residential areas replacement costs. The City Manager responded with clarification.

Mayor McFall closed Council Comment.

Council member Light-Kovac reread the MOTION TO APPROVE, on first reading, Ordinance No. 6819 amending portions of Title 18 of the Loveland Municipal Code also known as the Unified Development Code related to non-functional turf limits and water conservation pursuant to Senate Bill 24-005. Mayor Pro Tem Samson provided the SECOND. Roll Call was taken.

MOTION CARRIED 9-0

**8.4 Executive Session for Personnel Matters Regarding the Municipal Court Judge Performance Evaluation Pursuant to C.R.S. Section 24-6-402(4)(g) and C.R.S. Section 24-6-402(4)(f)(i) and Charter Section 4-4(c)(5)
Human Resources**

City Council, per Resolution and in accordance with the City Charter and Employment Agreement, conducts performance reviews at least annually, and shall review the Presiding Municipal Court Judge's performance, salary and benefits. This action is for City Council to conduct a performance review meeting to discuss personnel matters, such as feedback on performance and/or compensation. Council may provide directions regarding future action items in open session.

Pursuant to Colorado State law and the City of Loveland Charter, I move that the Loveland City Council recess into executive session concerning the performance review of Presiding Municipal Court Judge, Jennifer Edgely.

The executive session would be held:

- *To consider and discuss documents and materials related to these matters that are not subject to public inspection under the Colorado Open Records Act, as authorized by CRS Section 24-6-402(4)(g); AND*
- *To receive information and discuss personnel matters to include review, evaluation, deliberation, and discussion as authorized by CRS Section 24-6-402(4)(f)(i) and Charter Section 4-4(c)(5).*

MOTION CARRIED 9-0

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: Julia Holland, Chief Human Resources Officer.

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. The recording will reside with the City Clerk for 1 (one) year.

Council started the Executive Session at: 8:52 p.m.

Council ended the Executive Session and reconvened the Regular Meeting at: 10:47 p.m.

8.5. Consideration of Items Removed From Consent Agenda

There were no items removed from the Consent Agenda.

9. Reports

9.1 City Manager Report

There were no Reports from the City Manager.

9.2 City Attorney Report

There were no Reports from the City Attorney.

10. Adjourn

The Mayor adjourned the meeting at 10:47 p.m.

Respectfully Submitted,

Patrick McFall, Mayor

Ashley Macdonald, City Clerk

MEETING DATE: February 17, 2026
TO: City Council
DEPARTMENT: City Clerk's Office
DIRECTOR: Ashley Macdonald
PRESENTER: Ashley Macdonald, City Clerk
STRATEGIC PLAN FOCUS AREA: Outreach, Collaboration & Engagement



AGENDA ITEM:
MEMBER APPOINTMENTS TO CITY BOARDS AND COMMISSIONS

RECOMMENDED CITY COUNCIL ACTION:

A motion to appoint Jessica Kuhns to the Affordable Housing Commission with a term dated February 17, 2026 to June 30, 2027

A motion to appoint Lindy Larson to the Loveland Communication Advisory Board with a term date of February 17, 2026 to June 30, 2028

OPTIONS:

COUNCIL ACTION OPTIONS	CONSEQUENCE
Approve the Motion	The vacancies and memberships on the boards will be filled.
Deny the motion or take no action	The vacancies and memberships will not be filled.
Adopt a Modified Action	Specify in the motion.
Refer back to Staff	Specify in the motion.

SUMMARY:

Purpose: The purpose of this City Council action item is to formally fill vacancies on City Boards or Commissions.

Objective: To fill the memberships.

Impact: The vacancy on the Board or Commission will be filled.

Council Follow-up: N/A

BUDGET IMPACT:

Budgetary Impact?	Funds Impacted: N/A
	Source(s) of Funding: N/A
Grant Funding?	Grantor(s) (State or Fed): N/A
	City Matching Requirement: N/A
	On-going or One-Time: N/A
	If On-going, when does the grant sunset? N/A
Additional Comments:	N/A

STRATEGIC PLAN FOCUS AREA

Focus	Outreach, Colaboration & Engagement
Strategy (if applicable)	Actively Seek Citizen Engagement
Priority (if applicable)	Boards and Commissions
Notes	None.

COUNCIL OR BOARD/COMMISSION REVIEW:

Type of Meeting: N/A

Resulting Vote: N/A

Discussion: N/A

BACKGROUND:**History:****Affordable Housing Commission**

The purpose of the Affordable Housing Commission is to serve as an advisory body to City Council and staff on all matters pertaining to affordable housing in Loveland. In addition to any other duties as may be delegated to it by City Council, the Commission shall: (1) study the dimension and scope of the need for affordable housing and make recommendations to City Council regarding specific market targets; (2) review existing affordable housing incentives and policies and make recommendations to City Council regarding policy changes; (3) develop specific incentives and regulatory-based strategies to increase, preserve, and rehabilitate affordable housing in Loveland; and (4) review all "bricks and mortar" grant applications made to the City for Community Development Block Grant funds related to housing, hear presentations from applicant agencies, and make a recommendation to City Council regarding such grant funding applications.

Loveland Communications Advisory Board

The Communications Advisory Board serves as an advisory body to City Council on all issues and matters related to communications services, including high speed broadband services and provides policy recommendations to the City Manager and Director of the Water and Power Department consistent with any previously adopted City Council policies concerning communications services.

Outreach and Notification Efforts: There has been active outreach and notice of vacancies. Notices were run in the Reporter Herald, on various social media platforms, the City broadcast channel, as well as notices to all boards and commissions members through their staff liaisons during meetings.

Conditions met/or anticipated: On February 2, 2026, AHC Chair, Trish Warner, Staff Liaison, Alison Hade and Council Liaison Swanty recommended the appointment of Jessica Kuhns to a member term.

On February 5, 2026, LCAB Chair, David Hetrick, Staff Liaison, Briana Reed-Harmel and Council Liaison, Andrea Samson recommended appointment of Lindy Larson to a member term.

Start and End Dates (of studies, design, construction, or in service/operational): N/A

ANALYSIS TABLE:

Yes: No:

LIST OF ATTACHMENTS:

None.

MEETING DATE: February 17, 2026
TO: City Council
DEPARTMENT: Library
DIRECTOR: Amy Phillips
PRESENTER: Erik Rock and Amy Phillips
STRATEGIC PLAN FOCUS AREA: Livability
 Innovation & Organizational Excellence



AGENDA ITEM:
ORDINANCE ENACTING A SUPPLEMENTAL BUDGET AND APPROPRIATION TO THE 2026 CITY OF LOVELAND BUDGET FOR THE AMERICORPS DIGITAL NAVIGATOR GRANT PROGRAM, CARNEGIE CORPORATION GIFT, FRIENDS OF THE LIBRARY DONATION, AND KROH CHARITABLE TRUST DONATION

RECOMMENDED CITY COUNCIL ACTION:

A motion to adopt, on second reading, Ordinance No. 6820 enacting a supplemental budget and appropriation to the 2026 City of Loveland Budget for the Americorps Digital Navigator Grant Program, Carnegie Corporation Gift, Friends of the Library Donation, and Kroh Charitable Trust Donation

OPTIONS:

COUNCIL ACTION OPTIONS	CONSEQUENCE
Approve the Motion	If the motion is approved: The AmeriCorps Digital Navigator program will continue for its third year offering digital support to patrons and the library will be able to do additional general programming.
Deny the motion or take no action	If denied or no action taken, the Loveland Public Library cannot continue the AmeriCorps Digital Navigator program or accept the gift from the Carnegie Corporation..
Adopt a Modified Action	Specify in the motion.
Refer back to Staff	Referring back to City staff will result in delays in contracting with Serve Colorado resulting in the possible suspension of the program.

SUMMARY:

Purpose: The purpose of this proposed Ordinance is to request a 2026 budget appropriation totaling \$327,300 using state, federal grant and donated funds to support the community-focused AmeriCorps Digital Navigator Program for year three of operations. This is to continue the program that has been successful in serving the Loveland community for the past two years through partnerships with community organizations and other

Larimer County libraries. This funding stack is comprised of \$182,500 in federal/state grant funds from Serve Colorado, \$115,800 in donated funds from the Friends of the Library, \$19,000 in donated funds from the Kroh Charitable Trust and a gift from the Carnegie Corporation for \$10,000. The Library Board fully supports continuing the AmeriCorps program into its third year. There is no impact on the General Fund (GF) unassigned fund balance due to all funds being received from outside sources.

The City Council voted 9-0 to approve this Ordinance during first reading on February 3, 2026.

Objective: A request for City Council to approve an ordinance to appropriate \$327,300 in grant, gifts, special funds, and donated funds.

Impact: Continuation of AmeriCorps Digital Navigator Program allows community members avenue to access digital literacy skill services and allows Loveland to maintain its status as digital access leader in Northern Colorado. Loveland Public Library will fulfill programmatic commitment to Serve Colorado and AmeriCorps.

Carnegie Corporation gift permits Library programming opportunities for enhanced community vitality and livability.

Council Follow-up: N/A

BUDGET IMPACT:

Budgetary Impact?	Funds Impacted: General Fund
	Source(s) of Funding: Federal/State grant, Friends of the Library, Kroh Charitable Trust, and Carnegie Corporation.
Grant Funding?	Grantor(s) (State or Fed): Serve Colorado
	City Matching Requirement: None
	On-going or One-Time: One time
	If On-going, when does the grant sunset?
Additional Comments:	There is no impact on unassigned fund balance due to the requested funds being received from outside revenues.

STRATEGIC PLAN FOCUS AREA

Focus	Livability Innovation & Organizational Excellence
-------	------------------------------------------------------

Strategy (if applicable)	Strive to Ensure Opportunity is Available to All Deliver Excellent Service
Priority (if applicable)	Integrated City Educational, Recreational and Cultural Programming Ethics, Values & Customer Service
Notes	

COUNCIL OR BOARD/COMMISSION REVIEW:

Type of Meeting:

City Council Regular Meeting - 02/03/26
Library Advisory Board Special Meeting - 12/10/25

Resulting Vote:

02/03/25 - City Council voted 9 in favor 0 opposed.
12/10/25 - Library Board voted unanimously in favor of the Library using \$19,000 in Kroh Charitable Trust funds to support the third year of the AmeriCorps Digital Navigator Program. Recommended forwarding to Council for budget spending approval.

Discussion:

The Library Board discussed the use of the Kroh Charitable Trust Funds to provide support for AmeriCorps Digital Navigator program for its third year.

BACKGROUND:

History:

AmeriCorps Digital Navigator Program

In 2023, Loveland Public Library was one of two organizations awarded a pilot program through Colorado Department of Labor and Employment’s Digital Equity grant. Partnering with AmeriCorps to provide “Digital Navigators” in community spaces, the grant aimed to break down digital barriers and increase digital inclusion for communities in the state. As AmeriCorps members, Digital Navigators provide one-on-one digital skills tutoring sessions and computer assistance to community members. Developing and enhancing digital skills allows individuals the ability to participate in the digital economy and improve their lives. Seniors, working older adults, veterans, individuals with disabilities, Spanish-speakers, and low-income residents are the primary beneficiary of the program.

During year 1 (2024) and year 2 (2025) of the program, Digital Navigators have held over 6,200 help sessions with individuals in libraries throughout Larimer County and supportive housing locations in Loveland. AmeriCorps members have given over 22,000 hours of service to Loveland. Year 3 (2026) will see an increase in outreach to Loveland-based organizations such as the Loveland Resource Center (until April 30th), Sunrise Community Health, Larimer County Foodbank, and Loveland’s VA Clinic.

The program’s success stems from providing sustained and relevant technology assistance to people who otherwise do not have skills or access to use technology. Outside of this program,

there are limited or no options for community members to receive no-cost, personalized digital skill assistance. Community members received assistance learning to use their smartphone, using email, creating online accounts, managing passwords, learning techniques to stay safe online, creating documents, and more.

Digital Navigator services support livability of our Loveland community because it provides skill-building opportunities for residents to enhance their lives. In addition, the program supports innovation and organizational excellence by leveraging partnerships and support from a federal agency to directly benefit our local community. The Loveland Public Library has partnered with other public libraries, community partners, and nonprofit organizations throughout Larimer County to provide these services. The Digital Navigator program has been recognized at the state and federal level for its excellence.

Spending period begins 1/2/2026 and ends 12/31/2026. There is no impact to the General Fund unassigned fund balance due to grants, donations, gifts, and usage of special funds. Year 1 funding was approved by Ordinance No. 6642 (**Attachment 2**) and Year 2 funding was approved by Ordinance N. 6730 (**Attachment 3**).

Carnegie Corporation Gift

As one of the original Carnegie libraries, Loveland Public Library is one of 1,280 public libraries in the United States to receive the Carnegie Libraries 250 special initiative gift award in 2026. Gift funds will be used to bring in events that reach new audiences and activities that engage out community.

Outreach and Notification Efforts: AmeriCorps Digital Navigator program and funding was discussed at the November 20, 2025 Library Board meeting and a special Library Board meeting on December 10, 2025

Conditions met/or anticipated: Library Board supported this moving forward for City Council's approval.

Start and End Dates (of studies, design, construction, or in service/operational):

ANALYSIS TABLE:

Yes: No:

LIST OF ATTACHMENTS:

- Ordinance
- Att 1 Presentation
- Att 2 Ordinance No. 6642
- Att 3 Ordinance No. 6730

FIRST READING: February 3, 2026

SECOND READING: February 17, 2026

ORDINANCE NO. 6820

AN ORDINANCE ENACTING A SUPPLEMENTAL BUDGET AND APPROPRIATION TO THE 2026 CITY OF LOVELAND BUDGET FOR THE AMERICORPS DIGITAL NAVIGATOR GRANT PROGRAM, CARNEGIE CORPORATION GIFT, FRIENDS OF THE LIBRARY DONATION, AND KROH CHARITABLE TRUST DONATION

WHEREAS, the City of Loveland (“City”) has received funds not anticipated or appropriated at the time of the adoption of the 2026 City budget for the AmeriCorps Digital Navigator Grant Program, Carnegie Corporation Gift, Friends of the Library Donation, and Kroh Charitable Trust Donation; and

WHEREAS, the City Council desires to authorize the expenditure of these funds by enacting a supplemental budget and appropriation to the 2026 City budget for the AmeriCorps Digital Navigator Grant Program, Carnegie Corporation Gift, Friends of the Library Donation, and Kroh Charitable Trust Donation, as authorized by Section 11-6(a) of the Loveland City Charter.

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

Section 1. That revenues in the amount of \$182,500 from Grant Revenue in the General Fund are available for appropriation. That revenues in the amount of \$144,800 from Donations in the General Fund are available for appropriation. Such revenues in the total amount of \$327,300 are hereby appropriated to the 2026 City budget for the AmeriCorps Digital Navigator Grant Program, Carnegie Corporation Gift, Friends of the Library Donation, and Kroh Charitable Trust Donation. The agencies and funds that shall be spending the supplemental appropriations are as follows:

**Supplemental Budget
General Fund 100**

Revenues

100-53-755-0000-32501	DIGNAV	AmeriCorps Grant	182,500
100-53-750-0000-35305	LBDONA	Friends of the Library Donation	115,800
100-53-750-0000-35305	LBDONA	Carnegie Corporation Donation	10,000
100-53-750-0000-35305	LBDONA	Kroh Funds Donation	19,000
Total Revenue			327,300

Appropriations

100-53-755-0000-41012	DIGNAV	Library Projects & Programing	178,730
100-53-755-0000-41011	DIGNAVCOL	Library Projects & Programing	84,634
100-53-755-0000-43270	DIGNAV	Library Projects & Programing	950
100-53-755-0000-43899	DIGNAV	Library Projects & Programing	35,132
100-53-755-0000-43899	LBDONA	Library Projects & Programing	10,000
100-53-755-0000-42899	DIGNAV	Library Projects & Programing	600
100-53-755-0000-43265	DIGNAV	Library Projects & Programing	3,366
100-53-755-0000-41544	DIGNAV	Library Projects & Programing	13,888
Total Appropriations			327,300

Section 2. That as provided in City Charter Section 4-9(a)(7), this Ordinance shall be published by title only by the City Clerk after adoption on second reading unless the Ordinance has been amended since first reading in which case the Ordinance shall be published in full or the amendments shall be published in full.

Section 3. That this Ordinance shall be in full force and effect upon final adoption, as provided in City Charter Section 11-5(d).

ADOPTED this 17th day of February, 2026.

Patrick McFall, Mayor

ATTEST:

Ashley Macdonald, City Clerk

APPROVED AS TO FORM:



Assistant City Attorney

AN ORDINANCE ENACTING A SUPPLEMENTAL BUDGET AND APPROPRIATION TO THE 2026 CITY OF LOVELAND BUDGET FOR THE AMERICORPS DIGITAL NAVIGATOR GRANT PROGRAM, CARNEGIE CORPORATION GIFT, FRIENDS OF THE LIBRARY DONATION, AND KROH CHARITABLE TRUST DONATION

Ordinance 6820

I, Ashley Macdonald, City Clerk of the City of Loveland, Colorado, hereby certify that the above and foregoing Ordinance was introduced at a regular (or special) meeting of the City Council, held on February 3, 2026 and was initially published in the Loveland Daily Reporter-Herald, a newspaper published within the city limits, in full on February 7, 2026 and by title except for parts thereof which were amended after such initial publication which parts were published in full in said newspaper on February 21, 2026.

Ashley Macdonald, City Clerk

Effective Date: February 17, 2026



Supplemental Budget Appropriation of Grant, Gift, and Donated Funds

Amy Phillips, Director Erik Rock, LTI Division Manager

Library

February 17, 2026

Why & What

Why are we here?

Loveland Public Library is requesting a total appropriation of \$327,300 in state/federal grant and donated funds for 2026. This funding ensures the Loveland Public Library continues the AmeriCorps Digital Navigator Program and do additional community wide programming.

What are we asking?

We are asking for the City Council to approve the attached ordinance for the supplemental budget appropriation so the Library can continue with Year 3 of the AmeriCorps Digital Navigator Program and spend a onetime gift from the Carnegie Corporation.

Background

- In 2023, Loveland Public Library was one of two organizations chosen for a digital equity pilot grant program with the State of Colorado.
- The AmeriCorps Digital Navigator program provides free one-on-one technology tutoring and assistance to reduce digital barriers.
- From 2024–2025, the program delivered over 6,200 help sessions and 22,000 service hours across Loveland and Larimer County.
- Loveland’s Digital Navigator Program is recognized at state and national levels for program excellence.
- Loveland Public Library is one of 1280 original Carnegie libraries to receive a gift from the Carnegie Foundation



Break Out of Funds

AmeriCorps Digital Navigator Program

- \$182,500 in federal/state grant funds from Serve Colorado,
- \$115,800 in donated funds from the Friends of the Library,
- \$19,000 in donated funds from the Kroh Charitable Trust Donation

Carnegie Corporations

Gift of \$10,000 for programming

Funding Outcomes

2026 Digital Navigator Program

- Leverages state, federal, and donated funding to place AmeriCorps members at local libraries and organizations to provide digital skills tutoring for community.
- Continues needs-driven service that supports seniors, veterans, disabled individuals, working older adults, Spanish speakers, and low-income residents.
- Enhances livability for community members as they develop new and existing technology skills, increasing their employability and job skills, social connections, online safety, and participation in the digital economy.
- Continues partnership with other Larimer County libraries and supportive housing developments.
- Increases outreach to Loveland based organizations such as: Loveland's VA Clinic, Sunrise Community Health, Larimer County Food Bank, and Loveland Resource Center (through April).

Carnegie Corporation's Gift

- Will provide matching funds if Loveland Public Library receives a grant from the National Endowments for the Arts Big Read program.
- Purchase of limited-edition library cards for National Library Card Sign Up Month.



Public Comment & Council Questions

FIRST READING: September 5, 2023

SECOND READING: September 19, 2023

ORDINANCE NO. 6642

AN ORDINANCE ENACTING A SUPPLEMENTAL BUDGET AND APPROPRIATION TO THE 2023 CITY OF LOVELAND BUDGET FOR THE AMERICORPS DIGITAL NAVIGATOR GRANT PROGRAM

WHEREAS, the City has received funds not anticipated or appropriated at the time of the adoption of the 2023 City budget for the AmeriCorps Digital Navigator Grant Program; and

WHEREAS, the City Council desires to authorize the expenditure of these funds by enacting a supplemental budget and appropriation to the 2023 City budget for the AmeriCorps Digital Navigator Grant Program, as authorized by Section 11-6(a) of the Loveland City Charter.

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

Section 1. That revenues in the amount of \$423,182 from Federal Grant Funding in the General Fund are available for appropriation. Such revenues in the total amount of \$423,182 are hereby appropriated to the 2023 City budget for the AmeriCorps Digital Navigator Grant Program. The agencies and funds that shall be spending the supplemental appropriations are as follows:

**Supplemental Budget
General Fund 100**

Revenues

100-53-755-0000-32501	DIGNAV	AmeriCorps Digital Navigator Federal Grant	423,182
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Total Revenue			423,182
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Appropriations

100-53-755-0000-41012	DIGNAV	Non-Benefitted Salaries	287,691
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100-53-755-0000-42078	DIGNAV	Program Supplies	94,851
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100-53-755-0000-43645	DIGNAV	Telephones	13,142
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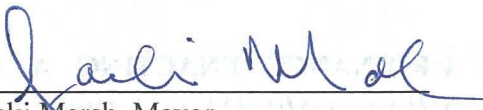
100-53-755-0000-43265	DIGNAV	Mileage	27,498
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Total Appropriations			423,182
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Section 2. That as provided in City Charter Section 4-9(a)(7), this Ordinance shall be published by title only by the City Clerk after adoption on second reading unless the Ordinance has been amended since first reading in which case the Ordinance shall be published in full or the amendments shall be published in full.


Section 3. That this Ordinance shall be in full force and effect upon final adoption, as provided in City Charter Section 11-5(d).

ADOPTED this 19th day of September, 2023.



Jacki Marsh, Mayor

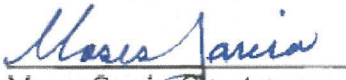
ATTEST:



Delynn Coldiron, City Clerk



APPROVED AS TO FORM:

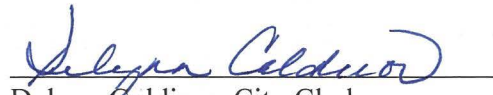


Moses Garcia, City Attorney

AN ORDINANCE ENACTING A SUPPLEMENTAL BUDGET AND APPROPRIATION TO THE 2023 CITY OF LOVELAND BUDGET FOR THE AMERICORPS DIGITAL NAVIGATOR GRANT PROGRAM

Ordinance 6642

I, Delynn Coldiron, City Clerk of the City of Loveland, Colorado, hereby certify that the above and foregoing Ordinance was introduced at a regular (or special) meeting of the City Council, held on September 5, 2023 and was initially published in the Loveland Daily Reporter-Herald, a newspaper published within the city limits, in full on September 9, 2023 and by title except for parts thereof which were amended after such initial publication which parts were published in full in said newspaper on September 23, 2023.



Delynn Coldiron, City Clerk



Effective Date: September 19, 2023

FIRST READING: September 3, 2024

SECOND READING: September 17, 2024

ORDINANCE NO. 6730

AN ORDINANCE ENACTING A SUPPLEMENTAL BUDGET AND APPROPRIATION TO THE 2024 CITY OF LOVELAND BUDGET FOR THE LIBRARY DIGITAL NAVIGATOR GRANT YEAR TWO CONTINUATION

WHEREAS, the City has received funds not anticipated or appropriated at the time of the adoption of the 2024 City budget for the Library Digital Navigator Grant Year Two Continuation; and

WHEREAS, the City Council desires to authorize the expenditure of these funds by enacting a supplemental budget and appropriation to the 2024 City budget for the Library Digital Navigator Grant Year Two Continuation, as authorized by Section 11-6(a) of the Loveland City Charter.

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

Section 1. That revenues in the amount of \$370,294 from grant funding in the General Fund are available for appropriation. Such revenues in the total amount of \$370,294 are hereby appropriated to the 2024 City budget for the Library Digital Navigator Grant Year Two Continuation. The agencies and funds that shall be spending the supplemental appropriations are as follows:

**Supplemental Budget
General Fund 100**

Revenues

100-53-755-0000-32501	DIGNAV	AmeriCorps Digital Navigator Program Grant	370,294
Total Revenue			370,294

Appropriations

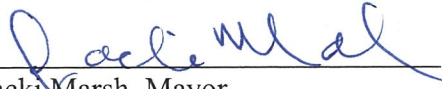
100-53-755-0000-41012	DIGNAV	Americorps Digital Navigator Program	281,269
100-53-755-0000-42078	DIGNAV	AmeriCorps Digital Navigator Program	12,591
100-53-755-0000-43899	DIGNAV	AmeriCorps Digital Navigator Program	51,812
100-53-755-0000-43265	DIGNAV	AmeriCorps Digital Navigator Program	24,622
Total Appropriations			370,294

Section 2. That as provided in City Charter Section 4-9(a)(7), this Ordinance shall be published by title only by the City Clerk after adoption on second reading unless the Ordinance has

been amended since first reading in which case the Ordinance shall be published in full or the amendments shall be published in full.

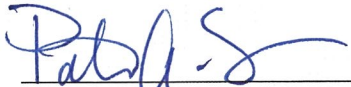
Section 3. That this Ordinance shall be in full force and effect upon final adoption, as provided in City Charter Section 11-5(d).

ADOPTED this 17th day of September, 2024.



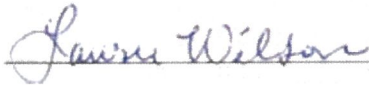
Jacki Marsh, Mayor

ATTEST:



Angie Sprang, Interim City Clerk

APPROVED AS TO FORM:



Laurie Wilson, Acting Deputy City Attorney



AN ORDINANCE ENACTING A SUPPLEMENTAL BUDGET AND APPROPRIATION TO THE 2024 CITY OF LOVELAND BUDGET FOR THE LIBRARY DIGITAL NAVIGATOR GRANT YEAR TWO CONTINUATION

Ordinance 6730

I, Angie Sprang, Interim City Clerk of the City of Loveland, Colorado, hereby certify that the above and foregoing Ordinance was introduced at a regular (or special) meeting of the City Council, held on September 3, 2024 and was initially published in the Loveland Daily Reporter-Herald, a newspaper published within the city limits, in full on September 7, 2024 and by title except for parts thereof which were amended after such initial publication which parts were published in full in said newspaper on September 21, 2024.



Angie Sprang, Interim City Clerk

Effective Date: September 17, 2024

MEETING DATE: February 17, 2026
TO:
DEPARTMENT: City Clerk's Office
DIRECTOR: Ashley Macdonald
PRESENTER: Ashley Macdonald
STRATEGIC PLAN
FOCUS AREA: Fiscal Stability & Strength



AGENDA ITEM:
A RESOLUTION ADOPTING A REVISED SCHEDULE OF RATES, CHARGES, AND FEES FOR THE LOVELAND POLICE DEPARTMENT OF THE CITY OF LOVELAND FOR RECORDS RETRIVEAL FEES SPECIFIC TO CRIMINAL JUSTICE RECORDS ACT AND SUPERSEDING ALL PRIOR RESOLUTIONS ESTABLISHING SUCH RATES, CHARGES AND FEES

RECOMMENDED CITY COUNCIL ACTION:
 A motion to approve Resolution #R-5-2026 adopting a revised Schedule to Rates, Charges, and Fees for the Loveland Police Department of the City of Loveland for records retrieval fees specific to Criminal Justice Records Act and superseding all prior Resolutions establishing such rates, charges and fees

OPTIONS:

COUNCIL ACTION OPTIONS	CONSEQUENCE
Approve the Motion	Approval of this motion will increase fee structure for criminal justice records retrieval related activities.
Deny the motion or take no action	Denial of this motion will result in the fee structure related activities to remain the same.
Adopt a Modified Action	Specify in the motion
Refer back to Staff	Specify in the motion

SUMMARY:

Purpose: The purpose of this item is to clarify the updated Police Records fee schedule, which aims to partially offset costs and reduce the impact on the General Fund while remaining compliant with CCJRA.

Budget discussions regarding this adjustment were held with the Police Citizen Advisory Board (PCAB) during the fall.

Objective: This Resolution allows the City to operate under a self-sustaining and compliant regulatory process that strives to be cost-neutral, while reinforcing the City's responsibility to recover costs and limit reliance on other General Fund revenues.

Impact: The record retrieval fees will align surrounding community and state law limitations for the costs incurred for criminal justice records research and retrieval.

**Council
Follow-up:** N/A

BUDGET IMPACT:

Budgetary Impact?	Funds Impacted: N/A
	Source(s) of Funding: N/A
Grant Funding?	Grantor(s) (State or Fed): N/A
	City Matching Requirement: N/A
	On-going or One-Time: N/A
	If On-going, when does the grant sunset? N/A
Additional Comments:	N/A

STRATEGIC PLAN FOCUS AREA

Focus	Fiscal Stability & Strength
Strategy (if applicable)	Optimize Financial Structure & Systems
Priority (if applicable)	Optimize City Services
Notes	

COUNCIL OR BOARD/COMMISSION REVIEW:

Type of Meeting: N/A

Resulting Vote: N/A

Discussion: N/A

BACKGROUND:

History:

In preparation for the 2026 budget, the Police Department conducted a comprehensive review of its fee schedule. This review considered actual costs, including hardware, software, supplies, and personnel, as well as a comparative analysis of fees charged by other law enforcement agencies in Northern Colorado.

Based on this evaluation, it was determined that an increase from \$35 per hour to \$40 per hour for Police Records services is appropriate. When preparing the 2026 budget spreadsheet, an error occurred; the proposed fee schedule now clarifies the correct rate with a minimum stated at \$10.00 per quarter hour.

The Colorado Criminal Justice Records Act (CCJRA), § 24-72-306, C.R.S., authorizes local jurisdictions to establish reasonable fees to recover costs associated with records retrieval. While the revised fee does not fully achieve cost neutrality, it helps minimize the impact on the General Fund and ensures compliance with statutory requirements.

Outreach and Notification Efforts: N/A

Conditions met/or anticipated: N/A

Start and End Dates (of studies, design, construction, or in service/operational): N/A

ANALYSIS TABLE:

Yes: No:

LIST OF ATTACHMENTS:

Resolution

RESOLUTION #R-5-2026

A RESOLUTION ADOPTING A REVISED SCHEDULE OF RATES, CHARGES, AND FEES FOR THE LOVELAND POLICE DEPARTMENT OF THE CITY OF LOVELAND FOR RECORDS RETRIVEAL FEES SPECIFIC TO CRIMINAL JUSTICE RECORDS ACT AND SUPERSEDING ALL PRIOR RESOLUTIONS ESTABLISHING SUCH RATES, CHARGES AND FEES

WHEREAS, Section 3.04.025 of the Loveland Municipal Code provides that the City Council shall, by resolution, fix the rates, charges, and fees to be collected by the City for goods and services provided by the City; and

WHEREAS, the City Council set the existing rates, charges, and fees for the Loveland Police Department in Resolution #R-74-2025; and

WHEREAS, Colorado Criminal Justice Records Act fees shall be reviewed periodically and may be adjusted by resolution of the City Council to ensure alignment with statutory requirements and the City's actual costs of providing records.; and

WHEREAS, Pursuant to the Colorado Criminal Justice Records Act, §24-72-301 et seq., C.R.S., and §24-72-306, C.R.S., the Loveland Police Department is authorized to assess reasonable fees for the research, retrieval, redaction, and production of criminal justice records; and

WHEREAS, in addition to staff time, the Department may charge for the actual cost of copies, digital media, postage, or other delivery methods as established in the City's fee schedule; and

WHEREAS, fees charged for criminal justice records requests shall not exceed the reasonable costs incurred by the City in responding to such requests, as permitted by state law.; and

WHEREAS, the City Council desires to revise the amounts collected by the Loveland Police Department for the research, retrieval, redaction, and production of criminal justice records by adopting a revised Loveland Police Department Schedule of Rates, Charges, and Fees that incorporates the revisions to the excerpted pages set forth on **Exhibit A**, and finds such revisions to be in the best interests of the City and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO, AS FOLLOWS:

Section 1. That the revised City of Loveland Police Department's Schedule of Rates, Charges, and Fees, as set forth on Exhibit A, is hereby adopted and incorporated into the City of Loveland's Schedule of Rates, Charges, and Fees.

Section 2. That notwithstanding the foregoing, all other rates, charges, and fees as set in Resolution #R-74-2025, shall continue in full force and effect.

Section 3. That this Resolution shall be effective as of the date of its adoption on second reading as provided in the Loveland Municipal Code.

ADOPTED this 17th day of February, 2026.

Patrick McFall, Mayor

ATTEST:

Ashley Macdonald, City Clerk

APPROVED AS TO FORM

/s/ Anita K. Bare

Assistant City Attorney

A RESOLUTION ADOPTING A REVISED SCHEDULE OF RATES, CHARGES, AND FEES FOR THE LOVELAND POLICE DEPARTMENT OF THE CITY OF LOVELAND FOR MARIJUANA LICENSE APPLICATION FFES AND ANNUAL OPERATING FEES AND SUPERSEDING ALL PRIOR RESOLUTIONS ESTABLISHING SUCH RATES, CHARGES AND FEES

Exhibit A

City of Loveland, Colorado

Schedule of Rates, Charges, and Fees By Department

Effective January 1, 2026

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CITY CLERK				
CITY CLERK FEES	2025	2026	\$ Change	% Change
<u>Administrative Fees</u>				
Copies, per copy	\$ 0.15	\$ 0.25	\$ 0.10	67%
Vendor Permit Application, nonrefundable	\$ 25.00	\$ 100.00	\$ 75.00	300%
Tree Trimmer License (new)	\$ 50.00	\$ 60.00	\$ 10.00	20%
Tree Trimmer License (renewal)	\$ 25.00	\$ 30.00	\$ 5.00	20%
<u>Liquor Licenses:</u>				
<u>Application Fees:</u>				
Late Renewal Fee		\$ 500.00	\$ 500.00	
Application Reissue Fee		\$ 500.00	\$ 500.00	
Application Reissue Fine (beyond 90-day exp. Date)		\$25/day		
		\$ -	\$ -	
<u>Liquor Licenses:</u>				
<u>License Type:</u>	\$ 0.15	\$ 0.25	\$ 0.10	67%
Distillary Pub		\$ 75.00	\$ 75.00	
Fermented Malt Beverage On Premises		\$ 3.75	\$ 3.75	
Fermented Malt Beverage On/Off Premises		\$ 3.75	\$ 3.75	
Campus Liquor Complex		\$ 75.00	\$ 75.00	
Related Facility - Resort Complex		\$ 15.00	\$ 15.00	
Related Facility - Campus Liquor Complex		\$ 15.00	\$ 15.00	
<u>Related Fees & Permits:</u>	\$ 75.00	\$ 30.00	\$ (45.00)	-60%
Manager Registration (H&R, Tavern, Lodging, Entertainment and Campus Liquor Complex)	\$ 325.00	\$ 48.75	\$ (276.25)	-85%
Mini Bar Permit (With Hotel license, No OAP Contribution)		\$ 25.00	\$ 25.00	
Alcohol Server Training Course		\$ 2,650.00	\$ 2,650.00	
Selling to Minors (Per Occurance)		\$ -	\$ -	
<u>Pawnbroker Licenses:</u>				
<u>Application Fees (non-refundable)</u>				
New License	\$ 400.00	\$ 500.00	\$ 100.00	25%
Renewal	\$ 100.00	\$ 200.00	\$ 100.00	100%
Manager's Certificate, renewable every 3 years	\$ 100.00	\$ 150.00	\$ 50.00	50%
Transfer License	\$ 400.00	\$ 500.00	\$ 100.00	25%
Section 5.28.220 Business Relocation Application Fee	\$ 225.00	\$ 250.00	\$ 25.00	11%
<u>License Fees:</u>				
Pawnshop License	\$ 100.00	\$ 200.00	\$ 100.00	100%
<u>Tobacco Licenses:</u>				
New License	\$ 300.00	\$ 400.00	\$ 100.00	33%
Late Fee		\$ 50.00	\$ 50.00	
Selling to Minors (Per Occurance)		\$ 2,650.00	\$ 2,650.00	
<u>Marijuana Licenses:</u>				
Regulated Marijuana Business/Retail Application		\$ 4,000.00	\$ 4,000.00	
Regulated Marijuana Business/Medical Application		\$ 4,000.00	\$ 4,000.00	
Annual Operating Fee (Renewal Fee)		\$ 6,000.00	\$ 6,000.00	
Late Fee		\$ 7,500.00	\$ 7,500.00	
Transfer of Ownership/Change of Trade Name		\$ 10,000.00	\$ 10,000.00	
Change of Location		\$ 2,500.00	\$ 2,500.00	
Modificaton of Premise		\$ 2,500.00	\$ 2,500.00	
Selling to Minors (Per Occurance)		\$ 2,650.00	\$ 2,650.00	

CULTURAL SERVICES				
RIALTO THEATER	2025	2026	\$ Change	% Change
<u>Standard Ticketed Event Rental Rates:</u>				
Daily Rental Rate, up to 8 hours of use (between 7am - 11:59pm), plus 10% of gross house receipts				
	\$ 820.00	\$ 845.00	\$ 25.00	3%
Overtime Rate, per hour or any part of an hour beyond contract rental period	\$ 141.00	\$ 145.00	\$ 4.00	3%
Overtime Rate, added day of show that was not previously contracted	\$ 309.00	\$ 318.00	\$ 9.00	3%
<u>Non-Profit Ticketed Event Rental Rates:</u>				
Daily Rental Rate, up to 8 hours of use (between 7am - 11:59 pm), plus 10% of gross house receipts				
	\$ 706.00	\$ 727.00	\$ 21.00	3%
Overtime Rate, per hour or any part of an hour beyond contract rental period	\$ 141.00	\$ 145.00	\$ 4.00	3%
Overtime Rate, added day of show that was not previously contracted	\$ 309.00	\$ 318.00	\$ 9.00	3%
<u>Non-Profit/Non-Ticketed Event Rental Rates:</u>				
Daily Rental Rate, up to 4 hours of use (between 7am - 11:59pm)	\$ 664.00	\$ 684.00	\$ 20.00	3%
Daily Rental Rate, up to 8 hours of use (between 7am - 11:59pm)	\$ 1,030.00	\$ 1,061.00	\$ 31.00	3%
Overtime Rate, per hour or any part of an hour beyond contract rental period	\$ 141.00	\$ 145.00	\$ 4.00	3%
Overtime Rate, added day of show that was not previously contracted	\$ 309.00	\$ 318.00	\$ 9.00	3%
<u>Meeting/Non-Ticketed Event Rental Rates:</u>				
Daily Rental Rate, up to 4 hours of use (between 7am - 11:59pm)	\$ 762.00	\$ 785.00	\$ 23.00	3%
Daily Rental Rate, up to 8 hours of use (between 7am - 11:59pm)	\$ 1,030.00	\$ 1,061.00	\$ 31.00	3%
Overtime Rate, per hour or any part of an hour beyond contract rental period	\$ 141.00	\$ 145.00	\$ 4.00	3%
Overtime Rate, added day of show that was not previously contracted	\$ 309.00	\$ 318.00	\$ 9.00	3%
<u>Educational/School Weekday Performances</u>				
Standard Daily rate, up to 8 hours of use (between 7am - 11:59pm)	\$ 510.00	\$ 525.00	\$ 15.00	3%
Non-Profit Daily rate, up to 8 hours of use (between 7am - 11:59pm)	\$ 453.00	\$ 467.00	\$ 14.00	3%
<u>Additional Rental Fees</u>				
Rehearsal Fee - non-performance day, up to 8 hours	\$ 500.00	\$ 515.00	\$ 15.00	3%
Rehearsal Fee - every hour over 8 hours	\$ 81.00	\$ 83.00	\$ 2.00	2%
Seat Fee (per ticket - applies to all tickets including complimentary tickets)	\$ 2.29	\$ 2.36	\$ 0.07	3%

CULTURAL SERVICES (continued)

<u>Additional Rental Fees</u>	2025	2026	\$ Change	% Change
Video Wall	\$ 165.00	\$ 170.00	\$ 5.00	3%
Cinema Projection Equipment Rental (per use)	\$ 165.00	\$ 170.00	\$ 5.00	3%
Marley Dance Floor Rental (per installation)	\$ 71.00	\$ 73.00	\$ 2.00	3%
Yamaha C7 Grand Piano (per day) including piano tuning	\$ 262.00	\$ 270.00	\$ 8.00	3%
Additional use of Yamaha C7 Grand Piano (per day)	\$ 79.00	\$ 81.00	\$ 2.00	3%
Nord Piano 5 88-note weighted action piano with stand	\$ 52.00	\$ 54.00	\$ 2.00	4%
Drum Set (per day) including set up	\$ 155.00	\$ 160.00	\$ 5.00	3%
Additional use of Drum Kit (per day)	\$ 77.00	\$ 79.00	\$ 2.00	3%
Mirror Ball (per day)		\$ 40.00	\$ 40.00	
Cyclorama (per installation)		\$ 71.00	\$ 71.00	
Follow Spot - (additional charge for operator - see Tech Labor)	\$ 55.62	\$ 57.00	\$ 1.38	2%
Monitor Mix console (per day. Additional charge for operator - see Tech Labor)	\$ 175.10	\$ 180.00	\$ 4.90	3%
Audio Repertory Adjustment (per move with tech staff approval)		\$ 125.00	\$ 125.00	
Audio Recording of Event: Stems. (Stereo Buss Mix - No Charge if client provides hard drive)	\$ 109.18	\$ 112.00	\$ 2.82	3%
<u>Video Recording Packages</u>				
Complete Packages (set up, two rehearsals, 3 cameras, archive copy, director, camera operator)		\$ 1,064.00	\$ 1,064.00	
Basic Package		\$ 274.00	\$ 274.00	
<u>Live Stream Recording Packages</u>				
Complete Packages (set up, two rehearsals, 3 cameras, archive copy, director, camera operator)	\$ 584.01	\$ 1,164.00	\$ 579.99	99%
Basic Package	\$ 265.74	\$ 374.00	\$ 108.26	41%
Recorded Version of Previous Live Streamed Event (one-time setup charge to replay archive)	\$ 159.65	\$ 164.00	\$ 4.35	3%
Live Stream 4 or more performances of same event	20% discount	20% discount		
Turnkey Movie Package: Film Licensing, Tech, Projector	\$ 819.88	\$ 844.00	\$ 24.12	3%
Riser (4' X 4', 6" to 20" high) - per day	\$ 6.37	\$ 6.56	\$ 0.19	3%
Black Pipe and Drape (per day) including set up	\$ 103.00	\$ 106.00	\$ 3.00	3%
Additional use of Pipe and Drape (per day)	\$ 25.75	\$ 27.00	\$ 1.25	5%
Cleaning Fee for use of resistant materials (e.g. glitter, confetti, bronzing spray)		\$ 300.00	\$ 300.00	
RIALTO THEATER - EVENT SIDE				
<u>Devereaux/Hach Room:</u>				
Standard Rate: plus 10% of gross house receipts for ticketed events				
Rental up to 8 hours (between 7am - 11:59pm)	\$ 484.00	\$ 499.00	\$ 15.00	3%
Rental up to 4 hours (between 7am - 11:59pm)	\$ 432.00	\$ 445.00	\$ 13.00	3%
Additional hourly rate	\$ 57.68	\$ 59.00	\$ 1.32	2%
Non-Profit Rate: plus 10% of gross house receipts for ticketed events				
Rental up to 8 hours (between 7am - 11:59pm)	\$ 418.00	\$ 431.00	\$ 13.00	3%
Rental up to 4 hours (between 7am - 11:59pm)	\$ 380.00	\$ 391.00	\$ 11.00	3%
Additional hourly rate	\$ 57.68	\$ 59.00	\$ 1.32	2%
City Department Use				
Rental up to 8 hours (between 7am - 11:59pm)	\$ 83.43	\$ 86.00	\$ 2.57	3%
Additional hourly rate	\$ 41.20	\$ 42.00	\$ 0.80	2%
Use as Auxiliary Dressing Room, up to 8 hours of use	\$ 159.65	\$ 164.00	\$ 4.35	3%
Green Room Rental (if available), up to 8 hours of use	\$ 159.65	\$ 164.00	\$ 4.35	3%
<u>Phyllis Walbye Conference Room:</u>				
Standard Rate (up to 4 hours)	\$ 57.68	\$ 59.00	\$ 1.32	2%
Additional Hourly Rate	\$ 57.68	\$ 59.00	\$ 1.32	2%
Non-Profit Rate (use up to 4 hours)	\$ 33.99	\$ 35.00	\$ 1.01	3%
Additional Hourly Rate	\$ 33.99	\$ 35.00	\$ 1.01	3%
City Department Use (up to 4 hours)	\$ 29.87	\$ 31.00	\$ 1.13	4%
Additional hourly rate	\$ 29.87	\$ 31.00	\$ 1.13	4%
<u>Additional Fees for Room Rental:</u>				
Rialto Alcohol Service				
Bartender(s) per hour	\$ 26.78	\$ 28.00	\$ 1.22	5%
Video Projector	\$ 55.62	\$ 57.00	\$ 1.38	2%
Large Podium	\$ 27.81	\$ 29.00	\$ 1.19	4%
Prep Kitchen Access/Cleaning Fee	\$ 83.43	\$ 86.00	\$ 2.57	3%
Seat Fee (per ticket - applies to all tickets including complimentary tickets)	\$ 2.29	\$ 2.36	\$ 0.07	3%
Refundable Cleaning Deposit		\$ 200.00	\$ 200.00	
Cleaning Fee for use of resistant materials (e.g. glitter, confetti, bronzing spray)		\$ 300.00	\$ 300.00	

CULTURAL SERVICES (continued)				
PULLIAM COMMUNITY BUILDING	2025	2026	\$ Change	% Change
<u>Facility Use Fees:</u>				
<u>Ballroom:</u>				
For-Profit, per hour		\$ 250.00	\$ 250.00	
For-Profit, per day		\$ 1,950.00	\$ 1,950.00	
For-Profit, 3-day rate		\$ 4,600.00	\$ 4,600.00	
For-Profit, 5-day rate		\$ 7,800.00	\$ 7,800.00	
Non-Profit, per hour		\$ 200.00	\$ 200.00	
Non-Profit, per day		\$ 1,550.00	\$ 1,550.00	
Non-Profit, 3-day rate		\$ 3,700.00	\$ 3,700.00	
Non-Profit, 5-day rate		\$ 6,200.00	\$ 6,200.00	
Damage Deposit		\$ 1,000.00	\$ 1,000.00	
<u>Basement:</u>				
For-Profit, per hour		\$ 125.00	\$ 125.00	
For-Profit, per day		\$ 950.00	\$ 950.00	
For-Profit, 3-day rate		\$ 2,250.00	\$ 2,250.00	
For-Profit, 5-day rate		\$ 3,800.00	\$ 3,800.00	
Non-Profit, per hour		\$ 110.00	\$ 110.00	
Non-Profit, per day		\$ 750.00	\$ 750.00	
Non-Profit, 3-day rate		\$ 1,800.00	\$ 1,800.00	
Non-Profit, 5-day rate		\$ 3,000.00	\$ 3,000.00	
Damage Deposit		\$ 300.00	\$ 300.00	
<u>Conference Suite (conference room, small catering kitchen, and lounge on 3rd floor):</u>				
For-Profit, per hour		\$ 95.00	\$ 95.00	
For-Profit, per day		\$ 625.00	\$ 625.00	
For-Profit, 3-day rate		\$ 1,500.00	\$ 1,500.00	
For-Profit, 5-day rate		\$ 2,500.00	\$ 2,500.00	
Non-Profit, per hour		\$ 75.00	\$ 75.00	
Non-Profit, per day		\$ 500.00	\$ 500.00	
Non-Profit, 3-day rate		\$ 1,200.00	\$ 1,200.00	
Non-Profit, 5-day rate		\$ 2,000.00	\$ 2,000.00	
Damage Deposit		\$ 300.00	\$ 300.00	
<u>Catering Kitchen:</u>				
For-Profit, per hour		\$ 80.00	\$ 80.00	
For-Profit, per day		\$ 550.00	\$ 550.00	
For-Profit, 3-day rate		\$ 1,300.00	\$ 1,300.00	
For-Profit, 5-day rate		\$ 2,200.00	\$ 2,200.00	
Non-Profit, per hour		\$ 65.00	\$ 65.00	
Non-Profit, per day		\$ 450.00	\$ 450.00	
Non-Profit, 3-day rate		\$ 1,050.00	\$ 1,050.00	
Non-Profit, 5-day rate		\$ 1,750.00	\$ 1,750.00	
Damage Deposit		\$ 300.00	\$ 300.00	
<u>Weddings:</u>				
Rental Rate per day		\$ 3,500.00	\$ 3,500.00	
Damage Deposit		\$ 1,500.00	\$ 1,500.00	

DEVELOPMENT SERVICES				
PLANNING	2025	2026	\$ Change	% Change
Conceptual Master Plan Major Amendment	\$ 1,000.00	\$ 1,050.00	\$ 50.00	5%
Conceptual Master Plan Minor Amendment	\$ 400.00	\$ 420.00	\$ 20.00	5%
Design Review	\$ 600.00	\$ 630.00	\$ 30.00	5%
Major Home Occupation Fee	\$ 100.00	\$ 105.00	\$ 5.00	5%
Traffic Impact Study Memorandum	\$ 300.00	\$ 315.00	\$ 15.00	5%
Traffic Impact Study, Intermediate or Full	\$ 720.00	\$ 756.00	\$ 36.00	5%
Site Development Plan for Use by Right and Limited Use	\$ 800.00	\$ 840.00	\$ 40.00	5%
Site Development Plan for Use by Right and Limited Use with Variations	\$ 100.00	\$ 105.00	\$ 5.00	5%
Major Amendment to Site Development Plan for Use by Right and Limited Use	\$ 800.00	\$ 840.00	\$ 40.00	5%
Environmentally Sensitive Areas Report	\$ 400.00	\$ 420.00	\$ 20.00	5%
Administrative Variations	\$ 120.00	\$ 126.00	\$ 6.00	5%
Zoning Verification Letter	\$ 120.00	\$ 126.00	\$ 6.00	5%
Appeal of Director's Decision	\$ 600.00	\$ 630.00	\$ 30.00	5%
Appeal of Planning Commission's or Zoning Hearing Officer's Decision	\$ 360.00	\$ 378.00	\$ 18.00	5%
Annexation Agreement	\$ 500.00	\$ 600.00	\$ 100.00	20%
Annexation Agreement Amendment	\$ 400.00	\$ 600.00	\$ 200.00	50%
Development Agreement Amendment	\$ 300.00	\$ 600.00	\$ 300.00	100%
Lot Specific Development Agreement	\$ 400.00	\$ 600.00	\$ 200.00	50%
Civil Construction Plans, base fee	\$ 200.00	\$ 210.00	\$ 10.00	5%
Civil Improvement Construction Plans, per sheet	\$ 25.00	\$ 26.25	\$ 1.25	5%
Revisions to approved Civil Improvement Construction Plans, per sheet	\$ 25.00	\$ 26.25	\$ 1.25	5%

DEVELOPMENT SERVICES (continued)

PLANNING	2025	2026	\$ Change	% Change
Annexation & PUD Zoning	\$ 2,400.00	\$ 2,520.00	\$ 120.00	5%
Plus, for up to 400 acres, per acre	\$ 55.00	\$ 57.75	\$ 2.75	5%
Plus, above of 400 acres, per acre	\$ 5.00	\$ 5.25	\$ 0.25	5%
Annexation & Zoning, other than PUD	\$ 2,400.00	\$ 2,520.00	\$ 120.00	5%
Plus, for up to 400 acres, per acre	\$ 40.00	\$ 42.00	\$ 2.00	5%
Plus, above 400 acres, per acre	\$ 3.00	\$ 3.15	\$ 0.15	5%
Annexation Publication and Recording Fee	\$ 2,280.00	\$ 2,394.00	\$ 114.00	5%
PUD Zoning Document	\$ 2,400.00	\$ 2,520.00	\$ 120.00	5%
Plus, up to 1,200 acres, per acre	\$ 15.00	\$ 15.75	\$ 0.75	5%
Plus, above 1,200 acres, per acre	\$ 5.00	\$ 5.25	\$ 0.25	5%
Final plat 5-24 lots (previously, more than 4 additional lots)	\$ 600.00	\$ 750.00	\$ 150.00	25%
Final plat 5-25 lots	\$ 1,200.00	\$ 1,200.00	\$ -	0%
Final plat 25-100 lots		\$ 2,000.00	\$ 2,000.00	
Final plat over 100 lots		\$ 2,500.00	\$ 2,500.00	
Boundary Line Adjustment and Lot Mergers	\$ 300.00	\$ 500.00	\$ 200.00	67%
Rezoning to Conventional District (excluding MAC and E)	\$ 1,500.00	\$ 1,575.00	\$ 75.00	5%
Rezoning to Mixed-Use Activity Center or Employment	\$ 2,400.00	\$ 2,520.00	\$ 120.00	5%
Vacation of Right-of-Way	\$ 600.00	\$ 630.00	\$ 30.00	5%
Freestanding Sign Permit	\$ 150.00	\$ 157.50	\$ 7.50	5%
Wall Sign Permit	\$ 150.00	\$ 157.50	\$ 7.50	5%
Sign Face Change Permit	\$ 50.00	\$ 52.50	\$ 2.50	5%
Temporary Sign Permit	\$ 50.00	\$ 52.50	\$ 2.50	5%
Height Exception	\$ 1,000.00	\$ 1,050.00	\$ 50.00	5%
Variance Request	\$ 460.00	\$ 483.00	\$ 23.00	5%
Vested Rights Request	\$ 300.00	\$ 315.00	\$ 15.00	5%
Vested Rights Extension	\$ 500.00	\$ 525.00	\$ 25.00	5%
Oil and Gas Facility, Planning Commission review process	\$ 5,000.00	\$ 5,250.00	\$ 250.00	5%
Oil and Gas Facility, administrative review process	\$ 3,600.00	\$ 3,780.00	\$ 180.00	5%
Oil and Gas Application Review (Legal Review)	\$ 5,500.00	\$ 5,775.00	\$ 275.00	5%
Oil and Gas Zone Variance	\$ 5,000.00	\$ 5,250.00	\$ 250.00	5%
Oil and Gas Variance	\$ 3,600.00	\$ 3,780.00	\$ 180.00	5%
Enhanced Corridor Overlay	\$ 1,500.00	\$ 1,575.00	\$ 75.00	5%
Complete Neighborhood	\$ 1,000.00	\$ 1,050.00	\$ 50.00	5%
Major Amendment to Complete Neighborhood	\$ 1,000.00	\$ 1,050.00	\$ 50.00	5%
Sketch Site Development Plan for Use by Right, Limited, and Adaptable Use	\$ 1,000.00	\$ 1,050.00	\$ 50.00	5%
Major Amendment to Sketch Site Development Plan For Use by Right, Limited and Adaptable Uses	\$ 600.00	\$ 630.00	\$ 30.00	5%
Sketch Site Development Plan for Conditional Use	\$ 1,500.00	\$ 1,575.00	\$ 75.00	5%
Major Amendment to a Sketch Site Development Plan for Conditional Site Development Plan for Adaptable Use	\$ 1,500.00	\$ 1,575.00	\$ 75.00	5%
Major Amendment to Site Development Plan for Adaptable Use	\$ 1,500.00	\$ 1,575.00	\$ 75.00	5%
Site Development Plan for Conditional Use	\$ 2,400.00	\$ 2,520.00	\$ 120.00	5%
Major Amendment to Site Development Plan for Conditional Use	\$ 2,400.00	\$ 2,520.00	\$ 120.00	5%
Site Work Permit	\$ 120.00	\$ 126.00	\$ 6.00	5%
Temporary Use Permit	\$ 120.00	\$ 126.00	\$ 6.00	5%
Sketch Plat	\$ 900.00	\$ 1,200.00	\$ 300.00	33%
Major Amendment to Sketch Plat	\$ 900.00	\$ 945.00	\$ 45.00	5%
Simple Plat	\$ 600.00	\$ 630.00	\$ 30.00	5%
Unity of Title Alternative	\$ 120.00	\$ 126.00	\$ 6.00	5%
Termination of Temporary Easement	\$ 120.00	\$ 126.00	\$ 6.00	5%
Vacation of Obsolete Subdivision	\$ 600.00	\$ 630.00	\$ 30.00	5%
Vacation of Easement	\$ 300.00	\$ 315.00	\$ 15.00	5%
Planned Unit Development Concept Plan	\$ 600.00	\$ 630.00	\$ 30.00	5%
Planned Unit Development Sketch Plat with General Development Plan	\$ 900.00	\$ 945.00	\$ 45.00	5%
Planned Unit Development Zoning Document Minor Amendment	\$ 600.00	\$ 600.00	\$ -	0%
Plus \$50 a sheet		\$ 50.00	\$ 50.00	
Planned Unit Development Zoning Document Minor Amendment - Housing Incentive		\$ 2,000.00	\$ 2,000.00	
Planned Unit Development Zoning Document Minor Amendment - Home Owners Association (HOA)		\$ 400.00	\$ 400.00	
Adequate Community Facilities Exception	\$ 1,000.00	\$ 1,050.00	\$ 50.00	5%
Nonconforming Building Conversion Hearing	\$ 450.00	\$ 472.50	\$ 22.50	5%
Nonconforming Use Conversion	\$ 1,000.00	\$ 1,050.00	\$ 50.00	5%
Comprehensive Plan Amendment	\$ 1,500.00	\$ 1,575.00	\$ 75.00	5%
Minor Amendments (Not Otherwise listed)	\$ 400.00	\$ 420.00	\$ 20.00	5%
Amendment to Unified Development Code	\$ 2,400.00	\$ 2,520.00	\$ 120.00	5%
Certificate of Designation	\$ 2,400.00	\$ 2,520.00	\$ 120.00	5%
Hydrozone Plan	\$ 100.00	\$ 105.00	\$ 5.00	5%
Conditional Use Permit, Post Site Development Plan Approval	\$ 1,000.00	\$ 1,050.00	\$ 50.00	5%
Agreement for incomplete Improvements (Landscaping)	\$ 120.00	\$ 126.00	\$ 6.00	5%
Residential Early Building Permit	\$ 120.00	\$ 126.00	\$ 6.00	5%

DEVELOPMENT SERVICES (continued)

PLANNING	2025	2026	\$ Change	% Change
Site Plan Review (or Revision) for Residential Standard Plan Submittals, each	\$ 30.00	\$ 31.50	\$ 1.50	5%
Creative Sign Program		\$ 460.00	\$ 460.00	
Exception to Downtown Sign Standards		\$ 460.00	\$ 460.00	

BUILDING

Building permit fees are based on the current ICC Fees. Go to the link below for fee schedule:
<https://www.iccsafe.org/products-and-services/i-codes/code-development-process/building-valuation-data/>

Additional Permit Fees

Additional Plan Review required by changes, additions or revisions to approved plans* Minimum charge 1 hour	\$ 100.00	\$ 150.00	\$ 50.00	50%
Contractor Licensing:				
Decks (per square foot)	\$ 35.00	\$ 45.00	\$ 10.00	29%
Sale of Maps:				
Plotted Maps:				
City Limits, Subdivision, Zoning - 2000' scale	\$ 7.50	\$ 10.00	\$ 2.50	33%
City Limits, Subdivision, Zoning - 1000' scale	\$ 30.00	\$ 35.00	\$ 5.00	17%
Other Maps:				
Flood Plain maps	\$ 2.50	\$ 5.00	\$ 2.50	100%
Reference Materials:				
Alpha/Numeric Index for Subdivision Maps	\$ 8.00	\$ 10.00	\$ 2.00	25%
Development Standards/Specifications for Public Improvements	\$ 20.00	\$ 25.00	\$ 5.00	25%
Digital Maps:				
Base Street & Feature Layers	\$ 15.00	\$ 20.00	\$ 5.00	33%
City Limit, Subdivision, Zoning, per feature layer	\$ 15.00	\$ 20.00	\$ 5.00	33%

FINANCE

REVENUE	2025	2026	\$ Change	% Change
Citywide Credit Card Service Charge				
A 2.85% fee will be charged on all transactions utilizing Credit Cards as method of payment				

LOVELAND PUBLIC LIBRARY

LIBRARY	2025	2026	\$ Change	% Change
General Fees:				
Maximum Fine Accrual Before Suspension	\$ 50.00	\$ 75.00	\$ 25.00	50%
Replacement of Lost Items:				
Actual cost in database, or				
Paperbacks	\$ 8.00	\$ 9.00	\$ 1.00	13%
Collection Agency Fee, per account submitted	\$ 10.00	\$ 15.00	\$ 5.00	50%
Circulating Laptops				
Replacement of lost laptop	\$ 1,500.00	\$ 700.00	\$ (800.00)	-53%
Replacement of lost or damaged battery	\$ 73.00	\$ 50.00	\$ (23.00)	-32%

PARKS & RECREATION

CEMETERY PERPETUAL CARE FUND	2025	2026	\$ Change	% Change
Petpetual Care Ossuary:				
Cremains - Reflection Garden	\$ 600.00	\$ 750.00	\$ 150.00	25%
Cremains - In-Ground (co-mingled)	\$ 300.00	\$ 400.00	\$ 100.00	33%
GOLF				
OLDE COURSE AT LOVELAND				
Green Fees				
9-Hole Peak (Sat, Sun: Open - noon May 01 - Sept 30)	\$ 24.00	\$ 25.00	\$ 1.00	4%
18-Hole Peak (Sat, Sun: Open - noon May 01 - Sept 30)	\$ 48.00	\$ 50.00	\$ 2.00	4%
9-Hole - Off Season 11/15-3/15	\$ 16.00	\$ 17.00	\$ 1.00	6%
18-Hole - Off Season 11/15-3/15	\$ 32.00	\$ 34.00	\$ 2.00	6%
9-Hole Non-Peak Annual Pass User Fee	\$ 6.00	\$ 6.50	\$ 0.50	8%
18-Hole Non-Peak Annual Pass User Fee	\$ 12.00	\$ 13.00	\$ 1.00	8%
9-Hole Peak Annual Pass User Fee (Sat, Sun: Open - noon May 01 - Sept 30)	\$ 9.00	\$ 9.50	\$ 0.50	6%
18-Hole Peak Annual Pass User Fee (Sat, Sun: Open - noon May 01 - Sept 30)	\$ 18.00	\$ 19.00	\$ 1.00	6%
R2J School User Fee, per 9 holes	\$ 6.00	\$ 6.50	\$ 0.50	8%
Driving Range:				
Range Balls:				
Warm-Up	\$ 3.00	\$ 3.50	\$ 0.50	17%
Small, per container	\$ 6.00	\$ 7.00	\$ 1.00	17%
Large, per container	\$ 12.00	\$ 14.00	\$ 2.00	17%
Range Punch Pass	\$ 108.00	\$ 126.00	\$ 18.00	17%
Double-Double	\$ 105.00	\$ 109.00	\$ 4.00	4%

PARKS & RECREATION (continued)

GOLF	2025	2026	\$ Change	% Change
OLDE COURSE AT LOVELAND				
<u>Tournaments:</u>				
Saturday-Sunday or Shotgun	\$ 10.00	\$ 10 - 13	\$ 0 - 3	0 - 30%
Open Range Fee	\$ 3.00	\$ 3.50	\$ 0.50	17%
Pre-Reserved Start (Peak)	\$ 7.00	\$ 10.00	\$ 3.00	43%
<u>Employee & Visiting Affiliation Golf (M-F Only)</u>				
Range Balls	\$ 3.00	\$ 3.50	\$ 0.50	17%
<u>Pro Shop:</u>				
Pull Cart/Club Rental	\$ 3 - 40	\$ 3 - 50	\$ 0 - 10	0 - 25%
Handicap Service	\$ 3 - 7	\$ 3 - 10	\$ 0 - 3	0 - 30%
<u>Tournaments:</u>				
Handling Fees	\$ 2 - 10	\$ 2 - 20	\$ 0 - 10	0 - 100%
Pro Shop Merchandise Fee	\$ 5 - 15	\$ 5 - 25	\$ 0 - 10	0 - 67%
Open Range	\$ 3.00	\$ 3.50	\$ 0.50	17%
Discount/Loyalty Program - 0-20%		TBD		
CATTAIL CREEK				
<u>Greens Fees:</u>				
Seniors M-F	\$ 12.00	\$ 13.00	\$ 1.00	8%
9-Hole Green Fee	\$ 15.00	\$ 16.00	\$ 1.00	7%
9-Hole Peak (Sat, Sun: Open - 2pm May 01 - Sept 30)		\$ 18.00	\$ 18.00	
Add-On Green Fee	\$ 11.00	\$ 12.00	\$ 1.00	9%
Add-On Peak (Sat, Sun: Open - 2pm May 01 - Sept 30)		\$ 14.00	\$ 14.00	
10 Punch Pass (Cattail Creek only)	\$ 135.00	\$ 144.00	\$ 9.00	7%
Senior/Youth Punch Pass	\$ 108.00	\$ 117.00	\$ 9.00	8%
9-Hole - Off Season 11/15-3/15	\$ 11.00	\$ 12.00	\$ 1.00	9%
<u>Carts:</u>				
9-Hole Cart Rental, Single Rider (Jr - Adult)	\$ 5.50 - 11	\$ 6 - 12	\$.50 - 1	9%
Per Rider Cart Punch Pass (10 round)	\$ 99.00	\$ 108.00	\$ 9.00	9%
9-Hole Cart Rental - solitary rider (add to single rider fee)	\$ 5.00	\$ 6.00	\$ 1.00	20%
Annual Pass User Fee, per 9 holes	\$ 6.00	\$ 6.50	\$ 0.50	8%
R2J User Fee, per 9 holes	\$ 6.00	\$ 6.50	\$ 0.50	8%
Visiting High School Fee, per 9 holes	\$ 7.50	\$ 8.00	\$ 0.50	7%
<u>Driving Range:</u>				
<u>Range Balls:</u>				
Warm-up	\$ 3.00	\$ 3.50	\$ 0.50	17%
Small, per container	\$ 6.00	\$ 7.00	\$ 1.00	17%
Large, per container	\$ 12.00	\$ 14.00	\$ 2.00	17%
Range Punch Pass	\$ 108.00	\$ 126.00	\$ 18.00	17%
Youth Group Range/R2J School District	\$ 6.00	\$ 7.00	\$ 1.00	17%
9 Hole Employee Cart	\$ 5.50	\$ 6.00	\$ 0.50	9%
Employee Range Balls	\$ 3.00	\$ 3.50	\$ 0.50	17%
<u>Pro Shop:</u>				
Pull Cart/Club Rental	\$ 2 - 20	\$ 2 - 30	\$ 0 - 10	0 - 50%
MARIANA BUTTE				
<u>Greens Fees:</u>				
9-Hole Green Fee	\$ 26.00	\$ 27.00	\$ 1.00	4%
18-Hole Green Fee	\$ 52.00	\$ 54.00	\$ 2.00	4%
9-Hole Peak (Sat, Sun: Open - noon May 01 - Sept 30)	\$ 29.00	\$ 30.00	\$ 1.00	3%
18-Hole Peak (Sat, Sun: Open - noon May 01 - Sept 30)	\$ 58.00	\$ 60.00	\$ 2.00	3%
Punch Pass (20/9 or 10/18) – resident, non-resident	\$ 469.00	\$ 486.00	\$ 17.00	4%
9-Hole - Off Season 11/15-3/15	\$ 20.00	\$ 21.00	\$ 1.00	5%
18-Hole - Off Season 11/15-3/15	\$ 40.00	\$ 42.00	\$ 2.00	5%
R2J School User Fee, per 9 holes	\$ 6.00	\$ 6.50	\$ 0.50	8%
Non-Peak Annual Pass User Fee, per 9 holes	\$ 6.00	\$ 6.50	\$ 0.50	8%
Non-Peak Annual Pass User Fee, per 18 holes	\$ 12.00	\$ 13.00	\$ 1.00	8%
9-Hole Peak Annual Pass User Fee (Sat, Sun: Open - noon May 01 - Sept 30)	\$ 9.00	\$ 9.50	\$ 0.50	6%
18-Hole Peak Annual Pass User Fee (Sat, Sun: Open - noon May 01 - Sept 30)	\$ 18.00	\$ 19.00	\$ 1.00	6%
Visiting High School User Fee, per 9 holes	\$ 13.00	\$ 13.50	\$ 0.50	4%
Visiting High School User Fee, per 18 holes	\$ 26.00	\$ 27.00	\$ 1.00	4%
9 Hole, Youth Play	\$ 13.00	\$ 13.50	\$ 0.50	4%
18 Hole, Youth Play	\$ 26.00	\$ 27.00	\$ 1.00	4%

PARKS & RECREATION (continued)

MARIANA BUTTE	2025	2026	\$ Change	% Change
<u>Driving Range:</u>				
<u>Range Balls:</u>				
Warm-up	\$ 3.00	\$ 3.50	\$ 0.50	17%
Small, per container	\$ 6.00	\$ 7.00	\$ 1.00	17%
Large, per container	\$ 12.00	\$ 14.00	\$ 2.00	17%
Range Pass	\$ 108.00	\$ 126.00	\$ 18.00	17%
Open Range	\$ 3.00	\$ 3.50	\$ 0.50	17%
<u>Tournaments:</u>				
Saturday-Sunday or shotgun	\$ 10.00	\$ 10 - 13	\$ 0 - 3	0 - 30%
Monday – Friday Special Promotions	\$ 55.00	\$ 57.00	\$ 2.00	4%
Double-Double	\$ 105.00	\$ 109.00	\$ 4.00	4%
Expo Special	\$ 55.00	\$ 57.00	\$ 2.00	4%
Dept. Youth Charity	\$ 29.00	\$ 31.00	\$ 2.00	7%
Punch pass Rate Golf 9	\$ 23.40	\$ 24.30	\$ 0.90	4%
Punch pass Rate Golf 18	\$ 46.80	\$ 48.60	\$ 1.80	4%
Pre-Reserved Start (Peak)	\$ 7.00	\$ 10.00	\$ 3.00	43%
<u>Employee & Visiting Affiliation Golf (M-Thur Only)</u>				
9 Hole Cart	\$ 6.00	\$ 6.50	\$ 0.50	8%
18 Hole Cart	\$ 8.50	\$ 9.00	\$ 0.50	6%
Range Balls	\$ 3.00	\$ 3.50	\$ 0.50	17%
<u>Pro Shop:</u>				
Pull Cart/Club Rental	\$ 3 - 40	\$ 3 - 50	\$ 0 - 10	0 - 36%
Handicap Service	\$ 3 - 7	\$ 3 - 10	\$ 0 - 3	0 - 42%
<u>Tournaments:</u>				
Handling Fees	\$ 2 - 10	\$ 2 - 20	\$ 0 - 10	0 - 100%
Pro Shop Merchandise Fee	\$ 5 - 15	\$ 5 - 25	\$ 0 - 10	0 - 67%
Tournament Package	\$ 55 - 100	\$ 55 - 150	\$ 0 - 50	0 - 50%
<u>Discount/Loyalty Program - 0-20%</u>				
		TBD		
MULTIPLE COURSES				
<u>2-Course Fees:</u>				
Olde Course/Cattail Creek, Full Week - Individual	\$ 840.00	\$ 882.00	\$ 42.00	5%
Olde Course/Cattail Creek, Full Week - Youth	\$ 260.00	\$ 273.00	\$ 13.00	5%
Olde Course/Cattail Creek, Monday - Friday Noon - Individual	\$ 548.00	\$ 575.00	\$ 27.00	5%
Olde Course/Cattail Creek, Monday - Thursday (after 1pm) - Individual	\$ 210.00	\$ 220.00	\$ 10.00	5%
Olde Course/Cattail Creek, Monday - Thursday - Individual	\$ 362.00	\$ 380.00	\$ 18.00	5%
<u>3-Course Fees:</u>				
Olde Course/Cattail Creek/Mariana Butte, Full Week - Individual	\$ 1,222.00	\$ 1,283.00	\$ 61.00	5%
Olde Course/Cattail Creek/Mariana Butte, Full Week - Youth	\$ 346.00	\$ 363.00	\$ 17.00	5%
Olde Course/Cattail Creek/Mariana Butte, Monday - Friday Noon - Individual	\$ 866.00	\$ 909.00	\$ 43.00	5%
No Show Fee/per player	\$ 10 - 58	\$ 10 - 60	\$ 0 - 2	0 - 3%

POLICE DEPARTMENT

POLICE	2025	2026	\$ Change	% Change
<u>Police Records:</u>				
<u>Fee for Records:</u>				
CD/DVD (photos, dispatch recordings, video)	\$ 15.00	\$ 1.00	\$ (14.00)	-93%
Thumb Drive - 8 GB or less*		\$ 5.00	\$ 5.00	
NSF Fees		\$ 20.00	\$ 20.00	
<u>Criminal Justice Records Fee:</u>				
Research, retrieval, redaction, creation, \$40.00 per hour, billed in 15 minute increments. 15 minute minimum applied to all Criminal Justice Records retrievals. Plus copy, postage/shipping, media or other applicable fee.	\$ -	\$ 10.00	\$ 10.00	
NOTE: A non-refundable 50% deposit is required at the time of the request based on an estimation of copy and time required.				
<u>Police Records Internal Affairs Requests:</u>				
<u>Fee for Records:</u>				
CD/DVD (photos, dispatch recordings, video)	\$ 15.00	\$ 1.00	\$ (14.00)	-93%
Thumb Drive - 8 GB or less*		\$ 5.00	\$ 5.00	
NSF Fees		\$ 20.00	\$ 20.00	
<u>Internal Affairs Records Fee:</u>				
Research, retrieval, redaction, creation per hour. Plus copy, postage/shipping, media or other applicable fee. 1 hour minimum	\$ -	\$ 60.00	\$ 60.00	
NOTE: A non-refundable 50% deposit is required at the time of the request based on an estimation of copy and time required.				
<u>Special Events Fee:</u>				
Officers, per hour*	\$ 60 - 85	\$ 62 - 88	\$ 2 - 3	3%
Supervisor, per hour*	\$ 82 - 100	\$ 85 - 104	\$ 3 - 4	3 - 4%
Vehicle Charge	\$ 12.00	\$ 14.00	\$ 2.00	17%
Administrative Fee	\$ 12.00	\$ 14.00	\$ 2.00	17%

PUBLIC WORKS				
ENGINEERING	2025	2026	\$ Change	% Change
<u>Street Cut:</u>				
Minor Right-of-Way Permit Fee (minimal traffic control, ex: residential driveway cuts, shoulder work). Work with minimal impact to traffic on public right of ways.	\$ 65.00	\$ 75.00	\$ 10.00	15%
Excavation Permit for Right-of-way Property/Easements (General Permit)	\$ 200.00	\$ 225.00	\$ 25.00	13%
Major Right-of-Way Permit Fee (major traffic control, ex: arterial lane closures and/or detours). This work or event may cause the need for street closures and/or detours.	\$ 425.00	\$ 450.00	\$ 25.00	6%
Open Cut, non-paved areas of the right-of-way, per sq ft	\$ 0.45	\$ 0.50	\$ 0.05	11%
Open Cut, streets older than 5 years, per sq ft	\$ 3.25	\$ 3.50	\$ 0.25	8%
Open Cut, streets 5-years and newer, per sq ft	\$ 11.50	\$ 15.00	\$ 3.50	30%
Potholing or Vacuum Excavation, unpaved areas of the Right-of-Way (each)	\$ 6.50	\$ 7.00	\$ 0.50	8%
Potholing or Vacuum Excavation, streets older than 5-years (each)	\$ 20.00	\$ 25.00	\$ 5.00	25%
Potholing or Vacuum Excavation, streets 5-years and newer (each)	\$ 60.00	\$ 65.00	\$ 5.00	8%
Horizontal Boring and Tunneling (lineal ft)	\$ 0.40	\$ 0.55	\$ 0.15	38%
<u>Fines & Fees for Permit Violations</u>				
Right-of-Way Permit for Concrete Work - Fine for Exceeding Permit Completion Date (per day)	\$ 140.00	\$ 150.00	\$ 10.00	7%
Excavation Permit for Right -of-Way / Public Property / Easements - Fine for Exceeding Permit Completion Date (per day)	\$ 350.00	\$ 400.00	\$ 50.00	14%
Right of Way Permit with Arterial or State/Us Highway Street Closure - Fine for Exceeding Permit Completion Date (per day)	\$ 1,500.00	\$ 1,750.00	\$ 250.00	17%
Right -of-Way Permit with Collector Street Closure - Fine for Exceeding Permit Completion Date (per day)	\$ 675.00	\$ 750.00	\$ 75.00	11%
Right -of-Way Permit with Local Street Closure - Fine for Exceeding Permit Completion Date (per day)	\$ 325.00	\$ 400.00	\$ 75.00	23%
Right -of -Way Permit with Arterial or State/US Highway Street Lane Closure - Fine for Exceeding Permit Completion Date (per day)	\$ 675.00	\$ 750.00	\$ 75.00	11%
ROW Permit with Collector Street Lane Closure - Fine for Exceeding Permit Completion Date (per day)	\$ 325.00	\$ 400.00	\$ 75.00	23%
Local or Collector Street Time Restriction Violation of Work Hours (Half Hour or Portion Thereof)	\$ 73.00	\$ 80.00	\$ 7.00	10%
Arterial or State/US Highway Time Restriction Violation of Work Hours (Half Hour or Portion Thereof)	\$ 675.00	\$ 700.00	\$ 25.00	4%
Inspection Fee for Outside Normal Working Hours Monday thru Friday (7:30 to 16:30) or for Reinspections (One-Hour Minimum or Portion Thereof)	\$ 85.00	\$ 90.00	\$ 5.00	6%
Failure to give the required 48 hour notice for inspection or commencing of work		\$ 250.00	\$ 250.00	
Failure to Obtain a ROW Permit - Double Fees or \$400 whichever is more	\$ 400.00	\$ 500.00	\$ 100.00	25%
FACILITIES MANAGEMENT				
<u>Gertrude B. Scott (Library Multipurpose) Room:</u>				
Deposit	\$ 168.00	\$ 185.00	\$ 17.00	10%
Use fee, nonprofit rate	\$ 51.00	\$ 56.00	\$ 5.00	10%
Use fee, all others	\$ 78.00	\$ 86.00	\$ 8.00	10%
<u>Erion Foundation Community Room:</u>				
Deposit	\$ 168.00	\$ 185.00	\$ 17.00	10%
Use fee, nonprofit rate	\$ 51.00	\$ 56.00	\$ 5.00	10%
Use fee, all others	\$ 78.00	\$ 86.00	\$ 8.00	10%
<u>Foote Lagoon Amphitheater (Civic Center Plaza):</u>				
Deposit	\$ 168.00	\$ 185.00	\$ 17.00	10%
Use fee, nonprofit rate	\$ 112.00	\$ 123.00	\$ 11.00	10%
Use fee, all others	\$ 235.00	\$ 259.00	\$ 24.00	10%
Concession-vending machines, % of net sales	15%	15%	0%	0%
SOLID WASTE				
<u>Single Family Residential:</u>				
Mandatory Monthly Recycling Fee – single-family, duplex, triplex units, with yards	\$ 8.50	\$ 9.00	\$ 0.50	6%
Mandatory Monthly Recycling Fee – town-home and mobile-home units, without yards	\$ 8.50	\$ 9.00	\$ 0.50	6%
Single Family Monthly Yard waste Fee	\$ 4.50	\$ 5.00	\$ 0.50	11%
Townhome Monthly Yard waste Fee	\$ 3.00	\$ 3.50	\$ 0.50	17%
32-Gallon Trash Tags, each	\$ 3.50	\$ 4.00	\$ 0.50	14%
17-Gallon Trash Carts, per month	\$ 3.50	\$ 4.00	\$ 0.50	14%
32-Gallon Trash Carts, per month	\$ 7.00	\$ 8.00	\$ 1.00	14%
64-Gallon Trash Carts, per month	\$ 14.00	\$ 16.00	\$ 2.00	14%
96-Gallon Trash Carts, per month	\$ 21.00	\$ 24.00	\$ 3.00	14%
96-Gallon Yard Debris Carts, per month	\$ 9.25	\$ 9.75	\$ 0.50	5%
<u>Multi-Family Residential:</u>				
96-Gallon Trash Cart(s) per unit, per month paid by landlord	\$ 26.00	\$ 24.00	\$ (2.00)	-8%
Mandatory Monthly Recycling Fee – town-home and multi-family, without yards	\$ -	\$ 3.00	\$ 3.00	

PUBLIC WORKS (continued)				
SOLID WASTE	2025	2026	\$ Change	% Change
<u>Monthly Fee, if paid by landlord:</u>				
<u>@ 2-Yard:</u>				
One dumpster once/week	\$ 129.00	\$ 95.00	\$ (34.00)	-26%
Recycling Fee	\$ 20.00	\$ 20.00	\$ -	0%
Each additional dumpster	\$ 101.00	\$ 30.00	\$ (71.00)	-70%
Recycling Fee	\$ 16.00	\$ 20.00	\$ 4.00	25%
One dumpster twice/week	\$ 231.00	\$ 160.00	\$ (71.00)	-31%
Recycling Fee	\$ 40.00	\$ 20.00	\$ (20.00)	-50%
Each additional dumpster	\$ 202.00	\$ 60.00	\$ (142.00)	-70%
Recycling Fee	\$ 32.00	\$ 20.00	\$ (12.00)	-38%
One dumpster three times/week	\$ 333.00	\$ 240.00	\$ (93.00)	-28%
Recycling Fee	\$ 60.00	\$ 20.00	\$ (40.00)	-67%
Each additional dumpster	\$ 303.00	\$ 90.00	\$ (213.00)	-70%
Recycling Fee	\$ 48.00	\$ 20.00	\$ (28.00)	-58%
One dumpster four times/week	\$ 435.00	\$ 320.00	\$ (115.00)	-26%
Recycling Fee	\$ 80.00	\$ 20.00	\$ (60.00)	-75%
Each additional dumpster	\$ 404.00	\$ 120.00	\$ (284.00)	-70%
Recycling Fee	\$ 64.00	\$ 20.00	\$ (44.00)	-69%
One dumpster five times/week	\$ 537.00	\$ 400.00	\$ (137.00)	-26%
Recycling Fee	\$ 100.00	\$ 20.00	\$ (80.00)	-80%
Each additional dumpster	\$ 505.00	\$ 150.00	\$ (355.00)	-70%
Recycling Fee	\$ 80.00	\$ 20.00	\$ (60.00)	-75%
<u>@ 3-Yard:</u>				
One dumpster once/week	\$ 151.00	\$ 110.00	\$ (41.00)	-27%
Recycling Fee	\$ 30.00	\$ 30.00	\$ -	0%
Each additional dumpster	\$ 117.00	\$ 35.00	\$ (82.00)	-70%
Recycling Fee	\$ 24.00	\$ 30.00	\$ 6.00	25%
One dumpster twice/week	\$ 269.00	\$ 180.00	\$ (89.00)	-33%
Recycling Fee	\$ 60.00	\$ 30.00	\$ (30.00)	-50%
Each additional dumpster	\$ 234.00	\$ 70.00	\$ (164.00)	-70%
Recycling Fee	\$ 48.00	\$ 30.00	\$ (18.00)	-38%
One dumpster three times/week	\$ 385.00	\$ 270.00	\$ (115.00)	-30%
Recycling Fee	\$ 90.00	\$ 30.00	\$ (60.00)	-67%
Each additional dumpster	\$ 351.00	\$ 105.00	\$ (246.00)	-70%
Recycling Fee	\$ 72.00	\$ 30.00	\$ (42.00)	-58%
One dumpster four times/week	\$ 497.00	\$ 360.00	\$ (137.00)	-28%
Recycling Fee	\$ 120.00	\$ 30.00	\$ (90.00)	-75%
Each additional dumpster	\$ 468.00	\$ 140.00	\$ (328.00)	-70%
Recycling Fee	\$ 96.00	\$ 30.00	\$ (66.00)	-69%
One dumpster five times/week	\$ 609.00	\$ 450.00	\$ (159.00)	-26%
Recycling Fee	\$ 150.00	\$ 30.00	\$ (120.00)	-80%
Each additional dumpster	\$ 585.00	\$ 175.00	\$ (410.00)	-70%
Recycling Fee	\$ 120.00	\$ 30.00	\$ (90.00)	-75%
<u>Other Services:</u>				
3-Yard Dumpster Rental, per empty	\$ 201.00	\$ 110.00	\$ (91.00)	-45%
10-Yard Roll-Off Box Rental, per empty	\$ 333.00	\$ 350.00	\$ 17.00	5%
30-Yard Roll-Off Box Rental, per empty	\$ 467.00	\$ 500.00	\$ 33.00	7%
Loose Refuse/Rubbish Curbside Collection Service, per cubic yard	\$ 627.00	\$ 600.00	\$ (27.00)	-4%
Mosquito Control Services, per month	\$ 6.00	\$ 8.00	\$ 2.00	33%
Cart Replacement Fee - 35 gallon	\$ 40.00	\$ 50.00	\$ 10.00	25%
<u>Other Services:</u>				
3-Yard Dumpster Rental, per empty	\$ 201.00	\$ 110.00	\$ (91.00)	-45%
10-Yard Roll-Off Box Rental, per empty	\$ 333.00	\$ 350.00	\$ 17.00	5%
20-Yard Roll-Off Box Rental, per empty	\$ 467.00	\$ 500.00	\$ 33.00	7%
30-Yard Roll-Off Box Rental, per empty	\$ 627.00	\$ 600.00	\$ (27.00)	-4%
Refuse Exemption Administrative Fee, per event	\$ 6.00	\$ 8.00	\$ 2.00	33%
Cart Replacement Fee - 17 gallon	\$ 40.00	\$ 50.00	\$ 10.00	25%
STREET MAINTENANCE				
<u>Fees for Inspection of Streets:</u>				
Single Family Unit	\$ 250.00	\$ 275.00	\$ 25.00	10%
Duplex Unit	\$ 85.00	\$ 90.00	\$ 5.00	6%
Multi-Family Unit	\$ 45.00	\$ 50.00	\$ 5.00	11%
All Other Buildings	\$ 250.00	\$ 275.00	\$ 25.00	10%
Plus Charge per acre for lots over 2 acres	\$ 85.00	\$ 90.00	\$ 5.00	6%

PUBLIC WORKS (continued)				
STREET MAINTENANCE	2025	2026	\$ Change	% Change
<u>Street Maintenance Utility Fees:</u>				
Residential, per dwelling unit	\$ 4.00	\$ 4.76	\$ 0.76	19%
Industrial, per acre	\$ 48.00	\$ 57.57	\$ 9.57	20%
High Traffic Retail, per acre	\$ 485.00	\$ 575.85	\$ 90.85	19%
Retail, per acre	\$ 180.00	\$ 226.26	\$ 46.26	26%
Miscellaneous Retail	\$ 112.00	\$ 147.11	\$ 35.11	31%
Commercial, per acre	\$ 65.00	\$ 74.73	\$ 9.73	15%
Institutional, per acre	\$ 65.00	\$ 74.73	\$ 9.73	15%
<u>Street Capital Expansion Fees:</u>				
All development, per trip generated*	\$ 332.49	\$ 441.15	\$ 108.66	33%
*Utilize Traffic Impact Study / ITE Trip Generation to Calculate Number of Trips				

STORMWATER FUND				
INSPECTION OF STORM DRAINAGE IMPROVEMENTS	2025	2026	\$ Change	% Change
Single Family Unit	\$ 250.00	\$ 275.00	\$ 25.00	10%
Duplex Unit	\$ 85.00	\$ 90.00	\$ 5.00	6%
Multi-Family Unit	\$ 45.00	\$ 50.00	\$ 5.00	11%
All other Buildings	\$ 250.00	\$ 275.00	\$ 25.00	10%
Plus \$50 per acre for lots over two (2) acres, per acre	\$ 85.00	\$ 90.00	\$ 5.00	6%
STORMWATER FEE:				
<u>Residential Lot Size (square feet):</u>				
less than 4,000 sq. ft.	\$ 11.32	\$ 11.60	\$ 0.28	2%
4000-5999 sq. ft.	\$ 14.10	\$ 14.46	\$ 0.36	3%
6000-7999 sq. ft.	\$ 20.37	\$ 20.88	\$ 0.51	3%
8000-9999 sq. ft.	\$ 25.49	\$ 26.13	\$ 0.64	3%
10,000 sq. ft and over	\$ 28.29	\$ 29.00	\$ 0.71	3%
Institutional (per acre)	\$ 60.86	\$ 62.38	\$ 1.52	2%
Commercial (per acre)	\$ 154.52	\$ 158.39	\$ 3.87	3%
Industrial (per acre)	\$ 129.22	\$ 132.45	\$ 3.23	2%
<u>Stormwater Impact Fee</u>				
High Density	\$ 4,840.00	\$ 6,440.00	\$ 1,600.00	33%
Medium Density	\$ 3,630.00	\$ 4,830.00	\$ 1,200.00	33%
Low Density	\$ 3,025.00	\$ 4,025.00	\$ 1,000.00	33%
Estate	\$ 1,815.00	\$ 2,415.00	\$ 600.00	33%
Commercial	\$ 4,840.00	\$ 6,440.00	\$ 1,600.00	33%
Industrial	\$ 5,445.00	\$ 7,245.00	\$ 1,800.00	33%
Institutional	\$ 3,025.00	\$ 4,025.00	\$ 1,000.00	33%

AIRPORT

Airport Fees:	2026
Fuel Flowage Fee, Off-Airport, whichever is greater: <i>Percentage of actual cost, after taxes</i> <i>or Per Gallon</i>	10% \$ 0.08
Fuel Flowage Fee, On-Airport, whichever is greater: <i>Percentage of actual cost, before taxes</i> <i>or Per Gallon</i>	6% \$ 0.06
<i>*Lesser amount applies to scheduled Air Carriers uploading > 15,000 gallons monthly</i>	
Airport Security Access Badge Pricing:	
SIDA Badge, New <i>Includes cost for fingerprints, badge, prox card, training requirements, and admin</i>	\$ 120.00
SIDA Badge, Renewal	\$ 25.00
AOA Badge, New & Renewals <i>Includes costs for badge, prox card, and admin</i>	\$ 25.00
Tier I Penalty	\$ 50.00
Tier II Penalty	\$ 100.00
Property Leasing:	
Land Lease, to be increased annually by CPI:	
Improved, per square foot	\$ 0.526
Unimproved, per square foot	\$ 0.371
Intent to lease deposit (minimum and per additional acre)	\$ 1,000.00
Terminal Concession Lease, per square foot	\$ 25.00
Terminal building overnight automobile parking, per night	\$ 7.00
Terminal building automobile parking fine, per occurrence	\$ 100.00
Hangar Leasing:	
T-Hangar (Formerly "C" Hangar), per month:	\$ 332.00
Landing and Terminal Fees:	
Landing fee per 1,000 pounds of certified gross landing weight <i>Applies to non-based aircraft in excess of 9,000 pounds</i>	\$ 1.99
Landing fee per 1,000 pounds of certified gross landing weight <i>Applies to all aircraft in excess of 90,000 pounds</i>	\$ 2.99
Terminal gate use fee (per single operation for non-signatory users)	\$ 75.00
Passenger Facility Charges, per passenger	\$ 4.50
Parking Fees:	
Small Up to 49 ft wing and length	\$ 25.00
Medium between 49 and 79 ft wing and length	\$ 65.00
Large over 79 feet wing or length	\$ 145.00

CITY ATTORNEY'S OFFICE

CITY ATTORNEY'S OFFICE FEES	2026
Oil and Gas Application Fee, per application received**	\$ 15,000.00
<i>**charged as cost estimate per plan review (Applicant responsible for actual costs of application review)</i>	
<i>(any unused portion of the fee will be returned to the Applicant)</i>	
<i>(any costs exceeding the fee will be charged to the Applicant)</i>	

CITY CLERK

CITY CLERK FEES

2026

Liquor Occupational Tax:

"A" - Hotel/Restaurant/Brewpub/Distillery Pub	\$	550.00
"B" - Tavern/Lodging Facility/Entertainment Facility	\$	670.00
"C" - Beer & Wine	\$	300.00
"D" - Retail Store	\$	670.00
"E" - Drug Store	\$	670.00
"F" - Club	\$	550.00
"G-1" - Fermented Malt Beverage - On-Premises	\$	300.00
"G-2" - Fermented Malt Beverage and Wine Retailer	\$	550.00
"G-3" - Fermented Malt Beverage On/Off Premises	\$	550.00
"H" - Optional Premises	\$	550.00

Administrative Fees

Motion Picture Shows, per screen, per year	\$	50.00
Skating Rink, per year	\$	50.00
Miniature Golf, per year	\$	25.00
Bowling Alley/Pin Alley, per alley	\$	10.00
Shooting Gallery, per alley	\$	10.00
Billiard Tables, per table	\$	50.00
Electronic Games, per game	\$	20.00
NSF (non-sufficient funds) check return, per check	\$	20.00
Copies, per copy	\$	0.25
Vendor Permit Application, nonrefundable	\$	100.00
Tree Trimmer License (new)	\$	60.00
Tree Trimmer License (renewal)	\$	30.00
Research Fee, per hour (after first hour)	\$	41.00
Digital Media		Actual Cost
Reproduction of Published Materials		Actual Cost
Shipping		Actual Cost
Maps and Oversized Documents		Actual Cost
USB (8 GB or less), each		Actual Cost
USB (greater than 8 GB), each		Actual Cost

Adult-Oriented Business:

New Business Application	\$	500.00
New Business License, per year	\$	50.00
License Renewal, per year	\$	50.00
Manager's License, per year	\$	25.00
Employee Registration Fee, per employee	\$	5.00

Liquor Licenses:

Application Fees:

Application, any new license	\$	1,000.00
Application, transfer of ownership	\$	750.00
Renewal fee (not including fee for particular license, listed on the next page)	\$	100.00
Late Renewal Fee	\$	500.00
Application Reissue Fee	\$	500.00

CITY CLERK (Continued)

CITY CLERK FEES	2026
Application Reissue Fine (beyond 90-day exp. Date)	\$25/day
<u>Liquor Licenses:</u>	
<u>License Type:</u>	
Arts License	\$ 41.25
Beer & Wine	\$ 48.75
Brew Pub	\$ 75.00
Club	\$ 41.25
Distillary Pub	\$ 75.00
Fermented Malt Beverage and Wine Retailer	\$ 3.75
Fermented Malt Beverage On Premises	\$ 3.75
Fermented Malt Beverage On/Off Premises	\$ 3.75
Hotel & Restaurant (w/ or w/out optional premises)	\$ 75.00
Campus Liquor Complex	\$ 75.00
Related Facility - Resort Complex	\$ 15.00
Related Facility - Campus Liquor Complex	\$ 15.00
Liquor Licensed Drugstore	\$ 22.50
Optional Premises	\$ 75.00
Race Track	\$ 75.00
Resort Complex	\$ 75.00
Retail Gaming Tavern	\$ 75.00
Retail Liquor Store	\$ 22.50
Tavern	\$ 75.00
Vintner's Restaurant	\$ 75.00
Entertainment Facility	\$ 75.00
Lodging Facility	\$ 75.00
<u>Related Fees & Permits:</u>	
Retail Establishment Permit (Art Gallery)	\$ 3.75
Change of Location	\$ 750.00
Corporate /LLC Change (Per Person)	\$ 100.00
<i>May also include fees for background investigation.</i>	
Manager Registration (H&R, Tavern, Lodging, Entertainment and Campus Liquor Complex)	\$ 30.00
Bed & Breakfast Permit	\$ 25.00
Mini Bar Permit (With Hotel license, No OAP Contribution)	\$ 48.75
Special Event Permit Liquor Permit	\$ 100.00
Temporary Transfer Permit	\$ 100.00
Tasting Permit (new)	\$ 150.00
Tasting Permit (renewal)	\$ 25.00
Modification of Premises	\$ 150.00
Alcohol Server Training Course	\$ 25.00
Selling to Minors (Per Occurance)	\$ 2,650.00
<u>Pawnbroker Licenses:</u>	
<u>Application Fees (non-refundable)</u>	
New License	\$ 500.00
Renewal	\$ 200.00
Criminal Investigation Process, separate payment	Actual Cost
Manager's Certificate, renewable every 3 years	\$ 150.00
Transfer License	\$ 500.00
Section 5.28.220 Business Relocation Application Fee	\$ 250.00
<u>License Fees:</u>	
Pawnshop License	\$ 200.00

CITY CLERK (Continued)

CITY CLERK FEES		2026
<u>Tobacco Licenses:</u>		
New License	\$	400.00
Late Fee	\$	50.00
Selling to Minors (Per Occurance)	\$	2,650.00
<u>Marijuana Licenses:</u>		
Regulated Marijuana Business/Retail Application	\$	4,000.00
Regulated Marijuana Business/Medical Application	\$	4,000.00
Annual Operating Fee (Renewal Fee)	\$	6,000.00
Late Fee	\$	7,500.00
Transfer of Ownership/Change of Trade Name	\$	10,000.00
Change of Location	\$	2,500.00
Modificaton of Premise	\$	2,500.00
Selling to Minors (Per Occurance)	\$	2,650.00

CULTURAL SERVICES

RIALTO THEATER

2026

Standard Ticketed Event Rental Rates:

Daily Rental Rate, up to 8 hours of use (between 7am - 11:59pm), plus 10% of gross house receipts	\$ 845.00
Overtime Rate, per hour or any part of an hour beyond contract rental period	\$ 145.00
Overtime Rate, added day of show that was not previously contracted	\$ 318.00

Non-Profit Ticketed Event Rental Rates:

Daily Rental Rate, up to 8 hours of use (between 7am - 11:59 pm), plus 10% of gross house receipts	\$ 727.00
Overtime Rate, per hour or any part of an hour beyond contract rental period	\$ 145.00
Overtime Rate, added day of show that was not previously contracted	\$ 318.00

Non-Profit/Non-Ticketed Event Rental Rates:

Daily Rental Rate, up to 4 hours of use (between 7am - 11:59pm)	\$ 684.00
Daily Rental Rate, up to 8 hours of use (between 7am - 11:59pm)	\$ 1,061.00
Overtime Rate, per hour or any part of an hour beyond contract rental period	\$ 145.00
Overtime Rate, added day of show that was not previously contracted	\$ 318.00

Meeting/Non-Ticketed Event Rental Rates:

Daily Rental Rate, up to 4 hours of use (between 7am - 11:59pm)	\$ 785.00
Daily Rental Rate, up to 8 hours of use (between 7am - 11:59pm)	\$ 1,061.00
Overtime Rate, per hour or any part of an hour beyond contract rental period	\$ 145.00
Overtime Rate, added day of show that was not previously contracted	\$ 318.00

Educational/School Weekday Performances

(Applies to organizations who, within their existing contract, wish to add non-ticketed educational/school weekday performances between 9am - 5pm)

Standard Daily rate, up to 8 hours of use (between 7am - 11:59pm)	\$ 525.00
Non-Profit Daily rate, up to 8 hours of use (between 7am - 11:59pm)	\$ 467.00

Peak Season Upcharge to Daily Rental Rates (November 15 to December 31)

For Standard and Non-Profit Rates 10% upcharge

Theater Tour

One Hour min. of 10, max of 25 participants per tour guide (per person)	\$ 8.00
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Additional Rental Fees

Technical Staff, per hour, per person	\$ 20.00
Technical Staff OT rate, per hour (in excess of 8 hour day)	\$ 30.00
Rehearsal Fee - non-performance day, up to 8 hours	\$ 515.00
Rehearsal Fee - every hour over 8 hours	\$ 83.00
Seat Fee (per ticket - applies to all tickets including complimentary tickets)	\$ 2.36
CIRSA Insurance Coverage (when requested, per attendee)	\$ 0.45
Video Wall	\$ 170.00
Cinema Projection Equipment Rental (per use)	\$ 170.00
Marley Dance Floor Rental (per installation)	\$ 73.00
Yamaha C7 Grand Piano (per day) including piano tuning	\$ 270.00
Additional use of Yamaha C7 Grand Piano (per day)	\$ 81.00
Nord Piano 5 88-note weighted action piano with stand	\$ 54.00
Drum Set (per day) including set up	\$ 160.00
Additional use of Drum Kit (per day)	\$ 79.00
Mirror Ball (per day)	\$ 40.00
Cyclorama (per installation)	\$ 71.00
Backline Equipment Rental	per bid
Follow Spot - (additional charge for operator - see Tech Labor)	\$ 57.00
Professional Lighting Design	per bid

CULTURAL SERVICES (continued)

RIALTO THEATER	2026
<u>Additional Rental Fees</u>	
Professional Audio Design/Engineering	per bid
Video Wall Programming	per bid
Monitor Mix console (per day. Additional charge for operator - see Tech Labor)	\$ 180.00
Audio Repertory Adjustment (per move with tech staff approval)	\$ 125.00
Audio Recording of Event: Stems. (Stereo Buss Mix - No Charge if client provides hard drive)	\$ 112.00
Video Recording Packages	
Complete Packages (set up, two rehearsals, 3 cameras, archive copy, director, camera operator)	\$ 1,064.00
Basic Package	\$ 274.00
Custom Package	per bid
Live Stream Recording Packages	
Complete Packages (set up, two rehearsals, 3 cameras, archive copy, director, camera operator)	\$ 1,164.00
Basic Package	\$ 374.00
Custom Package	per bid
Recorded Version of Previous Live Streamed Event (one-time setup charge to replay archive)	\$ 164.00
Live Stream 4 or more performances of same event	20% discount
Turnkey Movie Package: Film Licensing, Tech, Projector	\$ 844.00
Riser (4' X 4', 6" to 20" high) - per day	\$ 6.56
Black Pipe and Drape (per day) including set up	\$ 106.00
Additional use of Pipe and Drape (per day)	\$ 27.00
Box Office Ticketing Fees (paid by ticket purchaser)	
Window, phone and online ticket sales by credit card, per ticket	
Per Ticket, for all events except movies	\$ 4.00
Per Ticket, for movies (fees included in ticket price, no fee for Rialto Kids summer movies)	\$ 2.00
Per Package or Bundles	\$ 7.00
Cleaning Fee for use of resistant materials (e.g. glitter, confetti, bronzing spray)	\$ 300.00
<i>**Non-refundable Deposit required to reserve date(s) equal to Base Rental Fee for one day**</i>	
RIALTO THEATER - EVENT SIDE	
<u>Devereaux/Hach Room:</u>	
Standard Rate: plus 10% of gross house receipts for ticketed events	
Rental up to 8 hours (between 7am - 11:59pm)	\$ 499.00
Rental up to 4 hours (between 7am - 11:59pm)	\$ 445.00
Additional hourly rate	\$ 59.00
Non-Profit Rate: plus 10% of gross house receipts for ticketed events	
Rental up to 8 hours (between 7am - 11:59pm)	\$ 431.00
Rental up to 4 hours (between 7am - 11:59pm)	\$ 391.00
Additional hourly rate	\$ 59.00
City Department Use	
Rental up to 8 hours (between 7am - 11:59pm)	\$ 86.00
Additional hourly rate	\$ 42.00
Use as Auxiliary Dressing Room, up to 8 hours of use	\$ 164.00
Green Room Rental (if available), up to 8 hours of use	\$ 164.00

CULTURAL SERVICES (continued)

RIALTO THEATER - EVENT SIDE	2026
<u>Phyllis Walbye Conference Room:</u>	
Standard Rate (up to 4 hours)	\$ 59.00
Additional Hourly Rate	\$ 59.00
Non-Profit Rate (use up to 4 hours)	\$ 35.00
Additional Hourly Rate	\$ 35.00
City Department Use (up to 4 hours)	\$ 31.00
Additional hourly rate	\$ 31.00
<u>Additional Fees for Room Rental:</u>	
Rialto Alcohol Service	
Rialto Bar Setup Fee	per bid
Rialto Bar Service Package	per bid
Bartender(s) per hour	\$ 28.00
Video Projector	\$ 57.00
Large Podium	\$ 29.00
Professional Lighting/Decor Design	per bid
Professional Audio Design/Engineering	per bid
Prep Kitchen Access/Cleaning Fee	\$ 86.00
Seat Fee (per ticket - applies to all tickets including complimentary tickets)	\$ 2.36
Box Office Ticketing Fees (paid by ticket purchaser)	
Window, phone and online ticket sales by credit card, per ticket	
Per Ticket, for movies (fees included in ticket price)	\$ 2.00
Per Package or Bundles	\$ 7.00
Refundable Cleaning Deposit	\$ 200.00
Cleaning Fee for use of resistant materials (e.g. glitter, confetti, bronzing spray)	\$ 300.00
LOVELAND MUSEUM/GALLERY	
<u>Facility Use Fees:</u>	
For-Profit, per hour	\$ 75.00
Non-Profit, per hour	\$ 50.00
Facility Attendant, per hour	\$ 25.00
Damage Deposit	\$ 100.00
Cancellation, less than 7 business days in advance	\$ 35.00
All-Facility Rental, first two hours (For-Profit rate)	\$ 600.00
All-Facility Rental, first two hours (Non-Profit rate)	\$ 450.00
Each hour thereafter, per hour (all renters)	\$ 75.00
Lone Tree School, per day	\$ 65.00
Peters Park Rental, per day	\$ 500.00
BEET Classroom Rental, For Profit, Per Hour	\$ 75.00
BEET Classroom Rental, Not For Profit, Per Hour	\$ 50.00
Print Shop Residency Artist Edition Sales	\$100 - 500
Print Shop Monthly Memberships	\$ 50 - 1500
Print Shop Rental	\$150 - 400
<u>Museum Membership:</u>	\$ 20 - 1000
Individual	\$ 3 - 12
Group, per person	\$ 4 - 6
* Admission fees may be waived during community events or based on group membership	
<u>Vendor Fees</u>	
Vendor Booth Fees - Non-Profit Organization	\$ 30 - 50
Vendor Booth Fee - For-Profit Organization (\$100 + based on sponsorship level)	\$ 100 - 5000

CULTURAL SERVICES (continued)

LOVELAND MUSEUM/GALLERY	2026
<u>Workshops, Classes, & Lectures:</u>	
Workshop/Class/Lecture Fees/Special Programs, per event (vary by type, length, instructor cost)	\$ 20 - 500
Drop-in Workshop/Class Fees, per hour	\$ 6 - 100
Scheduled Tours/per person	\$ 4 - 10
Outreach Programming Packages	\$ 50 - 1000
<u>Reproduction of Photographs:</u>	
300 dpi high-quality scan	\$ 10.00
Custom scan	\$ 20.00
Low Resolution Reference Copy (after 7 copies)	\$ 1.00
Removable Storage for Images (USB Flash Drive)	\$ 4.00
<u>Commercial Use Fees of Photographs:</u>	
<i>All fees are per image and in addition to reproduction fees</i>	
Display in office or business	\$ 25.00
Published use, less than 5,000 copies	\$ 15.00
More than 5,000 copies	\$ 25.00
PULLIAM COMMUNITY BUILDING	
<u>Facility Use Fees:</u>	
<u>Ballroom:</u>	
For-Profit, per hour	\$ 250.00
For-Profit, per day	\$ 1,950.00
For-Profit, 3-day rate	\$ 4,600.00
For-Profit, 5-day rate	\$ 7,800.00
Non-Profit, per hour	\$ 200.00
Non-Profit, per day	\$ 1,550.00
Non-Profit, 3-day rate	\$ 3,700.00
Non-Profit, 5-day rate	\$ 6,200.00
Damage Deposit	\$ 1,000.00
<u>Basement:</u>	
For-Profit, per hour	\$ 125.00
For-Profit, per day	\$ 950.00
For-Profit, 3-day rate	\$ 2,250.00
For-Profit, 5-day rate	\$ 3,800.00
Non-Profit, per hour	\$ 110.00
Non-Profit, per day	\$ 750.00
Non-Profit, 3-day rate	\$ 1,800.00
Non-Profit, 5-day rate	\$ 3,000.00
Damage Deposit	\$ 300.00
<u>Conference Suite (conference room, small catering kitchen, and lounge on 3rd floor):</u>	
For-Profit, per hour	\$ 95.00
For-Profit, per day	\$ 625.00
For-Profit, 3-day rate	\$ 1,500.00
For-Profit, 5-day rate	\$ 2,500.00
Non-Profit, per hour	\$ 75.00
Non-Profit, per day	\$ 500.00
Non-Profit, 3-day rate	\$ 1,200.00
Non-Profit, 5-day rate	\$ 2,000.00
Damage Deposit	\$ 300.00

CULTURAL SERVICES (continued)

LOVELAND MUSEUM/GALLERY	2026
<u>Catering Kitchen:</u>	
For-Profit, per hour	\$ 80.00
For-Profit, per day	\$ 550.00
For-Profit, 3-day rate	\$ 1,300.00
For-Profit, 5-day rate	\$ 2,200.00
Non-Profit, per hour	\$ 65.00
Non-Profit, per day	\$ 450.00
Non-Profit, 3-day rate	\$ 1,050.00
Non-Profit, 5-day rate	\$ 1,750.00
Damage Deposit	\$ 300.00
<u>Weddings:</u>	
Rental Rate per day	\$ 3,500.00
Damage Deposit	\$ 1,500.00

DEVELOPMENT SERVICES

PLANNING	2026
Conceptual Master Plan Major Amendment	\$ 1,050.00
Conceptual Master Plan Minor Amendment	\$ 420.00
Design Review	\$ 630.00
Major Home Occupation Fee	\$ 105.00
Traffic Impact Study Memorandum	\$ 315.00
Traffic Impact Study, Intermediate or Full	\$ 756.00
Site Development Plan for Use by Right and Limited Use	\$ 840.00
Site Development Plan for Use by Right and Limited Use with Variations	\$ 105.00
Major Amendment to Site Development Plan for Use by Right and Limited Use	\$ 840.00
Environmentally Sensitive Areas Report	\$ 420.00
Administrative Variations	\$ 126.00
Zoning Verification Letter	\$ 126.00
Appeal of Director's Decision	\$ 630.00
Appeal of Planning Commission's or Zoning Hearing Officer's Decision	\$ 378.00
Subdivision Development Agreement	\$ 600.00
Annexation Agreement	\$ 600.00
Annexation Agreement Amendment	\$ 600.00
Development Agreement Amendment	\$ 600.00
Lot Specific Development Agreement	\$ 600.00
Civil Construction Plans, base fee	\$ 210.00
Civil Improvement Construction Plans, per sheet	\$ 26.25
Revisions to approved Civil Improvement Construction Plans, per sheet	\$ 26.25
Annexation & PUD Zoning	\$ 2,520.00
Plus, for up to 400 acres, per acre	\$ 57.75
Plus, above of 400 acres, per acre	\$ 5.25
Annexation & Zoning, other than PUD	\$ 2,520.00
Plus, for up to 400 acres, per acre	\$ 42.00
Plus, above 400 acres, per acre	\$ 3.15
Annexation Publication and Recording Fee	\$ 2,394.00
PUD Zoning Document	\$ 2,520.00
Plus, up to 1,200 acres, per acre	\$ 15.75
Plus, above 1,200 acres, per acre	\$ 5.25

DEVELOPMENT SERVICES (continued)

PLANNING	2026
Final plat 4 or fewer additional lots	\$ 750.00
Final plat 5-24 lots (previously, more than 4 additional lots)	\$ 1,200.00
New Fee: Final plat 25-100 lots	\$ 2,000.00
New Fee: Final plat over 100 lots	\$ 2,500.00
Boundary Line Adjustment and Lot Mergers	\$ 500.00
Rezoning to Conventional District (excluding MAC and E)	\$ 1,575.00
Rezoning to Mixed-Use Activity Center or Employment	\$ 2,520.00
Vacation of Right-of-Way	\$ 630.00
Freestanding Sign Permit	\$ 157.50
Wall Sign Permit	\$ 157.50
Sign Face Change Permit	\$ 52.50
Temporary Sign Permit	\$ 52.50
Height Exception	\$ 1,050.00
Variance Request	\$ 483.00
Vested Rights Request	\$ 315.00
Vested Rights Extension	\$ 525.00
Oil and Gas Facility, Planning Commission review process	\$ 5,250.00
Oil and Gas Facility, administrative review process	\$ 3,780.00
Oil and Gas Application Review (Legal Review)	\$ 5,775.00
Oil and Gas Zone Variance	\$ 5,250.00
Oil and Gas Variance	\$ 3,780.00
Enhanced Corridor Overlay	\$ 1,575.00
Complete Neighborhood	\$ 1,050.00
Major Amendment to Complete Neighborhood	\$ 1,050.00
Sketch Site Development Plan for Use by Right, Limited, and Adaptable Use	\$ 1,050.00
Major Amendment to Sketch Site Development Plan For Use by Right, Limited and Adaptable Uses	\$ 630.00
Sketch Site Development Plan for Conditional Use	\$ 1,575.00
Major Amendment to a Sketch Site Development Plan for Conditional Site Development Plan for Adaptable Use	\$ 1,575.00
Major Amendment to Site Development Plan for Adaptable Use	\$ 1,575.00
Site Development Plan for Conditional Use	\$ 2,520.00
Major Amendment to Site Development Plan for Conditional Use	\$ 2,520.00
Site Work Permit	\$ 126.00
Temporary Use Permit	\$ 126.00
Sketch Plat	\$ 1,200.00
Major Amendment to Sketch Plat	\$ 945.00
Simple Plat	\$ 630.00
Unity of Title Alternative	\$ 126.00
Termination of Temporary Easement	\$ 126.00
Vacation of Obsolete Subdivision	\$ 630.00
Vacation of Easement	\$ 315.00
Planned Unit Development Concept Plan	\$ 630.00
Planned Unit Development Sketch Plat with General Development Plan	\$ 945.00
Planned Unit Development Sketch Site Development Plan with General Development Plan	\$ 1,500.00
Planned Unit Development Zoning Document Minor Amendment	\$ 600.00
Plus \$50 a sheet	\$ 50.00
Planned Unit Development Zoning Document Major Amendment	\$ 1,500.00
Planned Unit Development Zoning Document Minor Amendment - Housing Incentive	\$ 2,000.00

DEVELOPMENT SERVICES (continued)

PLANNING

2026

Planned Unit Development Zoning Document Minor Amendment - Home Owners Association (HOA)	\$ 400.00
Metropolitan District Development Review Team Review Fee	\$ 1,000.00
Adequate Community Facilities Exception	\$ 1,050.00
Nonconforming Building Conversion Hearing	\$ 472.50
Nonconforming Use Conversion	\$ 1,050.00
Comprehensive Plan Amendment	\$ 1,575.00
Minor Amendments (Not Otherwise listed)	\$ 420.00
Amendment to Unified Development Code	\$ 2,520.00
Certificate of Designation	\$ 2,520.00
Hydrozone Plan	\$ 105.00
Conditional Use Permit, Post Site Development Plan Approval	\$ 1,050.00
Plan Submittal In Excess of 3 Rounds, percentage of original fee	\$ 0.50
Agreement for incomplete Improvements (Landscaping)	\$ 126.00
Residential Early Building Permit	\$ 126.00
Site Plan Review (or Revision) for Residential Standard Plan Submittals, each	\$ 31.50
Creative Sign Program	\$ 460.00
Exception to Downtown Sign Standards	\$ 460.00
NEW Fee: Technology Fee (Planning Portion)	5%

(These fees cover a project's initial submittal and two additional rounds of review. If a project needs more than a total of three rounds of review, the next submittal (or fourth round) and all subsequent resubmittals will require an application fee of 50% of the original fee for each project component requiring further review.) The oil and gas application review (legal review) fee is an estimate of the cost of application review. The applicant will be responsible for the actual cost of application review and any unused portion of the fee will be returned to the applicant.

BUILDING

Building permit fees are based on the current ICC Fees. Go to the link below for fee schedule:

<https://www.iccsafe.org/products-and-services/i-codes/code-development-process/building-valuation-data/>

Additional Permit Fees

Residential Plan Review Fee, percentage of Building Permit Fee	65%
Commercial Plan Review Fee, percentage of Building Permit Fee	65%
Re-Inspection Fee, per inspection (Penalty)	\$ 200.00
Inspections, outside of normal business hours, per hour* Minimum charge 2 hours	\$ 200.00
Additional Plan Review required by changes, additions or revisions to approved plans* Minimum charge 1 hour	\$ 150.00
Review of Deferred Submittals (submitted after initial plan review), per hour, per submittal	\$ 100.00
Occupancy Permit (except single-family R-3 and their accessory uses):	
per building or "shell"	\$ 100.00
Additional for each non-residential improvement	\$ 50.00
Temporary, Partial or Conditional Certificate of Occupancy/Certificate of Completion = \$1,000 for 30 days unless otherwise approved by CBO	\$ 1,000.00
Residential Roof permit to include up to 4 units, all other roof permits use table	\$ 200.00

* Or total hourly cost to the City, whichever is greatest.

** Minimum square footage costs will be based upon the most recent version of Building Valuation Data as published in the Building Safety Journal by the International Code Council (ICC). Future adjustments to valuation will now occur in conjunction with this publication. A copy of the most current Building Valuation Data is available for viewing at the Building Division.

DEVELOPMENT SERVICES (continued)

BUILDING	2026
<u>Contractor Licensing:</u>	
Class A	\$ 200.00
Class B	\$ 150.00
Class C	\$ 125.00
Mechanical and Other Licenses	\$ 125.00
Plumbing & Electrical	No Charge
Decks (per square foot)	\$ 45.00
<u>Permit Extentions</u>	\$ 150.00
First extension free if approved by CBO	
Second extension \$200 if approved by CBO	
Third or more extension must be resubmitted and pay full Permit Fee	
<u>Sale of Maps:</u>	
<u>Plotted Maps:</u>	
City Limits, Subdivision, Zoning - 2000' scale	\$ 10.00
City Limits, Subdivision, Zoning - 1000' scale	\$ 35.00
<u>Other Maps:</u>	
Flood Plain maps	\$ 5.00
<u>Reference Materials:</u>	
Alpha/Numeric Index for Subdivision Maps	\$ 10.00
Development Standards/Specifications for Public Improvements	\$ 25.00
<u>Digital Maps:</u>	
Base Street & Feature Layers	\$ 20.00
City Limit, Subdivision, Zoning, per feature layer	\$ 20.00
<u>Source Files for Mapping Products:</u>	
Parcel Files - 295 tiles	\$ 1,475.00
Planimetric Files - 204 tiles	\$ 1,020.00
Utility File	\$ 1,000.00
<u>New Technology Fees:</u>	
Permit Portion, percentage of Building Permit Fee	10%
Residential Plan Check Portion, percentage of Residential Plan Check Fee	10%
Commercial Plan Check Portion, percentage of Commercial Plan Check Fee	10%

* Or total hourly cost to the City, whichever is greatest.

** Minimum square footage costs will be based upon the most recent version of Building Valuation Data as published in the Building Safety Journal by the International Code Council (ICC). Future adjustments to valuation will now occur in conjunction with this publication. A copy of the most current Building Valuation Data is available for viewing at the Building Division.

NOCO Humane Fees:

Cats, Dogs, Pot-bellied Pigs, or Dwarf Goats four months or older must be licensed annually.	
Spayed or neutered:	\$17 per year
Intact (not spayed or neutered):	\$60 per year
Daily Boarding Fee:	\$20

Senior Citizen Discount: If you are a senior age 62 and older and reside within Loveland city limits, you are eligible for a license for each pet at no charge*.

To qualify for this license, please apply in person at 3501 E 71st Street, Loveland, CO, 80538, or mail us proof of your residence and date of birth.

*Animals 1 year and older must be spayed/neutered to qualify for the discount.

FINANCE

REVENUE	2026
Sales Tax License Application Fee	\$ 20.00
Sales Tax License Renewal, per year	\$ 20.00
Returned Payments	\$ 25.00
Metropolitan District Service Plan Review, per plan reviewed*	\$ 16,000.00
*per plan review or actual costs, whichever is greater	
Citywide Credit Card Service Charge	
A 2.85% fee will be charged on all transactions utilizing Credit Cards as method of payment	

LOVELAND PUBLIC LIBRARY

LIBRARY	2026
<u>General Fees:</u>	
Copies and prints, black and white, per page	\$ 0.10
Copies and prints, color, per page	\$ 0.50
Maximum Fine Accrual Before Suspension	\$ 75.00
<u>Replacement of Lost Items:</u>	
Actual cost in database, or	
Periodicals	\$ 6.00
Paperbacks	\$ 9.00
All Other Items	\$ 30.00
<u>Collection Agency Fee, per account submitted</u>	\$ 15.00
<u>Computer Classroom Rental:</u>	
Commercial organizations, per hour	\$ 50.00
<u>Portable DVD Players</u>	
Replacement of Portable DVD Player	\$ 100.00
<u>Circulating Laptops</u>	
Replacement of lost laptop	\$ 700.00
Replacement of damaged components, such as keyboard or screen	\$ 230.00
Replacement of lost or damaged case	\$ 40.00
Replacement of lost or damaged charger	\$ 30.00
Replacement of lost or damaged battery	\$ 50.00

MUNICIPAL COURT

MUNICIPAL COURT	2026
Jury Trial, per case	\$ 100.00
Trial to the Court, per case	\$ 35.00
Plea, per case	\$ 35.00
Court Summons Surcharge	\$ 15.00
Community Service/Useful Public Service, per case	\$ 25.00
Warrant Processing Fee, which fee the Municipal Court may waive, reduce or allow payment over time, all within the Court's discretion, per warrant	\$ 50.00
Stays of Execution (SOE), which fee the Municipal Court may waive, reduce or allow payment over time, all within the Court's discretion, on first SOE	\$ 25.00
Wedding Fee	\$ 75.00
Court Administration Fee	\$ 100.00
Transcript of proceedings, per page (more if expedited)	\$ 3.75
Research in excess of 1 hour, per hour	\$ 30.00
Copies-Paper over 10 pages, per page	\$ 0.15
Municipal Code	Actual Cost
Certified Copy of Conviction	\$ 5.00

MUNICIPAL COURT (continued)

MUNICIPAL COURT	2026
Production of a CD, per disc	\$ 15.00
NSF (non-sufficient funds) check return	\$ 20.00
Adult Sealing Fee	\$ 65.00

PARKS & RECREATION

OUTDOOR AQUATICS	2026
<u>Swimming Programs*:</u>	\$ 10 - 110
Lessons	\$ 18 - 100
CARA Swim Team	\$ 150.00
<u>Daily Admission – Winona Pool:</u>	
Toddler (2-5)	\$ 5.00
Youth (6-17)	\$ 6.00
Adult (18+)	\$ 7.00
Senior (62+)	\$ 6.25
<u>Low Income Daily Admission - Winona Pool:</u>	
Toddler (2-5)	\$ 2.75
Youth (6-17)	\$ 3.25
Adult (18+)	\$ 4.25
Senior (62+)	\$ 3.75
<u>Punch Passes (20 admissions) – Winona Pool:</u>	
Toddler (2-5)	\$ 85.00
Youth (6-17)	\$ 102.00
Adult (18+)	\$ 119.00
Senior (62+)	\$ 106.25
Spectator 20 punch pass	\$ 59.50
<u>Punch Passes (10 admissions) – Winona Pool:</u>	
Toddler (2-5)	\$ 45.00
Youth (6-17)	\$ 54.00
Adult (18+)	\$ 63.00
Senior (62+)	\$ 56.25
Spectator 10 punch pass	\$ 31.50
<u>Winona Pool Upgrade pass (add-on to Chilson membership)</u>	\$ 15 - 100
<u>Winona Pool Rental:**</u>	\$ 175 - 600
<u>Additional Guard(s)</u>	\$ 90.00
<u>Non-Swimmer/Spectator Fee</u>	\$ 3.50
<u>Pool Damage Deposit</u>	\$ 100.00
<u>Merchandise/Concessions Sales</u>	\$.25 - 35

*Fee calculation varies for each class based on type, length and instructor cost.

** The actual fee charged is based on group size and any special accommodations.

HATFIELD CHILSON RECREATION CENTER

<u>Daily Ticket:</u>	
Toddler (2-5)	\$ 5.00
Youth/Teen	\$ 6.00
Adult	\$ 7.50
Senior (62+)	\$ 6.25
Group (10+)	\$ 5.50

PARKS & RECREATION (continued)

HATFIELD CHILSON RECREATION CENTER	2026
<u>Punch Passes (10 admissions):</u>	
Toddler (2-5)	\$ 45.00
Youth	\$ 54.00
Adult	\$ 67.50
Senior (62+)	\$ 56.25
<u>Low Income Daily:</u>	
Toddler (2-5)	\$ 3.00
Youth	\$ 3.50
Adult	\$ 4.75
Senior (62+)	\$ 4.00
<u>Extended Use Passes (ALL):</u>	
<u>3-Month Extended Use Pass:</u>	
Youth	\$ 96.00
Adult	\$ 166.00
Senior (62+)	\$ 99.00
Family	\$ 247.00
<u>Resident Passes:</u>	
<u>Extended Use Passes:</u>	
<u>6-Month Extended Use Pass:</u>	
Youth	\$ 162.00
Adult	\$ 287.00
Senior (62+)	\$ 179.00
Family	\$ 429.00
<u>1 Year Extended Use Pass:</u>	
Youth	\$ 272.00
Adult	\$ 496.00
Senior (62+)	\$ 291.00
Family	\$ 750.00
<u>Non-Resident Passes:</u>	
<u>Extended Use Passes:</u>	
<u>6-Month Extended Use Pass:</u>	
Youth	\$ 183.00
Adult	\$ 317.00
Senior (62+)	\$ 211.00
Family	\$ 460.00
<u>1 Year Extended Use Pass:</u>	
Youth	\$ 324.00
Adult	\$ 574.00
Senior (62+)	\$ 349.00
Family	\$ 890.00
Special Promotion rates for memberships	\$ 1 - 1000
Non-passholder add-on fee for specialty classes	\$ 1 - 200
Chilson Classes##	\$ 10 - 400
Facility Rentals (2 hours)**	\$ 20 - 500
Additional Time##	\$ 20 - 500
Daycare, per visit	\$ 3.75
Childcare 10 punch pass	\$ 33.75
Childcare add-on to annual Chilson pass	\$ 60 - 150
Personal Training	\$ 38 - 300

PARKS & RECREATION (continued)

	2026
ADULT ATHLETICS	
Adult Athletic Fees	\$ 10 - 1500
YOUTH ATHLETICS	
Youth Athletics/Tennis/Field/Court Rental	\$ 12 - 250
RECREATION PROGRAMS	
Special Promotion rates	\$ 0 - 800
Recreation Program Fees	\$ 0 - 800
Brochure Ads, based on advertisement size	\$ 0 - 600
Program Cancellation Fee	\$ 5.00
SPECIAL RECREATION PROGRAMS	
Senior Program Fees###	\$ 0 - 350
Annual Senior Social Pass - Resident	\$ 40.00
Annual Senior Social Pass - Non-Resident	\$ 50.00
Adaptive Recreation Program Fees	\$ 0 - 250
### Fee calculation varies for each class based on type, length and instructor cost.	
SPECIAL EVENTS/MARKETING	
Concessions	\$.25 - 35
PARKS	
<u>Field Use & Prep:</u>	
Practice/Ball Field, per field, per hour	\$ 28.00
Game Field Prep & Use, per field	\$ 50 - 200
Field Rental, per day	\$ 200 - 300
Championship Field, per hour	\$ 60.00
Championship Field, per day	\$ 600.00
Field Lights, per hour	\$ 22.00
Portable Fence Fee	\$ 75.00
Scoreboard - Equipment Rental	\$ 50.00
Field Supervisor, per hour	\$ 30.00
Facility Clean-Up Deposit	\$ 300.00
Merchandise Table	\$ 250.00
Hard Court/Sand Volleyball Court Rentals (per court/hour)	\$ 9.00
In-Line Rink/Skatepark Rental, per hour	\$ 28.00
Site Impact/Set-Up Fee	\$ 100 - 1,000
Alcohol Beverage Permit	\$ 75.00
Cancellation/Transfer Fee	\$ 50.00
<u>Food Truck Reservations (per truck/event)</u>	\$ 75.00
CEMETERY	
<u>Opening/Closing:</u>	
Regular	\$ 1,200.00
Cremains:	
with Vault	\$ 700.00
without Vault	\$ 600.00
Non-Resident Infant	\$ 450.00
After Normal Hours:	
Regular	\$ 600.00
Cremains	\$ 600.00

PARKS & RECREATION (continued)

CEMETERY	2026
Lot Sales:	
Adult	\$ 1,000.00
Cremains	\$ 400.00
Foundations	\$ -
Chair setup	\$ 30.00
Tent & chairs setup	\$ 100.00
<u>Disinterment</u>	
Casket	\$ 2,500.00
In-ground Cremains	\$ 600.00
Niche Cremains	\$ 200.00
Flat Markers, based on size of marker	\$ -
Records Research (per hour)	\$ 50.00
Rights Transfer / Recording Fee (per plot/niche)	\$ 100.00
Inspections / Finder's Fee	\$ 100.00
 CEMETERY PERPETUAL CARE FUND	
Perpetual Care Regular	\$ 1,000.00
Perpetual Care Cremains	\$ 400.00
Petpetual Care Ossuary:	
Cremains - Reflection Garden	\$ 750.00
Cremains - In-Ground (co-mingled)	\$ 400.00
Columbarium-Single -Loveland	\$ 1,700.00
Columbarium-Double -Loveland	\$ 2,400.00
Columbarium-Single-Lakeside	\$ 1,300.00
Columbarium-Double-Lakeside	\$ 2,000.00
 PARK IMPROVEMENT	
City Park Shelter Fee**	\$ 100 - 1,000
Site Impact/Set-Up Fee**	\$ 100 - 1,000
Alcohol Beverage Permit	\$ 75.00
Cancellation/Transfer Fee	\$ 50.00
Table Move Fee	\$ 100 - 500
**The calculation varies by group size and any special accommodations.	
 GOLF	
OLDE COURSE AT LOVELAND	
<u>Green Fees</u>	
9-Hole Green Fee	\$ 21.00
18-Hole Green Fee	\$ 42.00
9-Hole Peak (Sat, Sun: Open - noon May 01 - Sept 30)	\$ 25.00
18-Hole Peak (Sat, Sun: Open - noon May 01 - Sept 30)	\$ 50.00
Tw-Lite 9 Hole Greens Fee	\$ 18.00
Tw-Lite 18 hole Greens Fee	\$ 37.00
Punch Pass (20/9 or 10/18) – resident/non-resident	\$ 378.00
9-Hole - Off Season 11/15-3/15	\$ 17.00
18-Hole - Off Season 11/15-3/15	\$ 34.00
Visiting High School Fee, per 9 holes	\$ 10.50
Visiting High School Fee, per 18 holes	\$ 21.00
9-Hole Non-Peak Annual Pass User Fee	\$ 6.50

PARKS & RECREATION (continued)

OLDE COURSE AT LOVELAND	2026
<u>Green Fees</u>	
18-Hole Non-Peak Annual Pass User Fee	\$ 13.00
9-Hole Peak Annual Pass User Fee (Sat, Sun: Open - noon May 01 - Sept 30)	\$ 9.50
18-Hole Peak Annual Pass User Fee (Sat, Sun: Open - noon May 01 - Sept 30)	\$ 19.00
R2J School User Fee, per 9 holes	\$ 6.50
Promotions	\$ 0 - 300
<u>Youth Play</u>	
9-Hole Youth Play	\$ 10.50
18-Hole Youth Play	\$ 21.00
<u>Carts</u>	
Private Cart Permit per use Registration Fee	\$ 25.00
Private Cart Permit Yearly Trail Fee	\$ 496.00
9-Hole Private Cart per use - 1st Seat Rider	\$ 13.00
18-Hole Private Cart per use - 1st Seat Rider	\$ 18.00
9-Hole Private Cart per seat Guest Rider (Yearly/Per Use)	\$ 5.00
18-Hole Private Cart per seat Guest Rider (Yearly/Per Use)	\$ 10.00
9-Hole Cart Rental, single rider (Jr - Adult)	\$ 6.50 - 13
18-Hole Cart Rental, single rider (Jr - Adult)	\$ 9 - 18
9-Hole Cart Rental - solitary rider (add to single rider fee)	\$ 5.00
18-Hole Cart Rental - solitary rider (add to single rider fee)	\$ 8.50
Cart Punch Pass - Full Week, single rider	\$ 162.00
<u>Driving Range:</u>	
<u>Range Balls:</u>	
Warm-Up	\$ 3.50
Small, per container	\$ 7.00
Large, per container	\$ 14.00
Range Punch Pass	\$ 126.00
Range Lesson	\$ 10.00
M-Th Afternoon Promotion	\$ 50.00
Expo Special	\$ 50.00
Double-Double	\$ 109.00
<u>Tournaments:</u>	
Saturday-Sunday or Shotgun	\$ 10 - 13
Monday-Friday	\$ 5.00
PP Rate Golf	\$ 37.80
PP Rate Cart	\$ 16.20
Open Range Fee	\$ 3.50
Pre-Reserved Start (non-Peak)	\$ 5.00
Pre-Reserved Start (Peak)	\$ 10.00
<u>Employee & Visiting Affiliation Golf (M-F Only)</u>	
9 Hole Employee Golf	\$ 3.00
18 Hole Employee Golf	\$ 6.00
9 Hole Employee Cart	\$ 6.50
18 Hole Employee Cart	\$ 9.00
Range Balls	\$ 3.50

PARKS & RECREATION (continued)

OLDE COURSE AT LOVELAND	2026
<u>Pro Shop:</u>	
Lessons/Clubfitting	\$ 30 - 500
Pull Cart/Club Rental	\$ 3 - 50
Handicap Service	\$ 3 - 10
<u>Tournaments:</u>	
Handling Fees	\$ 2 - 20
Pro Shop Merchandise Fee	\$ 5 - 25
Open Range	\$ 3.50
Tournament Package	\$ 42 - 100
Pro Shop Merchandise Sales, Cost + %	10 - 300%
Advertisement (signs, carts, GPS)	\$ 100 - 15,001
<u>Discount/Loyalty Program - 0-20%</u>	TBD
CATTAIL CREEK	
<u>Greens Fees:</u>	
Youth/Seniors Monday - Friday Green Fee	
Youth M-F & Sat/Sun after 1pm	\$ 10.00
Seniors M-F	\$ 13.00
Youth 5-7 yrs	\$ 6.00
Youth/Senior Add-On	\$ 8.00
9-Hole Green Fee	\$ 16.00
9-Hole Peak (Sat, Sun: Open - 2pm May 01 - Sept 30)	\$ 18.00
Add-On Green Fee	\$ 12.00
Add-On Peak (Sat, Sun: Open - 2pm May 01 - Sept 30)	\$ 14.00
Twilight (after 6 p.m.)	\$ 11.00
10 Punch Pass (Cattail Creek only)	\$ 144.00
3-Hole Short Round	\$ 7.00
Senior/Youth Punch Pass	\$ 117.00
9-Hole - Off Season 11/15-3/15	\$ 12.00
SNAG/Mini Golf Course	\$ 7.00
Youth Mini Course Round (ages 5-12)	\$ 6.00
Mini Golf Course Replay Round	\$ 2.00
SNAG/Mini Golf Punch Pass	\$ 42.50
SNAG-Group/School Fee	\$ 5.00
SNAG - Off Season 11/15-3/15	\$ 5.00
TBD Promotions	\$ 0 - 300
<u>Carts:</u>	
9-Hole Cart Rental, Single Rider (Jr - Adult)	\$ 6 - 12
Cart Add-On, 2 Riders	\$ 9.00
Per Rider Cart Punch Pass (10 round)	\$ 108.00
9-Hole Cart Rental - solitary rider (add to single rider fee)	\$ 6.00
Annual Pass User Fee, per 9 holes	\$ 6.50
R2J User Fee, per 9 holes	\$ 6.50
Visiting High School Fee, per 9 holes	\$ 8.00

PARKS & RECREATION (continued)

CATTAIL CREEK

2026

Driving Range:

Range Balls:

Warm-up	\$	3.50
Small, per container	\$	7.00
Large, per container	\$	14.00
Range Punch Pass	\$	126.00
Range Lesson/Open	\$	10.00
Youth Group Range/R2J School District	\$	7.00
Tournament/Pre-reserved	\$	2.00
9 Hole Employee Golf	\$	3.00
9 Hole Employee Mini Golf	\$	3.00
9 Hole Employee Cart	\$	6.00
Employee Range Balls	\$	3.50

Pro Shop:

Lessons/Clubfitting		\$ 10 - 125
Pull Cart/Club Rental		\$ 2 - 30
SNAG Club Rental	\$	-
Junior Golf Lesson Program		\$ 40 - 400
Pro Shop Merchandise Sales, Cost + %		10 - 300%

MARIANA BUTTE

Greens Fees:

9-Hole Green Fee	\$	27.00
18-Hole Green Fee	\$	54.00
9-Hole Peak (Sat, Sun: Open - noon May 01 - Sept 30)	\$	30.00
18-Hole Peak (Sat, Sun: Open - noon May 01 - Sept 30)	\$	60.00
Punch Pass (20/9 or 10/18) – resident, non-resident	\$	486.00
Twi-Lite 9 Hole Greens Fee	\$	23.00
Twi-Lite 18 hole Greens Fee	\$	46.00
9-Hole - Off Season 11/15-3/15	\$	21.00
18-Hole - Off Season 11/15-3/15	\$	42.00
R2J School User Fee, per 9 holes	\$	6.50
Non-Peak Annual Pass User Fee, per 9 holes	\$	6.50
Non-Peak Annual Pass User Fee, per 18 holes	\$	13.00
9-Hole Peak Annual Pass User Fee (Sat, Sun: Open - noon May 01 - Sept 30)	\$	9.50
18-Hole Peak Annual Pass User Fee (Sat, Sun: Open - noon May 01 - Sept 30)	\$	19.00
Visiting High School User Fee, per 9 holes	\$	13.50
Visiting High School User Fee, per 18 holes	\$	27.00
Youth Play (M-F, Jr. Golf Program)		
9 Hole, Youth Play	\$	13.50
18 Hole, Youth Play	\$	27.00
TBD Promotions		\$ 0 - 300

PARKS & RECREATION (continued)

MARIANA BUTTE	2026
<u>Carts:</u>	
9-Hole Cart Rental, single rider (Jr - Adult)	\$ 6.50 - 13
18-Hole Cart Rental, single rider (Jr - Adult)	\$ 9 - 18
9-Hole Cart Rental - solitary rider (add to single rider fee)	\$ 5.00
18-Hole Cart Rental - solitary rider (add to single rider fee)	\$ 8.50
Cart Punch Pass Full Week	\$ 162.00
Private Cart Permit per use Registration Fee	\$ 25.00
Private Cart Yearly Trail Fee	\$ 814.00
9-Hole Private Cart per use - 1st Seat Rider	\$ 13.00
18-Hole Private Cart per use - 1st Seat Rider	\$ 18.00
9-Hole Yearly Private Cart per seat Guest Rider (Yearly/Per Use)	\$ 5.00
18-Hole Yearly Private Cart per seat Guest Rider (Yearly/Per Use)	\$ 10.00
<u>Driving Range:</u>	
<u>Range Balls:</u>	
Warm-up	\$ 3.50
Small, per container	\$ 7.00
Large, per container	\$ 14.00
Range Pass	\$ 126.00
Lesson	\$ 10.00
Open Range	\$ 3.50
<u>Tournaments:</u>	
Saturday-Sunday or shotgun	\$ 10 - 13
Monday-Friday	\$ 5.00
Monday – Friday Special Promotions	\$ 57.00
Double-Double	\$ 109.00
Expo Special	\$ 57.00
Dept. Youth Charity	\$ 31.00
Punch pass Rate Golf 9	\$ 24.30
Punch pass Rate Golf 18	\$ 48.60
Pre-Reserved Start (Non-Peak)	\$ 5.00
Pre-Reserved Start (Peak)	\$ 10.00
TBD Promotions	\$ 0 - 300
<u>Employee & Visiting Affiliation Golf (M-Thur Only)</u>	
9 Hole Employee Golf	\$ 3.00
18 Hole Employee Golf	\$ 6.00
9 Hole Cart	\$ 6.50
18 Hole Cart	\$ 9.00
Range Balls	\$ 3.50
<u>Pro Shop:</u>	
Lessons/Clubfitting	\$ 30 - 500
Pull Cart/Club Rental	\$ 3 - 50
Handicap Service	\$ 3 - 10
<u>Tournaments:</u>	
Handling Fees	\$ 2 - 20
Pro Shop Merchandise Fee	\$ 5 - 25
Open Range	\$ 2 - 5
Tournament Package	\$ 55 - 150
Pro Shop Merchandise Sales, Cost + %	10 - 300%
<u>Discount/Loyalty Program - 0-20%</u>	TBD

PARKS & RECREATION (continued)

MULTIPLE COURSES **2026**

2-Course Fees:

Olde Course/Cattail Creek, Full Week - Individual	\$	882.00
Olde Course/Cattail Creek, Full Week - Youth	\$	273.00
Olde Course/Cattail Creek, Monday - Friday Noon - Individual	\$	575.00
Olde Course/Cattail Creek, Monday - Thursday (after 1pm) - Individual	\$	220.00
Olde Course/Cattail Creek, Monday - Thursday - Individual	\$	380.00

3-Course Fees:

Olde Course/Cattail Creek/Mariana Butte, Full Week - Individual	\$	1,283.00
Olde Course/Cattail Creek/Mariana Butte, Full Week - Youth	\$	363.00
Olde Course/Cattail Creek/Mariana Butte, Monday - Friday Noon - Individual	\$	909.00

No Show Fee/per player \$ 10 - 60

FACILITIES

Hammond Amphitheater (North Lake):

Deposit	\$	75.00
Use Fee	\$	75.00

POLICE DEPARTMENT

POLICE **2026**

Police Records:

Fee for Records:

Per Page	\$	0.25
Criminal History, per name checked for every 15 minutes	\$	10.00
CD/DVD (photos, dispatch recordings, video)	\$	1.00
Thumb Drive - 8 GB or less*	\$	5.00
NSF Fees	\$	20.00
Postage/Shipping/Thumb drives greater than 8 GB		Actual Cost

Criminal Justice Records Fee:

Research, retrieval, redaction, creation, \$40.00 per hour, billed in 15 minute increments. 15 minute minimum applied to all Criminal Justice Records retrievals. Plus copy, postage/shipping, media or other applicable fee. \$ 10.00

NOTE: A non-refundable 50% deposit is required at the time of the request based on an estimation of copy and time required.

Police Records Internal Affairs Requests:

Fee for Records:

Per Page	\$	0.25
CD/DVD (photos, dispatch recordings, video)	\$	1.00
Thumb Drive - 8 GB or less*	\$	5.00
NSF Fees	\$	20.00
Postage/Shipping/Thumb drives greater than 8 GB		Actual Cost

Internal Affairs Records Fee:

Research, retrieval, redaction, creation per hour. Plus copy, postage/shipping, media or other applicable fee. 1 hour minimum \$ 60.00

NOTE: A non-refundable 50% deposit is required at the time of the request based on an estimation of copy and time required.

Special Events Fee:

Officers, per hour*	\$	62 - 88
Supervisor, per hour*	\$	85 - 104
Vehicle Charge	\$	14.00
Administrative Fee	\$	14.00
Warrant Surcharge, each	\$	60.00
Court ordered fingerprinting, each	\$	25.00

* sliding scale based on officer and supervisor individual hourly rate

PUBLIC WORKS

ENGINEERING

2026

Street Cut:

Minor Right-of-Way Permit Fee (minimal traffic control, ex: residential driveway cuts, shoulder work). Work with minimal impact to traffic on public right of ways.	\$	75.00
Excavation Permit for Right-of-way Property/Easements (General Permit)	\$	225.00
Major Right-of-Way Permit Fee (major traffic control, ex: arterial lane closures and/or detours). This work or event may cause the need for street closures and/or detours.	\$	450.00
Open Cut, non-paved areas of the right-of-way, per sq ft	\$	0.50
Open Cut, streets older than 5 years, per sq ft	\$	3.50
Open Cut, streets 5-years and newer, per sq ft	\$	15.00
Potholing or Vacuum Excavation, unpaved areas of the Right-of-Way (each)	\$	7.00
Potholing or Vacuum Excavation, streets older than 5-years (each)	\$	25.00
Potholing or Vacuum Excavation, streets 5-years and newer (each)	\$	65.00
Horizontal Boring and Tunneling (lineal ft)	\$	0.55

Fines & Fees for Permit Violations

Right-of-Way Permit for Concrete Work - Fine for Exceeding Permit Completion Date (per day)	\$	150.00
Excavation Permit for Right -of-Way / Public Property / Easements - Fine for Exceeding Permit Completion Date (per day)	\$	400.00
Right of Way Permit with Arterial or State/Us Highway Street Closure - Fine for Exceeding Permit Completion Date (per day)	\$	1,750.00
Right -of-Way Permit with Collector Street Closure - Fine for Exceeding Permit Completion Date (per day)	\$	750.00
Right -of-Way Permit with Local Street Closure - Fine for Exceeding Permit Completion Date (per day)	\$	400.00
Right -of -Way Permit with Arterial or State/US Highway Street Lane Closure - Fine for Exceeding Permit Completion Date (per day)	\$	750.00
ROW Permit with Collector Street Lane Closure - Fine for Exceeding Permit Completion Date (per day)	\$	400.00
Local or Collector Street Time Restriction Violation of Work Hours (Half Hour or Portion Thereof)	\$	80.00
Arterial or State/US Highway Time Restriction Violation of Work Hours (Half Hour or Portion Thereof)	\$	700.00
Inspection Fee for Outside Normal Working Hours Monday thru Friday (7:30 to 16:30) or for Reinspections (One-Hour Minimum or Portion Thereof)	\$	90.00
Failure to give the required 48 hour notice for inspection or commencing of work	\$	250.00
Failure to Obtain a ROW Permit - Double Fees or \$400 whichever is more	\$	500.00

FACILITIES MANAGEMENT

Gertrude B. Scott (Library Multipurpose) Room:

Deposit	\$	185.00
Use fee, nonprofit rate	\$	56.00
Use fee, all others	\$	86.00

Erion Foundation Community Room:

Deposit	\$	185.00
Use fee, nonprofit rate	\$	56.00
Use fee, all others	\$	86.00

Foote Lagoon Amphitheater (Civic Center Plaza):

Deposit	\$	185.00
Use fee, nonprofit rate	\$	123.00
Use fee, all others	\$	259.00

Concession-vending machines, % of net sales 15%

Cancellations must be made in writing 7 days or more prior to the reservation date and will be subject to a \$10 cancellation fee with the remainder of the use fee returned, plus the deposit returned. If the cancellation is less than 7 days before the event, the City will keep 100% of the use fee, but, will return the deposit.

PUBLIC WORKS (continued)

TRANSIT FARES	2026
<u>Regional Passes</u>	
<u>Range Pass (Fort Collins/Loveland/Greeley/Windsor)</u>	
Annual	\$ 250.00
Monthly	\$ 60.00
Senior/Disabled Annual	\$ 125.00
Senior/Disabled Monthly	\$ 30.00
<u>Foothills Pass (Fort Collins/Loveland)</u>	
Annual	\$ 200.00
Monthly	\$ 40.00
Senior/Disabled Annual	\$ 35.00
<u>Fixed Route:</u>	
<u>Adult (19-59):</u>	
Single Ride	\$ 1.25
Day Pass	\$ 3.00
10 day Pass	\$ 12.50
Booklet of 10 Single Ride Passes	\$ 12.50
20 day Pass	\$ 22.50
Monthly Pass	\$ 30.00
Annual Pass	\$ 180.00
<u>Seniors and ADA:</u>	
Single Ride	\$ 0.60
Annual Pass	\$ 25.00
<u>Paratransit:</u>	
Single Ride	\$ 2.00
<u>Low Income Fixed Route Fares:</u>	
Single Ride	\$ 0.60
<u>Low Income Paratransit Fares:</u>	
Single Ride	\$ 1.00
<u>Business Investment Pass:</u>	
Purchased in groups of 50, per pass	\$ 50.00
For businesses with less than 50 employees, per employee	\$ 50.00

NOTE: All annual passes shall be valid for one year from the date of purchase. Medicare card holders are eligible for half fare on the fixed route system by showing their card at the time of boarding; this does not apply to paratransit.

SOLID WASTE

<u>Waste Hauler License Fee:</u>	
Annual Fee, per truck	\$ 100.00
<u>Single Family Residential:</u>	
Mandatory Monthly Recycling Fee – single-family, duplex, triplex units, with yards	\$ 9.00
Mandatory Monthly Recycling Fee – town-home and mobile-home units, without yards	\$ 9.00
Single Family Monthly Yard waste Fee	\$ 5.00
Townhome Monthly Yard waste Fee	\$ 3.50
32-Gallon Trash Tags, each	\$ 4.00
17-Gallon Trash Carts, per month	\$ 4.00
32-Gallon Trash Carts, per month	\$ 8.00
64-Gallon Trash Carts, per month	\$ 16.00
96-Gallon Trash Carts, per month	\$ 24.00
96-Gallon Yard Debris Carts, per month	\$ 9.75
<u>Multi-Family Residential:</u>	
96-Gallon Trash Cart(s) per unit, per month paid by landlord	\$ 24.00
Mandatory Monthly Recycling Fee – town-home and multi-family, without yards	\$ 3.00

PUBLIC WORKS (continued)

SOLID WASTE

2026

Monthly Fee, if paid by landlord:

@ 2-Yard:

One dumpster once/week	\$	95.00
Recycling Fee	\$	20.00
Each additional dumpster	\$	30.00
Recycling Fee	\$	20.00
One dumpster twice/week	\$	160.00
Recycling Fee	\$	20.00
Each additional dumpster	\$	60.00
Recycling Fee	\$	20.00
One dumpster three times/week	\$	240.00
Recycling Fee	\$	20.00
Each additional dumpster	\$	90.00
Recycling Fee	\$	20.00
One dumpster four times/week	\$	320.00
Recycling Fee	\$	20.00
Each additional dumpster	\$	120.00
Recycling Fee	\$	20.00
One dumpster five times/week	\$	400.00
Recycling Fee	\$	20.00
Each additional dumpster	\$	150.00
Recycling Fee	\$	20.00

@ 3-Yard:

One dumpster once/week	\$	110.00
Recycling Fee	\$	30.00
Each additional dumpster	\$	35.00
Recycling Fee	\$	30.00
One dumpster twice/week	\$	180.00
Recycling Fee	\$	30.00
Each additional dumpster	\$	70.00
Recycling Fee	\$	30.00
One dumpster three times/week	\$	270.00
Recycling Fee	\$	30.00
Each additional dumpster	\$	105.00
Recycling Fee	\$	30.00
One dumpster four times/week	\$	360.00
Recycling Fee	\$	30.00
Each additional dumpster	\$	140.00
Recycling Fee	\$	30.00
One dumpster five times/week	\$	450.00
Recycling Fee	\$	30.00
Each additional dumpster	\$	175.00
Recycling Fee	\$	30.00
Dumpster Overages/Excess, per cubic yard	\$	35.00

Other Services:

3-Yard Dumpster Rental, per empty	\$	110.00
10-Yard Roll-Off Box Rental, per empty	\$	350.00
15-Yard Roll-Off Box Rental, per empty	\$	400.00
20-Yard Roll-Off Box Rental, per empty	\$	500.00
30-Yard Roll-Off Box Rental, per empty	\$	600.00
Loose Refuse/Rubbish Curbside Collection Service, per cubic yard	\$	30.00
Refuse Exemption Administrative Fee, per event	\$	8.00
Mosquito Control Services, per month	\$	0.45

PUBLIC WORKS (continued)

SOLID WASTE	2026
Cart Replacement Fee - 17 gallon	\$ 50.00
Cart Replacement Fee - 35 gallon	\$ 50.00
Cart Replacement Fee - 65 gallon	\$ 60.00
Cart Replacement Fee - 95 gallon	\$ 70.00
Cart Pick-Up/Washing [1-3 carts]	\$ 15.00
STREET MAINTENANCE	
<u>Fees for Inspection of Streets:</u>	
Single Family Unit	\$ 275.00
Duplex Unit	\$ 90.00
Multi-Family Unit	\$ 50.00
All Other Buildings	\$ 275.00
Plus Charge per acre for lots over 2 acres	\$ 90.00
<u>Street Maintenance Utility Fees:</u>	
Residential, per dwelling unit	\$ 4.76
Industrial, per acre	\$ 57.57
High Traffic Retail, per acre	\$ 575.85
Retail, per acre	\$ 226.26
Miscellaneous Retail	\$ 147.11
Commercial, per acre	\$ 74.73
Institutional, per acre	\$ 74.73
<u>Street Capital Expansion Fees:</u>	
All development, per trip generated*	\$ 441.15
*Utilize Traffic Impact Study / ITE Trip Generation to Calculate Number of Trips	

STORMWATER ENTERPRISE

INSPECTION OF STORM DRAINAGE IMPROVEMENTS	2026
Single Family Unit	\$ 275.00
Duplex Unit	\$ 90.00
Multi-Family Unit	\$ 50.00
All other Buildings	\$ 275.00
Plus \$50 per acre for lots over two (2) acres, per acre	\$ 90.00
STORMWATER FEE:	
<u>Residential Lot Size (square feet):</u>	
less than 4,000 sq. ft.	\$ 11.60
4000-5999 sq. ft.	\$ 14.46
6000-7999 sq. ft.	\$ 20.88
8000-9999 sq. ft.	\$ 26.13
10,000 sq. ft and over	\$ 29.00
Institutional (per acre)	\$ 62.38
Commercial (per acre)	\$ 158.39
Industrial (per acre)	\$ 132.45

STORMWATER ENTERPRISE (continued)

2026

STORMWATER FEE

Adjustments to Monthly Fee:

A non-residential customer may request an adjustment to the regular fee by one of the following methods in order to allow for less impervious surface than the average for the class of use (Method A) or for on-site detention facilities (Method B). The two

METHOD A: A fee shall be one-half of the regular fee, plus one-half of the regular fee multiplied by the percent of the impervious area multiplied by the class factor. The Commercial class factor is 1.11, the Industrial class factor is 1.174, and the

METHOD B: A fee shall be one-half of the regular fee, plus one-half of the regular fee multiplied by the ratio of the stormwater runoff rate calculated to result after construction of the detention facilities to the stormwater runoff rate which would occur in

Administration: The City Manager or his designee shall implement the provisions of this resolution, and shall have full authority to The fees imposed herein shall be billed in arrears.

Stormwater Impact Fee

High Density	\$	6,440.00
Medium Density	\$	4,830.00
Low Density	\$	4,025.00
Estate	\$	2,415.00
Commercial	\$	6,440.00
Industrial	\$	7,245.00
Institutional	\$	4,025.00

Increase based on CCI – CDOT

INSPECTION OF STORM DRAINAGE IMPROVEMENTS

Single Family Unit	\$	275.00
Duplex Unit	\$	90.00
Multi-Family Unit	\$	50.00
All other Buildings	\$	275.00
Plus \$50 per acre for lots over two (2) acres, per acre	\$	90.00

STORMWATER FEE:

Residential Lot Size (square feet):

less than 4,000 sq. ft.	\$	11.60
4000-5999 sq. ft.	\$	14.46
6000-7999 sq. ft.	\$	20.88
8000-9999 sq. ft.	\$	26.13
10,000 sq. ft and over	\$	29.00
Institutional (per acre)	\$	62.38
Commercial (per acre)	\$	158.39
Industrial (per acre)	\$	132.45

STORMWATER ENTERPRISE (continued)

STORMWATER FEE

2026

Adjustments to Monthly Fee:

A non-residential customer may request an adjustment to the regular fee by one of the following methods in order to allow for less impervious surface than the average for the class of use (Method A) or for on-site detention facilities (Method B). The two methods are not cumulative, and only the method resulting in the lower fee shall be used.

METHOD A: A fee shall be one-half of the regular fee, plus one-half of the regular fee multiplied by the percent of the impervious area multiplied by the class factor. The Commercial class factor is 1.11, the Industrial class factor is 1.174, and the Institutional class factor is 2.49.

METHOD B: A fee shall be one-half of the regular fee, plus one-half of the regular fee multiplied by the ratio of the stormwater runoff rate calculated to result after construction of the detention facilities to the stormwater runoff rate which would occur in the absence of detention facilities.

Administration: The City Manager or his designee shall implement the provisions of this resolution, and shall have full authority to consider and decide all adjustments to fees.

The fees imposed herein shall be billed in arrears.

Stormwater Impact Fee

High Density	\$	6,440.00
Medium Density	\$	4,830.00
Low Density	\$	4,025.00
Estate	\$	2,415.00
Commercial	\$	6,440.00
Industrial	\$	7,245.00
Institutional	\$	4,025.00

Increase based on CCI – CDOT

MEETING DATE: February 17, 2026
TO: City Council
DEPARTMENT: Human Resources
DIRECTOR: Julia Holland
PRESENTER: Karen Rees, HR Manager
STRATEGIC PLAN FOCUS AREA: Innovation & Organizational Excellence



AGENDA ITEM:
RESOLUTION OF THE LOVELAND CITY COUNCIL REGARDING THE COMPENSATION OF THE CITY MANAGER

RECOMMENDED CITY COUNCIL ACTION:

A motion to approve Resolution #R-6-2026 of the Loveland City Council regarding the compensation of the City Manager

OPTIONS:

COUNCIL ACTION OPTIONS	CONSEQUENCE
Approve the Motion	The City Manager's salary will be increased by 20% and he will be provided with 40 hours of annual Executive Awarded Leave.
Deny the motion or take no action	Merit increase and additional leave will not be provided.
Adopt a Modified Action	N/A
Refer back to Staff	N/A

SUMMARY:

- Purpose:** The purpose of this item is to recognize the City Manager's performance over the last 12 months.
- Objective:** The objective is to provide the City Manager with a merit based salary increase, and additional contribution to the City's retirement plan and 40 hours of awarded leave time.
- Impact:** The impact of this agenda item is to retain senior leadership, foster a high-performing organizational culture, and attract, develop, and retain employees.
- Council Follow-up:** An ordinance amending the Municipal Code to also provide the City Manager with additional retirement contributions will be brought back at a future date.

BUDGET IMPACT:

Budgetary Impact?	Funds Impacted: General Fund
	Source(s) of Funding: General Fund
Grant Funding?	Grantor(s) (State or Fed):
	City Matching Requirement:
	On-going or One-Time:
	If On-going, when does the grant sunset?
Additional Comments:	

STRATEGIC PLAN FOCUS AREA

Focus	Innovation & Organizational Excellence
Strategy (if applicable)	Create a High-Performing Organizational Culture
Priority (if applicable)	Attract, Develop and Retain Employees
Notes	

COUNCIL OR BOARD/COMMISSION REVIEW:**Type of Meeting:** N/A**Date of Meeting:** February 17, 2026**Resulting Vote:** N/A

BACKGROUND:**History:**

On January 27, 2026, the City Council conduct the City Manager's bi-annual performance review. The City Council voted to increase the City Manager's compensation by 20% to a total annual salary of \$366,000.22 and to provide 40 hours of Executive Awarded Leave. Such leave must be used in a calendar year or will be forfeited. Further, it will not be paid out upon termination for any reason. The City Council also voted to increase the City's retirement contributions on behalf of the City Manager by 5% to a total of 10%; however, this will require a Municipal Code update and will be brought back in the future for a Council vote.

Outreach and Notification Efforts:**Conditions met/or anticipated:**

Start and End Dates (of studies, design, construction, or in service/operational):

ANALYSIS TABLE:

Yes: No:

LIST OF ATTACHMENTS:

Resolution

RESOLUTION #R-6-2026

**A RESOLUTION OF THE LOVELAND CITY COUNCIL REGARDING
THE COMPENSATION OF THE CITY MANAGER**

WHEREAS, on October 29, 2024, the City Council appointed James Thompson (“Thompson”) as the City Manager for the City of Loveland and directed execution of an Employment Agreement effective on December 30, 2024 (the “Agreement”); and

WHEREAS, on July 21, 2020, City Council approved Resolution R-66-2020 and adopted an evaluation process where the City Manager receives bi-annual performance evaluation meetings; and

WHEREAS, on January 27, 2026, City Council conducted a performance evaluation meeting with the City Manager and voted to approve an increase in Thompson’s salary, a grant of 40 hours of Executive Awarded Leave annually, and a five percent (5%) increase in City retirement contributions; and

WHEREAS, the City Council will address the increase in retirement contributions through separate action at a future Council meeting; and

WHEREAS, City Council in compliance with the terms of the Agreement, Loveland City Charter Section 8-1(d), and Resolution R-66-2020, conducted bi-annual evaluation meetings with the City Manager and completed the annual cycle with the evaluation meeting on January 27, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO:

Section 1. Thompson’s compensation shall be increased to a total base salary of \$366,000.22, retroactive to an effective date of January 28, 2026.

Section 2. Thompson will receive 40 hours of Executive Awarded Leave on an annual basis which must be used in the calendar year or will be forfeited. Any remaining Executive Awarded Leave in a calendar year shall not be paid out upon termination of employment for any reason.

Section 3. Except as amended by this Resolution, Thompson’s compensation and benefits as set forth in the Agreement shall remain unchanged and in full force and effect.

Section 4. The Agreement is hereby reaffirmed and ratified.

Section 5. Adequate cash reserves have been and shall be placed irrevocably in the City budget to be held for any severance payment made necessary pursuant to the terms of the Agreement.

Section 6. This Resolution shall take effect on the date and at the time of its adoption.

ADOPTED this 17th day of February, 2026.

Patrick McFall, Mayor

ATTEST:

Ashley Macdonald, City Clerk

APPROVED AS TO FORM:



Laurie Wilson, Deputy City Attorney

A RESOLUTION OF THE LOVELAND CITY COUNCIL REGARDING THE COMPENSATION OF THE CITY MANAGER

2026 UPDATED Municipal Judge

Municipalities	Last Updated	Length of Service in This Position	Annual Base Salary	Bonus	Retirement Contribution	Annual 457 Deferred Comp Plan Contribution	Social Security	Medicare	Car allowance or cell phone stipend	Medical (monthly)	Dental (monthly)	Vision (monthly)	Other Benefits	Annualized sum of salary, bonus, retirement, car allowance and benefits	Vacation days	Sick Leave	Holidays
Loveland	1.7.2026	1.1 Years	\$175,000	\$0	5.00%	\$0	6.20%	1.45%	\$0	\$1,449.98	\$60.32	\$0.00	Life Ins, STD, LTD, Employee Clinic	\$215,261	15.5 days	12 days	10 days
Arvada	1/2026	5 Years	\$228,186	\$0	13.02%	\$0	0.00%	1.45%	0	\$2,028.00	\$113.00	\$0.00	Life Insurance 2x or 500k max, Wellness Clinic	\$286,897	16 days	12 days	10 days
Aurora	1/9/2026	9.3 years	\$230,000	\$0	7.00%	\$8,840	6.20%	1.45%	\$6,000	\$2,106.52	\$88.38	\$0.00	Basic Life, Basic AD&D, Basic Dependent Life, Long Term Disability, Cell Phone Allowance (1320.00 Annual), Internet Allowance (324.00 Annual)	\$304,874	33 days	0 days	11 days
Boulder, City	1/2026	2 Years	\$211,090	\$0	15.81%	\$0	0.00%	1.45%	0	\$1,694.55	\$123.71	\$0.00	HSA (\$1,000 ER cont.), AD&D, Basic Life Insurance, Vol Life, Accident, Hospital, Critical Illness, STD, LTD, EAP, Eco Pass, Rec Pass, Homethrive. Legal Shield	\$269,343	50 Days	13.75 days	10 days
Brighton	2025	2 years	\$118,450	\$0	11.00%	\$0	0.00%	1.45%	0	\$0.00	\$33.54	\$14.35	Life Insurance, AD&D, LTD, EAP, Zero card	\$133,772	20	10 days up to 20 day accrual	12 days
Broomfield	2025	4 Years	\$233,854	\$0	6.00%	\$0	6.20%	1.45%	0	\$0.00	\$0.00	\$0.00	Life Insurance, AD&D, EAP	\$265,775	40 days	10 days	12 days
Fort Collins	1/5/2026	4.5 Years	\$218,141	\$0	13.00%	\$0	6.20%	1.45%	0	\$721.60	\$28.34	\$0.00	Life Insurance, LTD	\$272,186	30 days	12 days	11 days
Greeley	1/8/2026	7 years 8 mo	215,173.47	0	6%	5%			0	\$1,885.59	\$56.00	\$3.32	HSA (\$2,400 annual ER cont), Basic and Vol Life Insurance, STD, LTD, Accident, Hospital, Critical Illness, Wellness Program, Free On-site clinic and mental health, EAP, Recreation membership	\$251,423	38 days	0 days	12 days
Lakewood	1/8/26	5.5 Years	\$222,221	\$0	13.00%	\$13,333	0.00%	1.45%	\$4,800	\$280.68	\$30.67	\$0.00	Life Insurance, Survivor Life, LTD, HSA/HRA \$2,400 for ee+1 or more	\$276,201	18 days	12 days	11 days
Littleton		1 year, 3 months	\$87,822	\$0	0.00%	\$0	6.20%	1.45%	\$0	\$0.00	\$0.00	\$0.00	N/A	\$94,540	0	12 days	0
Longmont	01/08/2026	9.5 years	\$219,501	\$0	14.50%	\$0	0.00%	1.45%	\$0	\$1,378.00	\$32.67	\$2.08	LTD, AD&D, Life, Retiree Health Savings Account, Rec Pass	\$271,464	17 days	12 days	11 days
Northglenn	2025	4.5 Years	\$218,141	\$0	13.00%	\$0	6.20%	1.45%	0	\$721.60	\$28.34	\$0.00	Life Insurance, LTD	\$272,186	30 days	12 days	11 days
Thornton	2025	3 Years	\$210,429	\$2,041	7.60%	\$0	6.20%	1.45%	\$4,440	\$2,614.40	\$66.06	\$4.30	Life Insurance, Disability, \$350 Annual RHS Contribution after 5 Years of service, EAP, Rec Pass, Wellness Program, \$200 Monthly Technology Stipend	\$281,218	30 days	12 days	11 days
Westminster	1/8/2026	4.5 years	\$221,048	\$0	12.50%	\$0	0.00%	1.45%	\$6,000	\$983.16	\$0.00	\$0.00	Life Insurance, Wellness Program, EAP, STD, LTD, City provided cellhphone for business use	\$269,682	238 hours	120 hours	110 hours

2026 UPDATED City Attorney

Municipalities	Last Updated	Length of Service in This Position	Base Salary Annual	Bonus	Retirement Contribution					Car or Car Allowance Annual	Benefits			Total Cash Compensation Value	Vacation	Leave		
					Retirement Contribution	Annual 457 Deferred Comp Plan Contribution	Social Security	Medicare	Medical (monthly)		Dental (monthly)	Vision (monthly)	Other Benefits			Annualized sum of salary, bonus, retirement, car allowance and benefits	Sick Leave	Holidays
Loveland	1.7.2026	1.2 Years	\$280,000	\$0	7.00%	\$0	6.20%	1.45%	0	\$2,081.44	\$78.70	\$0.00	Life Insurance	\$346,942	25 Days	12 days	10 days	
Arvada	01/2026	8 Years	\$273,934	\$0	13.02%	\$0	0.00%	1.45%	\$6,000	\$0.00	\$113.00	\$0.00	Life Insurance 2x or 500K max, HSA \$2,000, Wellness Clinic	\$320,928	22 days	12 days	10 days	
Aurora	1/9/2026	1.2 years	\$275,000	\$0	7.00%	\$8,840	6.20%	1.45%	\$6,000	\$728.90	\$32.88	\$0.00	Basic Life, Basic AD&D, Basic Dependent Life, Long Term Disability, Cell Phone Allowance (960.00 Annual), Internet Allowance (324.00 Annual)	\$339,269	32	0 days	11 days	
Boulder City	01/2026	4 Years	\$283,006	\$0	15.81%	\$0	0.00%	1.45%	\$0	\$2,069.10	\$123.72	\$0.00	HSA (\$1,000 ER cont.), AD&D, Basic Life Insurance, Vol Life, Accident, Hospital, Critical Illness, STD, LTD, EAP, Eco Pass, Rec Pass, HomeTrive, Legal Shield	\$358,167	50 Days	13.75 days	10 days	
Brighton		4 years	\$264,643	\$0	11.00%	\$0	0.00%	1.45%	\$5,400	\$1,433.55	\$70.05	\$20.81	Life Insurance, AD&D, LTD, EAP, Zero card	\$321,284	25 Days	20 days	12 days	
Broomfield		4.4 Years	\$285,896	\$0	6.00%	\$0	6.20%	1.45%	\$6,000	\$405.00	\$49.58	\$18.63	Life Insurance, AD&D, LTD, EAP, Insurance, AD&D (Optional), EAP, Legal Services (Optional)	\$336,599	40 days	10 days	12 days	
Denver	01/2026	3.36 months	\$216,061	\$0	17.95%	\$0	6.20%	1.45%	\$0	\$624.87	\$25.24	\$5.72	Life Insurance, LTD	\$279,243	PTO = 15 days up to	PTO = 15 days up to	12 days	
Fort Collins	1/5/2026	9 Years	270,676.00	\$0	13.00%	\$0	6.20%	1.45%	0	\$721.60	\$28.34	\$0.00	Life Insurance, LTD	\$335,570	30 days	15 days	11 days	
Golden	01/07/2025	2.3 years	\$245,835	\$0	8%	\$0	6.20%	1.45%	\$720	\$1,559.10	\$37.00	\$0.00	Life/ADD, LTD, STD, EAP, Rec Pass, FSA	\$304,181	19	12 days	12 days	
Greeley	1/8/2026	1 year 7 mo	\$263,027	\$0	12%	\$0			0	\$1,320.48	\$55.00	\$3.22	Critical illness, Wellness Program, Free On-site clinic and	\$311,135	38 days	0 days	12 days	
Lafayette														\$0				
Lakewood	1/8/26	Months	\$280,800	\$0	13.00%	\$16,848	0.00%	1.45%	\$4,800	\$280.68	\$30.67	\$0.00	ee+1 or more	\$346,760	18 days	12 days	11 days	
Littleton	1.2.2026	months	\$256,467	\$0	8%	\$12,000	6.20%	1.45%	\$6,000	\$2,143.46	\$59.61	\$9.38	Clinic	\$347,502	accrual 448	12 days	11.5 days	
Longmont	01/08/2026	17 Years	\$275,303	\$0	14.50%	\$0	0.00%	1.45%	\$4,000	\$605.16	\$32.67	\$2.08	LTD, AD&D Life Insurance, Retiree Health Savings Account, Rec Pass	\$330,893	22 days	12 days	11 days	
Louisville														\$0				
Northglenn														\$0				
Thornton		3.11 Years	\$259,828	\$2,268	7.60%	\$2,598	6.20%	1.45%	\$7,008	\$1,040.34	\$41.88	\$4.30	Years of service, EAP, Rec Pass, Wellness Program, \$200	\$324,364	30 days	12 days	11 days	
Westminster	1/8/2026	11 Years	\$281,211	\$0	12.50%	\$0	0.00%	1.45%	\$6,000	\$2,872.94	\$0.00	\$0.00	Life Insurance, Wellness Program, EAP, STD, LTD	\$360,915	238 hours	120 hours	110 hours	

2026 UPDATED City Manager																	
Municipalities	Last Updated	Length of Service in This Position	Annual Base Salary	Bonus	Retirement Contribution	Annual 457 Deferred Comp Plan Contribution	Social Security	Medicare	Car and/or Cell Phone Annual Allowance	Medical (monthly)	Dental (monthly)	Vision (monthly)	Other Benefits	Annualized sum of Salary, bonus, retirement, car allowance and benefits	Vacation	Sick Leave	Holidays
Loveland	1/7/2026	1 Year	\$305,000	\$0	5.00%	\$0	6.20%	1.45%	\$7,200	\$2,081.44	\$78.70	\$0.00	Life Ins, STD, LTD	\$376,704	26 days	12.5 days	10 days
Arvada	01/2026	8 months	\$320,000	\$0	13.02%	\$0	0.00%	1.45%	\$6,000	\$1,272.00	\$78.80	\$0.00	Life Insurance 2x or 500k max, HSA 52,000, Wellness Clinic	\$388,514	16 days	12 days	10 days
Aurora	1/9/2026	2 Years 1 month	\$358,644	\$0	4.00%	\$12,000	6.20%	1.45%	\$6,960	\$1,898.96	\$88.38	\$0.00	Health Savings Acct., Basic Life, Basic AD&D, Basic Dependent Life, Long Term Disability, EAP, Paid LOA	\$443,234	36 days	0 days	11 days
Boulder, City	1/2026	4.5 Years	\$342,992	\$0	15.80%	\$0	0.00%	1.45%	\$0	\$1,694.55	\$123.72	\$0.00	HSA (\$1,000 ER cont.), AD&D, Basic Life Insurance, Vol Life, Accident, Hospital, Critical Illness, STD, LTD, EAP, Eco Pass, Rec Pass, HomeTrive, Legal Shield	\$423,977	50 days	13.75 days	10 days
Brighton	2026	4 years	\$303,575	\$0	11%	\$0	0.00%	1.45%	\$7,200	\$2,089.94	\$70.05	\$28.42	Life Insurance, AD&D, LTD, EAP, Zero card	\$374,110	28 days	10 days up to 20 days accrued	12 days
Broomfield	2025	5.8 Years	\$317,221	\$0	6.00%	\$0	6.20%	1.45%	\$8,400	\$405.00	\$49.58	\$0.00	Life Insurance, AD&D, LTD, EAP	\$374,377	40 days	10 days	12 days
Fort Collins (updates annually in January)	1/5/2026	3 Years	\$337,351	\$0	13.00%	\$0	6.20%	1.45%	\$12,000	\$721.60	\$28.34	\$0.00	Life Insurance, LTD	\$428,013	30 days	15 days	11 days
Golden	01/07/2026	3 years 3months	\$286,138	\$0	8.00%	\$0	6.20%	1.45%	\$9,420	\$1,540	\$37	0	Life insurance, Life Insurance, STD, LTD, EAP, Rec center pass	\$359,263	19 days	12 days	12 days
Lakewood	1/8/26	16 Years	\$362,825	\$0	24.00%	\$31,000	0.00%	0.00%	\$8,400	\$280.68	\$30.67	\$0.00	Life Insurance, Survivor Life, LTD, HSA/HRA - \$2,400 for ee+1 or more	\$493,039	20 days *No max accrual may convert up to 80 hrs./yr to cash	18 days *shall convert 120 hrs./yr to cash	11 days
Littleton	1.2.2026	3 years, 5 months	\$261,740	\$0	8%	\$12,250	6.20%	1.45%	\$6,000	\$2,143.46	\$59.61	\$9.38	Life Insurance, AD&D, LTD, STD, EAP, Zero card, Employee Clinic	\$347,502	31 days (max accrual 448 hours) Can cash out any hours above 200	12 days	11.5 days
Longmont	01/08/2026	14 Years	\$336,347	\$0	14.50%	\$0	0.00%	1.45%	\$6,000	\$2,625.75	\$31.13	\$2.08	LTD, Life, AD&D, Retiree Health Savings Account, Rec Pass	\$427,902	22 days	12 days	11 days
Northglenn	Boes to Council in Feb	7 Years	\$227,412	\$0	9.00%	\$0	0.00%	1.45%	\$6,600	\$696.00	\$34.00	0	Life, LTD, Paid Family Leave, Rec Pass, Section 125, EAP	\$266,537	20 days	12 days	10 days
Thornton	Aug-25	1 Years	\$339,199	\$0	7.60%	\$3,392	6.20%	1.45%	\$7,008	\$2,016.02	\$78.46	\$4.30	Life Insurance, Disability, EAP, Rec Pass, Wellness Program, \$200 Monthly Technology Stipend; \$350 Rhs Annual Contribution after 5 Years of service	\$426,512	30 days	12 days	11 days
Westminster	1/8/2026	1 year and 3 months	\$342,370.00	\$0	12.50%	\$10,000	0.00%	1.45%	\$6,000	\$2,007.58	\$0.00	\$0.00	Life Insurance; Wellness Program; EAP; STD; LTD; City provided cellphone for business use	\$430,222	238 hours	120 hours	110 hours
Commerce City	1/1/2026	4 y 7m	\$317,263.86	\$0	8% match	3% match	0%	1.45%	\$4,200.00	\$2,132.54	\$66.24	\$42.36	Life Insurance; Wellness Program; EAP; STD; LTD	284 hours	0	11 Days	
Greeley	1/8/2026	VACANT- Updated with Interim Information	\$290,000	\$0	6.00%	\$0	6.00%	1.45%	\$6,000	\$714.63	\$27.00	\$1.22	HSA (\$1,450 annual ER cont), Basic and Vol Life Insurance, STD, LTD, Accident, Hospital, Critical Illness, Wellness Program, Free On-site clinic and mental health, EAP, Recreation membership	\$322,314	38 days	0 days	12 days
Greeley			\$318,474	Received 120 hours of vacation time in lieu of bonus in 2025 (\$12,426)	12%												

MEETING DATE: February 17, 2026
TO: City Council
DEPARTMENT: Human Resources
DIRECTOR: Julia Holland
PRESENTER: Karen Rees, HR Manager
STRATEGIC PLAN FOCUS AREA: Innovation & Organizational Excellence



AGENDA ITEM:
RESOLUTION OF THE LOVELAND CITY COUNCIL REGARDING THE COMPENSATION OF THE CITY ATTORNEY

RECOMMENDED CITY COUNCIL ACTION:

A motion to approve Resolution #R-7-2026 of the Loveland City Council regarding the compensation of the City Attorney

OPTIONS:

COUNCIL ACTION OPTIONS	CONSEQUENCE
Approve the Motion	Merit increase, car allowance and additional retirement contribution will be implemented.
Deny the motion or take no action	Merit increase, car allowance and additional retirement contribution will not occur.
Adopt a Modified Action	N/A
Refer back to Staff	N/A

SUMMARY:

- Purpose:** The purpose is to recognize the City Attorney's performance by providing a merit-based salary increase, additional contribution to the City's Retirement plan, and the executive awarded leave time
- Objective:** The objective is to provide performance-based pay and benefits for the City Attorney.
- Impact:** The impact of this agenda item is to retain senior leadership, foster a high-performing organizational culture, and attract, develop, and retain employees.
- Council Follow-up:** The Council also voted to increase the City's retirement contributions on behalf of the City Attorney, which will require a change to the Municipal Code. Such ordinance amending the Municipal Code will be brought back at a future date.

BUDGET IMPACT:

Budgetary Impact?	Funds Impacted: General Fund
	Source(s) of Funding: General Fund
Grant Funding?	Grantor(s) (State or Fed): N/A
	City Matching Requirement: N/A
	On-going or One-Time: N/A
	If On-going, when does the grant sunset? N/A
Additional Comments:	N/A

STRATEGIC PLAN FOCUS AREA

Focus	Innovation & Organizational Excellence
Strategy (if applicable)	Create a High-Performing Organizational Culture
Priority (if applicable)	Attract, Develop and Retain Employees
Notes	

COUNCIL OR BOARD/COMMISSION REVIEW:**Type of Meeting:** N/A**Date of Meeting:** February 17, 2026**Resulting Vote:** NA**Discussion:** N/A

BACKGROUND:**History:**

On January 27, 2026, the City Council conduct the City Attorney's bi-annual performance review. The City Council voted to increase the City Attorney's compensation by 7% to a total annual salary of \$299,600.03, to provide a car allowance in the amount of \$276.94 per pay period, and to provide 40 hours of Executive Awarded Leave. Such leave must be used in a calendar year or will be forfeited. Further, it will not be paid out upon termination for any reason. The City Council also voted to increase the City's retirement contributions on behalf of the City Attorney by 3% to a total of 10%; however, this will require a Municipal Code update and will be brought back in the future for a Council vote.

Outreach and Notification Efforts:

Conditions met/or anticipated:

Start and End Dates (of studies, design, construction, or in service/operational):

ANALYSIS TABLE:

Yes: No:

LIST OF ATTACHMENTS:

Resolution

RESOLUTION #R-7-2026

**A RESOLUTION OF THE LOVELAND CITY COUNCIL REGARDING
THE COMPENSATION OF THE CITY ATTORNEY**

WHEREAS, on October 29, 2024, the City Council appointed Vincent Anthony Junglas (“Junglas”) as the City Attorney for the City of Loveland and directed execution of an Employment Agreement effective on November 4, 2024 (the “Agreement”); and

WHEREAS, on July 21, 2020, City Council approved Resolution R-66-2020 and adopted an evaluation process where the City Attorney receives bi-annual performance evaluation meetings; and

WHEREAS, on January 27, 2026, City Council conducted a performance evaluation meeting with the City Attorney and voted to approve an increase in Junglas’s salary, a grant of 40 hours of Executive Awarded Leave annually, an additional three percent (3%) increase in City retirement contributions, and a monthly car allowance; and

WHEREAS, the City Council will address the increase in retirement contributions through separate action at a future Council meeting; and

WHEREAS, City Council in compliance with the terms of the Agreement, Loveland City Charter Section 9-1(g), and Resolution R-66-2020, conducted bi-annual evaluation meetings with the City Attorney and completed the annual cycle with the evaluation meeting on January 27, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO:

Section 1. Junglas’s compensation shall be increased to a total base salary of \$299,600.03, retroactive to an effective date of January 28, 2026.

Section 2. Junglas will receive 40 hours of Executive Awarded Leave on an annual basis which must be used in the calendar year or will be forfeited. Any remaining Executive Awarded Leave in a calendar year shall not be paid out upon termination of employment for any reason.

Section 3. Junglas will receive a car allowance of \$276.94 per pay period.

Section 4. Except as amended by this Resolution, Junglas’s compensation and benefits as set forth in the Agreement shall remain unchanged and in full force and effect.

Section 5. The Agreement is hereby reaffirmed and ratified.

Section 6. Adequate cash reserves have been and shall be placed irrevocably in the City budget to be held for any severance payment made necessary pursuant to the terms

of the Agreement.

Section 7. This Resolution shall take effect on the date and at the time of its adoption.

ADOPTED this 17th day of February, 2026.

Patrick McFall, Mayor

ATTEST:

Ashley Macdonald, City Clerk

APPROVED AS TO FORM:



Laurie Wilson, Deputy City Attorney

A RESOLUTION OF THE LOVELAND CITY COUNCIL REGARDING THE COMPENSATION OF THE CITY ATTORNEY

2026 UPDATED Municipal Judge

Municipalities	Last Updated	Length of Service in This Position	Annual Base Salary	Bonus	Retirement Contribution	Annual 457 Deferred Comp Plan Contribution	Social Security	Medicare	Car allowance or cell phone stipend	Medical (monthly)	Dental (monthly)	Vision (monthly)	Other Benefits	Annualized sum of salary, bonus, retirement, car allowance and benefits	Vacation days	Sick Leave	Holidays
Loveland	1.7.2026	1.1 Years	\$175,000	\$0	5.00%	\$0	6.20%	1.45%	\$0	\$1,449.98	\$60.32	\$0.00	Life Ins, STD, LTD, Employee Clinic	\$215,261	15.5 days	12 days	10 days
Arvada	1/2026	5 Years	\$228,186	\$0	13.02%	\$0	0.00%	1.45%	0	\$2,028.00	\$113.00	\$0.00	Life Insurance 2x or 500k max, Wellness Clinic	\$286,897	16 days	12 days	10 days
Aurora	1/9/2026	9.3 years	\$230,000	\$0	7.00%	\$8,840	6.20%	1.45%	\$6,000	\$2,106.52	\$88.38	\$0.00	Basic Life, Basic AD&D, Basic Dependent Life, Long Term Disability, Cell Phone Allowance (1320.00 Annual), Internet Allowance (324.00 Annual)	\$304,874	33 days	0 days	11 days
Boulder, City	1/2026	2 Years	\$211,090	\$0	15.81%	\$0	0.00%	1.45%	0	\$1,694.55	\$123.71	\$0.00	HSA (\$1,000 ER cont.), AD&D, Basic Life Insurance, Vol Life, Accident, Hospital, Critical Illness, STD, LTD, EAP, Eco Pass, Rec Pass, Homethrive. Legal Shield	\$269,343	50 Days	13.75 days	10 days
Brighton	2025	2 years	\$118,450	\$0	11.00%	\$0	0.00%	1.45%	0	\$0.00	\$33.54	\$14.35	Life Insurance, AD&D, LTD, EAP, Zero card	\$133,772	20	10 days up to 20 day accrual	12 days
Broomfield	2025	4 Years	\$233,854	\$0	6.00%	\$0	6.20%	1.45%	0	\$0.00	\$0.00	\$0.00	Life Insurance, AD&D, EAP	\$265,775	40 days	10 days	12 days
Fort Collins	1/5/2026	4.5 Years	\$218,141	\$0	13.00%	\$0	6.20%	1.45%	0	\$721.60	\$28.34	\$0.00	Life Insurance, LTD	\$272,186	30 days	12 days	11 days
Greeley	1/8/2026	7 years 8 mo	215,173.47	0	6%	5%			0	\$1,885.59	\$56.00	\$3.32	HSA (\$2,400 annual ER cont), Basic and Vol Life Insurance, STD, LTD, Accident, Hospital, Critical Illness, Wellness Program, Free On-site clinic and mental health, EAP, Recreation membership	\$251,423	38 days	0 days	12 days
Lakewood	1/8/26	5.5 Years	\$222,221	\$0	13.00%	\$13,333	0.00%	1.45%	\$4,800	\$280.68	\$30.67	\$0.00	Life Insurance, Survivor Life, LTD, HSA/HRA \$2,400 for ee+1 or more	\$276,201	18 days	12 days	11 days
Littleton		1 year, 3 months	\$87,822	\$0	0.00%	\$0	6.20%	1.45%	\$0	\$0.00	\$0.00	\$0.00	N/A	\$94,540	0	12 days	0
Longmont	01/08/2026	9.5 years	\$219,501	\$0	14.50%	\$0	0.00%	1.45%	\$0	\$1,378.00	\$32.67	\$2.08	LTD, AD&D, Life, Retiree Health Savings Account, Rec Pass	\$271,464	17 days	12 days	11 days
Northglenn	2025	4.5 Years	\$218,141	\$0	13.00%	\$0	6.20%	1.45%	0	\$721.60	\$28.34	\$0.00	Life Insurance, LTD	\$272,186	30 days	12 days	11 days
Thornton	2025	3 Years	\$210,429	\$2,041	7.60%	\$0	6.20%	1.45%	\$4,440	\$2,614.40	\$66.06	\$4.30	Life Insurance, Disability, \$350 Annual RHS Contribution after 5 Years of service, EAP, Rec Pass, Wellness Program, \$200 Monthly Technology Stipend	\$281,218	30 days	12 days	11 days
Westminster	1/8/2026	4.5 years	\$221,048	\$0	12.50%	\$0	0.00%	1.45%	\$6,000	\$983.16	\$0.00	\$0.00	Life Insurance, Wellness Program, EAP, STD, LTD, City provided cellhphone for business use	\$269,682	238 hours	120 hours	110 hours

2026 UPDATED City Attorney

Municipalities	Last Updated	Length of Service in This Position	Base Salary Annual	Bonus	Retirement Contribution					Car or Car Allowance Annual	Benefits			Total Cash Compensation Value	Vacation	Sick Leave	Leave
					Retirement Contribution	Annual 457 Deferred Comp Plan Contribution	Social Security	Medicare	Medical (monthly)		Dental (monthly)	Vision (monthly)	Other Benefits				
Loveland	1.7.2026	1.2 Years	\$280,000	\$0	7.00%	\$0	6.20%	1.45%	0	\$2,081.44	\$78.70	\$0.00	Life Insurance	\$346,942	25 Days	12 days	10 days
Arvada	01/2026	8 Years	\$273,934	\$0	13.02%	\$0	0.00%	1.45%	\$6,000	\$0.00	\$113.00	\$0.00	Life Insurance 2x or 500K max, HSA \$2,000, Wellness Clinic	\$320,928	22 days	12 days	10 days
Aurora	1/9/2026	1.2 years	\$275,000	\$0	7.00%	\$8,840	6.20%	1.45%	\$6,000	\$728.90	\$32.88	\$0.00	Basic Life, Basic AD&D, Basic Dependent Life, Long Term Disability, Cell Phone Allowance (960.00 Annual), Internet Allowance (324.00 Annual)	\$339,269	32	0 days	11 days
Boulder City	01/2026	4 Years	\$283,006	\$0	15.81%	\$0	0.00%	1.45%	\$0	\$2,069.10	\$123.72	\$0.00	HSA (\$1,000 ER cont.), AD&D, Basic Life Insurance, Vol Life, Accident, Hospital, Critical Illness, STD, LTD, EAP, Eco Pass, Rec Pass, HomeTrive, Legal Shield	\$358,167	50 Days	13.75 days	10 days
Brighton		4 years	\$264,643	\$0	11.00%	\$0	0.00%	1.45%	\$5,400	\$1,433.55	\$70.05	\$20.81	Life Insurance, AD&D, LTD, EAP, Zero card	\$321,284	25 Days	20 days	12 days
Broomfield		4.4 Years	\$285,896	\$0	6.00%	\$0	6.20%	1.45%	\$6,000	\$405.00	\$49.58	\$18.63	Life Insurance, AD&D, LTD, EAP, Insurance, AD&D (Optional), EAP, Legal Services (Optional)	\$336,599	40 days	10 days	12 days
Denver	01/2026	3.36 months	\$216,061	\$0	17.95%	\$0	6.20%	1.45%	\$0	\$624.87	\$25.24	\$5.72	Life Insurance, LTD	\$279,243	PTO = 15 days up to	PTO = 15 days up to	12 days
Fort Collins	1/5/2026	9 Years	270,676.00	\$0	13.00%	\$0	6.20%	1.45%	0	\$721.60	\$28.34	\$0.00	Life Insurance, LTD	\$335,570	30 days	15 days	11 days
Golden	01/07/2025	2.3 years	\$245,835	\$0	8%	\$0	6.20%	1.45%	\$720	\$1,559.10	\$37.00	\$0.00	Life/ADD, LTD, STD, EAP, Rec Pass, FSA	\$304,181	19	12 days	12 days
Greeley	1/8/2026	1 year 7 mo	\$263,027	\$0	12%	\$0			0	\$1,320.48	\$55.00	\$3.22	Critical illness, Wellness Program, Free On-site clinic and	\$311,135	38 days	0 days	12 days
Lafayette														\$0			
Lakewood	1/8/26	Months	\$280,800	\$0	13.00%	\$16,848	0.00%	1.45%	\$4,800	\$280.68	\$30.67	\$0.00	ee+1 or more	\$346,760	18 days	12 days	11 days
Littleton	1.2.2026	months	\$256,467	\$0	8%	\$12,000	6.20%	1.45%	\$6,000	\$2,143.46	\$59.61	\$9.38	Clinic	\$347,502	accrual 448	12 days	11.5 days
Longmont	01/08/2026	17 Years	\$275,303	\$0	14.50%	\$0	0.00%	1.45%	\$4,000	\$605.16	\$32.67	\$2.08	LTD, AD&D Life Insurance, Retiree Health Savings Account, Rec Pass	\$330,893	22 days	12 days	11 days
Louisville														\$0			
Northglenn														\$0			
Thornton		3.11 Years	\$259,828	\$2,268	7.60%	\$2,598	6.20%	1.45%	\$7,008	\$1,040.34	\$41.88	\$4.30	Years of service, EAP, Rec Pass, Wellness Program, \$200	\$324,364	30 days	12 days	11 days
Westminster	1/8/2026	11 Years	\$281,211	\$0	12.50%	\$0	0.00%	1.45%	\$6,000	\$2,872.94	\$0.00	\$0.00	Life Insurance, Wellness Program, EAP, STD, LTD	\$360,915	238 hours	120 hours	110 hours

2026 UPDATED City Manager																	
Municipalities	Last Updated	Length of Service in This Position	Annual Base Salary	Bonus	Retirement Contribution	Annual 457 Deferred Comp Plan Contribution	Social Security	Medicare	Car and/or Cell Phone Annual Allowance	Medical (monthly)	Dental (monthly)	Vision (monthly)	Other Benefits	Annualized sum of Salary, bonus, retirement, car allowance and benefits	Vacation	Sick Leave	Holidays
Loveland	1/7/2026	1 Year	\$305,000	\$0	5.00%	\$0	6.20%	1.45%	\$7,200	\$2,081.44	\$78.70	\$0.00	Life Ins, STD, LTD	\$376,704	26 days	12.5 days	10 days
Arvada	01/2026	8 months	\$320,000	\$0	13.02%	\$0	0.00%	1.45%	\$6,000	\$1,272.00	\$78.80	\$0.00	Life Insurance 2x or 500k max, HSA 52,000, Wellness Clinic	\$388,514	16 days	12 days	10 days
Aurora	1/9/2026	2 Years 1 month	\$358,644	\$0	4.00%	\$12,000	6.20%	1.45%	\$6,960	\$1,898.96	\$88.38	\$0.00	Health Savings Acct., Basic Life, Basic AD&D, Basic Dependent Life, Long Term Disability, EAP, Paid LOA	\$443,234	36 days	0 days	11 days
Boulder, City	1/2026	4.5 Years	\$342,992	\$0	15.80%	\$0	0.00%	1.45%	\$0	\$1,694.55	\$123.72	\$0.00	HSA (\$1,000 ER cont.), AD&D, Basic Life Insurance, Vol Life, Accident, Hospital, Critical Illness, STD, LTD, EAP, Eco Pass, Rec Pass, HomeTrive, Legal Shield	\$423,977	50 days	13.75 days	10 days
Brighton	2026	4 years	\$303,575	\$0	11%	\$0	0.00%	1.45%	\$7,200	\$2,089.94	\$70.05	\$28.42	Life Insurance, AD&D, LTD, EAP, Zero card	\$374,110	28 days	10 days up to 20 days accrued	12 days
Broomfield	2025	5.8 Years	\$317,221	\$0	6.00%	\$0	6.20%	1.45%	\$8,400	\$405.00	\$49.58	\$0.00	Life Insurance, AD&D, LTD, EAP	\$374,377	40 days	10 days	12 days
Fort Collins (updates annually in January)	1/5/2026	3 Years	\$337,351	\$0	13.00%	\$0	6.20%	1.45%	\$12,000	\$721.60	\$28.34	\$0.00	Life Insurance, LTD	\$428,013	30 days	15 days	11 days
Golden	01/07/2026	3 years 3months	\$286,138	\$0	8.00%	\$0	6.20%	1.45%	\$9,420	\$1,540	\$37	0	Life insurance, Life Insurance, STD, LTD, EAP, Rec center pass	\$359,263	19 days	12 days	12 days
Lakewood	1/8/26	16 Years	\$362,825	\$0	24.00%	\$31,000	0.00%	0.00%	\$8,400	\$280.68	\$30.67	\$0.00	Life Insurance, Survivor Life, LTD, HSA/HRA - \$2,400 for ee+1 or more	\$493,039	20 days *No max accrual may convert up to 80 hrs./yr to cash	18 days *shall convert 120 hrs./yr to cash	11 days
Littleton	1.2.2026	3 years, 5 months	\$261,740	\$0	8%	\$12,250	6.20%	1.45%	\$6,000	\$2,143.46	\$59.61	\$9.38	Life Insurance, AD&D, LTD, STD, EAP, Zero card, Employee Clinic	\$347,502	31 days (max accrual 448 hours) Can cash out any hours above 200	12 days	11.5 days
Longmont	01/08/2026	14 Years	\$336,347	\$0	14.50%	\$0	0.00%	1.45%	\$6,000	\$2,625.75	\$31.13	\$2.08	LTD, Life, AD&D, Retiree Health Savings Account, Rec Pass	\$427,902	22 days	12 days	11 days
Northglenn	Boes to Council in Feb	7 Years	\$227,412	\$0	9.00%	\$0	0.00%	1.45%	\$6,600	\$696.00	\$34.00	0	Life, LTD, Paid Family Leave, Rec Pass, Section 125, EAP	\$266,537	20 days	12 days	10 days
Thornton	Aug-25	1 Years	\$339,199	\$0	7.60%	\$3,392	6.20%	1.45%	\$7,008	\$2,016.02	\$78.46	\$4.30	Life Insurance, Disability, EAP, Rec Pass, Wellness Program, \$200 Monthly Technology Stipend; \$350 Rhs Annual Contribution after 5 Years of service	\$426,512	30 days	12 days	11 days
Westminster	1/8/2026	1 year and 3 months	\$342,370.00	\$0	12.50%	\$10,000	0.00%	1.45%	\$6,000	\$2,007.58	\$0.00	\$0.00	Life Insurance; Wellness Program; EAP; STD; LTD; City provided cellphone for business use	\$430,222	238 hours	120 hours	110 hours
Commerce City	1/1/2026	4 y 7m	\$317,263.86	\$0	8% match	3% match	0%	1.45%	\$4,200.00	\$2,132.54	\$66.24	\$42.36	Life Insurance; Wellness Program; EAP; STD; LTD	284 hours	0	11 Days	
Greeley	1/8/2026	VACANT- Updated with Interim Information	\$290,000	\$0	6.00%	\$0	6.00%	1.45%	\$6,000	\$714.63	\$27.00	\$1.22	HSA (\$1,450 annual ER cont), Basic and Vol Life Insurance, STD, LTD, Accident, Hospital, Critical Illness, Wellness Program, Free On-site clinic and mental health, EAP, Recreation membership	\$322,314	38 days	0 days	12 days
Greeley			\$318,474	Received 120 hours of vacation time in lieu of bonus in 2025 (\$12,426)	12%												

MEETING DATE: February 17, 2026
TO: City Council
DEPARTMENT: Human Resources
DIRECTOR: Julia Holland
PRESENTER: Karen Rees, HR Manager
STRATEGIC PLAN FOCUS AREA: Innovation & Organizational Excellence



AGENDA ITEM:
RESOLUTION OF THE LOVELAND CITY COUNCIL REGARDING THE COMPENSATION OF THE MUNICIPAL JUDGE

RECOMMENDED CITY COUNCIL ACTION:

A motion to approve Resolution #R-8-2026 of the Loveland City Council regarding the compensation of the Municipal Judge

OPTIONS:

COUNCIL ACTION OPTIONS	CONSEQUENCE
Approve the Motion	The Municipal Court Judge Jennifer Edgley will receive a merit increase of 15% and 40 hours of Executive Awarded Leave on an annual basis.
Deny the motion or take no action	The Judge's merit increase and awarded leave will not occur.
Adopt a Modified Action	Specify in motion.
Refer back to Staff	Specify in motion.

SUMMARY:

Purpose: The purpose is to recognize the Presiding Municipal Judge's performance over the last 12 months.

Objective: The objective is to provide competitive performance-based pay and benefits.

Impact: The impact of this agenda item is to retain senior leadership, foster a high-performing organizational culture, and attract, develop, and retain employees.

Council Follow-up: None.

BUDGET IMPACT:

Budgetary Impact?	Funds Impacted: General Fund
	Source(s) of Funding: General Fund
Grant Funding?	Grantor(s) (State or Fed): N/A
	City Matching Requirement: N/A
	On-going or One-Time: N/A
	If On-going, when does the grant sunset? N/A
Additional Comments:	N/A

STRATEGIC PLAN FOCUS AREA

Focus	Innovation & Organizational Excellence
Strategy (if applicable)	Create a High-Performing Organizational Culture
Priority (if applicable)	Attract, Develop and Retain Employees
Notes	

COUNCIL OR BOARD/COMMISSION REVIEW:

Type of Meeting: N/A

Date of Meeting: February 17, 2026

Resulting Vote: NA

Discussion: N/A

BACKGROUND:

History:

On January 27, 2026, the Council conducted the Presiding Municipal Court Judge's bi-annual performance review and voted to approve a 15% pay increase to a new annual salary of \$201,250.21 plus 40 hours of Executive Awarded Leave on an annual basis. Such leave must be used in the calendar year or will be forfeited. It will not be paid out upon termination for any reason.

Outreach and Notification Efforts: N/A

Conditions met/or anticipated: N/A

Start and End Dates (of studies, design, construction, or in service/operational): N/A

ANALYSIS TABLE:

Yes: No:

LIST OF ATTACHMENTS:

Resolution

RESOLUTION #R-8-2026

**A RESOLUTION OF THE LOVELAND CITY COUNCIL REGARDING
THE COMPENSATION OF THE MUNICIPAL JUDGE**

WHEREAS, on October 29, 2024, the City Council appointed Jennifer Edgley (“Edgley”) as the Municipal Judge for the City of Loveland and directed execution of an Employment Agreement effective on November 25, 2024 (the “Agreement”); and

WHEREAS, on July 21, 2020, City Council approved Resolution R-66-2020 and adopted an evaluation process where the Municipal Judge receives bi-annual performance evaluation meetings; and

WHEREAS, on January 27, 2026, City Council conducted a performance evaluation meeting with the Municipal Judge and voted to approve an increase in Edgley’s salary, and grant Edgley 40 hours of Executive Awarded Leave annually; and

WHEREAS, City Council in compliance with the terms of the Agreement and Resolution R-66-2020, conducted bi-annual evaluation meetings with the Municipal Judge and completed the annual cycle with the evaluation meeting on January 27, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO:

Section 1. Edgley’s compensation shall be increased to a total base salary of \$201,250.21, retroactive to an effective date of January 28, 2026.

Section 2. Edgley will receive 40 hours of Executive Awarded Leave on an annual basis which must be used in the calendar year or will be forfeited. Any remaining Executive Awarded Leave in a calendar year shall not be paid out upon termination of employment for any reason.

Section 3. Except as amended by this Resolution, Edgley’s compensation and benefits as set forth in the Agreement shall remain unchanged and in full force and effect.

Section 4. The Agreement is hereby reaffirmed and ratified.

Section 5. Adequate cash reserves have been and shall be placed irrevocably in the City budget to be held for any severance payment made necessary pursuant to the terms of the Agreement.

Section 6. This Resolution shall take effect on the date and at the time of its adoption.

ADOPTED this 17th day of February, 2026.

Patrick McFall, Mayor

ATTEST:

Ashley Macdonald, City Clerk

APPROVED AS TO FORM:



Laurie Wilson, Deputy City Attorney

A RESOLUTION OF THE LOVELAND CITY COUNCIL REGARDING THE COMPENSATION OF THE MUNICIPAL JUDGE

2026 UPDATED Municipal Judge

Municipalities	Last Updated	Length of Service in This Position	Annual Base Salary	Bonus	Retirement Contribution	Annual 457 Deferred Comp Plan Contribution	Social Security	Medicare	Car allowance or cell phone stipend	Medical (monthly)	Dental (monthly)	Vision (monthly)	Other Benefits	Annualized sum of salary, bonus, retirement, car allowance and benefits	Vacation days	Sick Leave	Holidays
Loveland	1.7.2026	1.1 Years	\$175,000	\$0	5.00%	\$0	6.20%	1.45%	\$0	\$1,449.98	\$60.32	\$0.00	Life Ins, STD, LTD, Employee Clinic	\$215,261	15.5 days	12 days	10 days
Arvada	1/2026	5 Years	\$228,186	\$0	13.02%	\$0	0.00%	1.45%	0	\$2,028.00	\$113.00	\$0.00	Life Insurance 2x or 500K max, Wellness Clinic	\$286,897	16 days	12 days	10 days
Aurora	1/9/2026	9.3 years	\$230,000	\$0	7.00%	\$8,840	6.20%	1.45%	\$6,000	\$2,106.52	\$88.38	\$0.00	Basic Life, Basic AD&D, Basic Dependent Life, Long Term Disability, Cell Phone Allowance (1320.00 Annual), Internet Allowance (324.00 Annual)	\$304,874	33 days	0 days	11 days
Boulder, City	1/2026	2 Years	\$211,090	\$0	15.81%	\$0	0.00%	1.45%	0	\$1,694.55	\$123.71	\$0.00	HSA (\$1,000 ER cont.), AD&D, Basic Life Insurance, Vol Life, Accident, Hospital, Critical Illness, STD, LTD, EAP, Eco Pass, Rec Pass, Homethrive. Legal Shield	\$269,343	50 Days	13.75 days	10 days
Brighton	2025	2 years	\$118,450	\$0	11.00%	\$0	0.00%	1.45%	0	\$0.00	\$33.54	\$14.35	Life Insurance, AD&D, LTD, EAP, Zero card	\$133,772	20	10 days up to 20 day accrual	12 days
Broomfield	2025	4 Years	\$233,854	\$0	6.00%	\$0	6.20%	1.45%	0	\$0.00	\$0.00	\$0.00	Life Insurance, AD&D, EAP	\$265,775	40 days	10 days	12 days
Fort Collins	1/5/2026	4.5 Years	\$218,141	\$0	13.00%	\$0	6.20%	1.45%	0	\$721.60	\$28.34	\$0.00	Life Insurance, LTD	\$272,186	30 days	12 days	11 days
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Lakewood	1/8/26	5.5 Years	\$222,221	\$0	13.00%	\$13,333	0.00%	1.45%	\$4,800	\$280.68	\$30.67	\$0.00	Life Insurance, Survivor Life, LTD, HSA/HRA \$2,400 for ee+1 or more	\$276,201	18 days	12 days	11 days
Littleton		1 year, 3 months	\$87,822	\$0	0.00%	\$0	6.20%	1.45%	\$0	\$0.00	\$0.00	\$0.00	N/A	\$94,540	0	12 days	0
Longmont	01/08/2026	9.5 years	\$219,501	\$0	14.50%	\$0	0.00%	1.45%	\$0	\$1,378.00	\$32.67	\$2.08	LTD, AD&D, Life, Retiree Health Savings Account, Rec Pass	\$271,464	17 days	12 days	11 days
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2026 UPDATED City Attorney

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Brighton		4 years	\$264,643	\$0	11.00%	\$0	0.00%	1.45%	\$5,400	\$1,433.55	\$70.05	\$20.81	Life Insurance, AD&D, LTD, EAP, Zero card	\$321,284	25 Days	20 days	12 days
Broomfield		4.4 Years	\$285,896	\$0	6.00%	\$0	6.20%	1.45%	\$6,000	\$405.00	\$49.58	\$18.63	Life Insurance, AD&D, LTD, EAP, Insurance, AD&D (Optional), EAP, Legal Services (Optional)	\$336,599	40 days	10 days	12 days
Denver	01/2026	3.36 months	\$216,061	\$0	17.95%	\$0	6.20%	1.45%	\$0	\$624.87	\$25.24	\$5.72	Life Insurance, LTD	\$279,243	PTO = 15 days up to	PTO = 15 days up to	12 days
Fort Collins	1/5/2026	9 Years	270,676.00	\$0	13.00%	\$0	6.20%	1.45%	0	\$721.60	\$28.34	\$0.00	Life Insurance, LTD	\$335,570	30 days	15 days	11 days
Golden	01/07/2025	2.3 years	\$245,835	\$0	8%	\$0	6.20%	1.45%	\$720	\$1,559.10	\$37.00	\$0.00	Life/ADD, LTD, STD, EAP, Rec Pass, FSA	\$304,181	19	12 days	12 days
Greeley	1/8/2026	1 year 7 mo	\$263,027	\$0	12%	\$0			0	\$1,320.48	\$55.00	\$3.22	Critical illness, Wellness Program, Free On-site clinic and	\$311,135	38 days	0 days	12 days
Lafayette														\$0			
Lakewood	1/8/26	Months	\$280,800	\$0	13.00%	\$16,848	0.00%	1.45%	\$4,800	\$280.68	\$30.67	\$0.00	ee+1 or more	\$346,760	18 days	12 days	11 days
Littleton	1.2.2026	months	\$256,467	\$0	8%	\$12,000	6.20%	1.45%	\$6,000	\$2,143.46	\$59.61	\$9.38	Clinic	\$347,502	accrual 448	12 days	11.5 days
Longmont	01/08/2026	17 Years	\$275,303	\$0	14.50%	\$0	0.00%	1.45%	\$4,000	\$605.16	\$32.67	\$2.08	LTD, AD&D Life Insurance, Retiree Health Savings Account, Rec Pass	\$330,893	22 days	12 days	11 days
Louisville														\$0			
Northglenn														\$0			
Thornton		3.11 Years	\$259,828	\$2,268	7.60%	\$2,598	6.20%	1.45%	\$7,008	\$1,040.34	\$41.88	\$4.30	Years of service, EAP, Rec Pass, Wellness Program, \$200	\$324,364	30 days	12 days	11 days
Westminster	1/8/2026	11 Years	\$281,211	\$0	12.50%	\$0	0.00%	1.45%	\$6,000	\$2,872.94	\$0.00	\$0.00	Life Insurance, Wellness Program, EAP, STD, LTD	\$360,915	238 hours	120 hours	110 hours

2026 UPDATED City Manager																	
Municipalities	Last Updated	Length of Service in This Position	Annual Base Salary	Bonus	Retirement Contribution	Annual 457 Deferred Comp Plan Contribution	Social Security	Medicare	Car and/or Cell Phone Annual Allowance	Medical (monthly)	Dental (monthly)	Vision (monthly)	Other Benefits	Annualized sum of Salary, bonus, retirement, car allowance and benefits	Vacation	Sick Leave	Holidays
Loveland	1/7/2026	1 Year	\$305,000	\$0	5.00%	\$0	6.20%	1.45%	\$7,200	\$2,081.44	\$78.70	\$0.00	Life Ins, STD, LTD	\$376,704	26 days	12.5 days	10 days
Arvada	01/2026	8 months	\$320,000	\$0	13.02%	\$0	0.00%	1.45%	\$6,000	\$1,272.00	\$78.80	\$0.00	Life Insurance 2x or 500k max, HSA 52,000, Wellness Clinic	\$388,514	16 days	12 days	10 days
Aurora	1/9/2026	2 Years 1 month	\$358,644	\$0	4.00%	\$12,000	6.20%	1.45%	\$6,960	\$1,898.96	\$88.38	\$0.00	Health Savings Acct., Basic Life, Basic AD&D, Basic Dependent Life, Long Term Disability, EAP, Paid LOA	\$443,234	36 days	0 days	11 days
Boulder, City	1/2026	4.5 Years	\$342,992	\$0	15.80%	\$0	0.00%	1.45%	\$0	\$1,694.55	\$123.72	\$0.00	HSA (\$1,000 ER cont.), AD&D, Basic Life Insurance, Vol Life, Accident, Hospital, Critical Illness, STD, LTD, EAP, Eco Pass, Rec Pass, HomeTrive, Legal Shield	\$423,977	50 days	13.75 days	10 days
Brighton	2026	4 years	\$303,575	\$0	11%	\$0	0.00%	1.45%	\$7,200	\$2,089.94	\$70.05	\$28.42	Life Insurance, AD&D, LTD, EAP, Zero card	\$374,110	28 days	10 days up to 20 days accrued	12 days
Broomfield	2025	5.8 Years	\$317,221	\$0	6.00%	\$0	6.20%	1.45%	\$8,400	\$405.00	\$49.58	\$0.00	Life Insurance, AD&D, LTD, EAP	\$374,377	40 days	10 days	12 days
Fort Collins (updates annually in January)	1/5/2026	3 Years	\$337,351	\$0	13.00%	\$0	6.20%	1.45%	\$12,000	\$721.60	\$28.34	\$0.00	Life Insurance, LTD	\$428,013	30 days	15 days	11 days
Golden	01/07/2026	3 years 3months	\$286,138	\$0	8.00%	\$0	6.20%	1.45%	\$9,420	\$1,540	\$37	0	Life insurance, Life Insurance, STD, LTD, EAP, Rec center pass	\$359,263	19 days	12 days	12 days
Lakewood	1/8/26	16 Years	\$362,825	\$0	24.00%	\$31,000	0.00%	0.00%	\$8,400	\$280.68	\$30.67	\$0.00	Life Insurance, Survivor Life, LTD, HSA/HRA - \$2,400 for ee+1 or more	\$493,039	20 days *No max accrual may convert up to 80 hrs./yr to cash	18 days *shall convert 120 hrs./yr to cash	11 days
Littleton	1.2.2026	3 years, 5 months	\$261,740	\$0	8%	\$12,250	6.20%	1.45%	\$6,000	\$2,143.46	\$59.61	\$9.38	Life Insurance, AD&D, LTD, STD, EAP, Zero card, Employee Clinic	\$347,502	31 days (max accrual 448 hours) Can cash out any hours above 200	12 days	11.5 days
Longmont	01/08/2026	14 Years	\$336,347	\$0	14.50%	\$0	0.00%	1.45%	\$6,000	\$2,625.75	\$31.13	\$2.08	LTD, Life, AD&D, Retiree Health Savings Account, Rec Pass	\$427,902	22 days	12 days	11 days
Northglenn	Boes to Council in Feb	7 Years	\$227,412	\$0	9.00%	\$0	0.00%	1.45%	\$6,600	\$696.00	\$34.00	0	Life, LTD, Paid Family Leave, Rec Pass, Section 125, EAP	\$266,537	20 days	12 days	10 days
Thornton	Aug-25	1 Years	\$339,199	\$0	7.60%	\$3,392	6.20%	1.45%	\$7,008	\$2,016.02	\$78.46	\$4.30	Life Insurance, Disability, EAP, Rec Pass, Wellness Program, \$200 Monthly Technology Stipend; \$350 Rhs Annual Contribution after 5 Years of service	\$426,512	30 days	12 days	11 days
Westminster	1/8/2026	1 year and 3 months	\$342,370.00	\$0	12.50%	\$10,000	0.00%	1.45%	\$6,000	\$2,007.58	\$0.00	\$0.00	Life Insurance; Wellness Program; EAP; STD; LTD; City provided cellphone for business use	\$430,222	238 hours	120 hours	110 hours
Commerce City	1/1/2026	4 y 7m	\$317,263.86	\$0	8% match	3% match	0%	1.45%	\$4,200.00	\$2,132.54	\$66.24	\$42.36	Life Insurance; Wellness Program; EAP; STD; LTD	284 hours	0	11 Days	
Greeley	1/8/2026	VACANT- Updated with Interim Information	\$290,000	\$0	6.00%	\$0	6.00%	1.45%	\$6,000	\$714.63	\$27.00	\$1.22	HSA (\$1,450 annual ER cont.), Basic and Vol Life Insurance, STD, LTD, Accident, Hospital, Critical Illness, Wellness Program, Free On-site clinic and mental health, EAP, Recreation membership	\$322,314	38 days	0 days	12 days
Greeley			\$318,474	Received 120 hours of vacation time in lieu of bonus in 2025 (\$12,426)	12%												

MEETING DATE: February 17, 2026
TO: City Council
DEPARTMENT: Loveland Utilities
DIRECTOR: Sharon Israel
PRESENTER: Briana Reed-Harmel, Broadband
STRATEGIC PLAN
FOCUS AREA: Division Manager

 Economic Vitality
 Infrastructure & Transportation



AGENDA ITEM:
RESOLUTION APPROVING GRANT AGREEMENTS WITH THE STATE OF COLORADO FOR THE LOVELAND PULSE – NORTH COUNTY ROAD 27 FTTP PROJECT AND AUTHORIZING THE CITY MANAGER TO SIGN THE GRANT AGREEMENT

RECOMMENDED CITY COUNCIL ACTION:

A motion to adopt Resolution #R-9-2026 approving grant agreements with the State of Colorado for the Loveland Pulse - North County Road 27 FTTP Project and authorizing the City Manager to sign the grant agreement

OPTIONS:

COUNCIL ACTION OPTIONS	CONSEQUENCE
Approve the Motion	Adoption will ensure continuity of services and network expansion.
Deny the motion or take no action	Projects will be delayed and operations and revenues will be constrained on existing contracts.
Adopt a Modified Action	Specify in the motion, which could create delay and require further legal review.
Refer back to Staff	Specify in the motion, which could create delay in meeting the grant deadlines and require further legal review.

SUMMARY:

Purpose: The purpose of this proposed Resolution is to approve a grant agreement, totaling \$172,425, with the State of Colorado to expand broadband services to unserved areas in unincorporated Larimer County. This expansion is fully funded through the City's second Capital Projects Fund (CPF) grant. The local match is 25% or \$34,485 which funding is being provided by Larimer County. There is no impact on the General Fund (GF) unassigned fund balance. The Loveland Communications Advisory Board (LCAB) voted to recommend approval of this item to City Council on February 11, 2026.

Objective: The objective is to meet the commitments in the agreements with Larimer County to complete expansion activities for fiber infrastructure. The No. County Road 27 project is fully funded by partner entities.

Impact: The impact of this item being approved will result in expanding access to reliable and affordable broadband services in unincorporated Larimer County, adjacent to Loveland, and benefits public safety and communications. There will be no impact on the budget because the program is fully funded through grants and matching funds from Larimer County.

Council Follow-up: N/A

BUDGET IMPACT:

Budgetary Impact?	Funds Impacted: Fund 336 - Broadband Restricted Fund
	Source(s) of Funding: State grant for Capital Projects fund and Larimer County through existing IGA in the amount of \$172,425.
Grant Funding?	Grantor(s) (State or Fed): State of Colorado
	City Matching Requirement: Local match is 25% or \$34,485 funding which is being provided by Larimer County .
	On-going or One-Time: One-time
	If On-going, when does the grant sunset? N/A
Additional Comments:	There is no impact on the General Fund (GF) unassigned fund balance.

STRATEGIC PLAN FOCUS AREA

Focus	Economic Vitality Infrastructure & Transportation
Strategy (if applicable)	Maximize Existing Assets & Opportunities Ensure Capacity & Readiness for Future Growth
Priority (if applicable)	Community Broadband Utility Plans to Meet Growth Needs
Notes	None

COUNCIL OR BOARD/COMMISSION REVIEW:

Type of Meeting: Loveland Communication Advisory Board (LCAB)

Date of Meeting: February 11, 2026

Resulting Vote: LCAB did not have a quorum at the meeting to take an official vote. This item has also been presented at previous LCAB meetings, including on January 14, 2025,

Discussion: Discussion by the board was positive and supportive of the grant. They discussed the benefits of partnering with the County to expand broadband services to the larger Loveland region and discussed the benefits for public safety in the unincorporated county areas. Staff incorporated comments and discussion items from the January 14, 2025, LCAB presentation into this item.

BACKGROUND:

History:

Pulse Fiber was launched in 2018 with approval from the Loveland City Council to create a not-for-profit, community-led broadband fiber network to serve the city and surrounding areas. Over the years, Pulse has received accolades for reliable, high-quality service, including Best ISP and Best Gaming ISP by PC Magazine. As we continue to expand services, the City team has sought funding to support capital investments.

The State of Colorado has awarded the City of Loveland a second Colorado Capital Projects Fund (CPF) grant for the expansion of broadband services to 22 homes along County Road 27 north of Highway 34 in unincorporated Larimer County. The City previously received a CPF grant in 2024 for Pulse Fiber expansion (Res. #R-85-2024). These grants allow expansion of Pulse Fiber broadband services to diverse local communities, increasing customer base and revenue while expanding broadband to unserved areas in the greater Loveland area.

The new CPF grant requires a 25% local match component through a combination of in-kind contributions and direct cash contributions. The CPF grant award is \$139,940, with a 25% local match of \$34,485, for a total project award of \$174,425. Pulse has existing infrastructure along Highway 34, built through previous partnerships with Platte River Power Authority, and along County Road 27 through partnerships with Larimer County that will be used to extend services. The local match component is being provided entirely by Larimer County through an existing fiber services IGA between the City and County, focused on expanding services in diverse unincorporated county areas. Larimer County will fully fund all construction costs (including design, project management, construction, and materials) needed to expand Pulse’s service beyond city limits.

Outreach and Notification Efforts: N/A

Conditions met/or anticipated: N/A

Start and End Dates (of studies, design, construction, or in service/operational): Ongoing

ANALYSIS TABLE:

Yes: No:

LIST OF ATTACHMENTS:

Resolution

Att 1 Presentation

RESOLUTION #R-9-2026

A RESOLUTION APPROVING GRANT AGREEMENTS WITH THE STATE OF COLORADO FOR THE LOVELAND PULSE – NORTH COUNTY ROAD 27 FTTP PROJECT AND AUTHORIZING THE CITY MANAGER TO SIGN THE GRANT AGREEMENT

WHEREAS, in accordance with Resolution #R-107-2018, the City of Loveland (“City”) has undertaken the financing, construction, and all further operations to establish a municipal utility (“Pulse”) to provide services including cable television service, telecommunications service, and advanced service (collectively, “Communications Service”); and

WHEREAS, the City entered into an intergovernmental agreement with Larimer County in 2021, as amended (the “Larimer County IGA”), to extend the Communications Services into various underserved areas of unincorporated Larimer County; and

WHEREAS, the City has been awarded a grant through the State of Colorado Capital Projects Fund (“CPF Grant”) to extend the Communications Services to 22 additional homes in unincorporated Larimer County along North County Road 27. The match for the CPF Grant is being provided through in-kind contributions from Pulse and financial contribution from Larimer County under the Fiber Services IGA between the City and the County; and

WHEREAS, the City Council desires to approve the Grant Agreement with the State of Colorado for the CPF Grant, in substantially the form attached hereto, (the “Grant Agreement”) as being in the best interests of the City; and

WHEREAS, as Colorado governmental entities, the City and the State are authorized, pursuant to C.R.S. § 29-1-203, to cooperate or contract with one another to acquire or provide any government function, service, or facility lawfully authorized to each.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO:

Section 1. That the Grant Agreement, attached hereto as **Exhibit A** and incorporated herein by reference, is hereby approved.

Section 2. That the City Manager is hereby authorized, following consultation with the City Attorney, to draft and modify the Grant Agreement as necessary to effectuate the purposes of this Resolution or to protect the interests of the City and execute the agreement.

Section 3. That this Resolution shall be effective as of the date of its adoption.

ADOPTED this 17th day of February, 2026.

Patrick McFall, Mayor

ATTEST:

Ashley Macdonald, City Clerk

APPROVED AS TO FORM:



Senior Assistant City Attorney

Exhibit A

**STATE OF COLORADO GRANT AGREEMENT
FOR
CAPITAL PROJECTS FUND (CPF)
AND
STATE AND LOCAL FISCAL RECOVERY FUNDS (SLFRF)**

COVER PAGE

State Agency
Governor’s Office of Information Technology
Grantee
XXX
Project Name
XXX
UEI
XXX
Agreement Maximum Amount \$XXX

Initial Term
State Fiscal Year 2026: \$XXX
State Fiscal Year 2027: The amount for each remaining State Fiscal Year in the Initial Term is minus any funds expended in the previous State Fiscal Year(s).

Extension Terms
State Fiscal Year 20__
State Fiscal Year 20__
State Fiscal Year 20__

Total for all State Fiscal Years
\$XXX
Grant Funds Maximum Amount
\$XXX
(CPF Funds: \$XXX & SLFRF Funds: \$XXX)
Matching Funds Amount
\$XXX
Matching Funds Percentage Required: XX%

Agreement Number/CORE Encumbrance Number
CMS XXX
CORE XXX
Agreement Performance Beginning Date
The Effective Date
Initial Agreement Expiration Date
September 30, 2026
Fund Expenditure End Date
December 31, 2026
Agreement Authority
Authority to enter into this grant Agreement exists in section 604 of the Social Security Act (the CPF Statute), as added by section 9901 of the American Rescue Plan Act of 2021, and Colorado House Bill 24-1466 (Refinance Federal Coronavirus Recovery Funds). This grant Agreement is issued as a Fixed Amount Subaward per 2 C.F.R. § 200.201 pursuant to the “SLFRF and CPF Supplementary Broadband Guidance.”
Agreement Purpose
The purpose of this Agreement is to facilitate timely completion by Grantee of the broadband Project described in Exhibit A while complying with all requirements found in the laws, regulations, and official guidance implementing the broadband awards made from the Capital Projects Fund (CPF) and the Refinance Federal Coronavirus Recovery Fund (State and Local Fiscal Recovery Fund (SLFRF)). This grant Agreement is issued as a Fixed Amount Subaward per 2 C.F.R. § 200.201 subject to additional State rules, regulations, and requirements.

Exhibits and Order of Precedence

The following Exhibits and attachments are included with this Agreement:

1. Exhibit A, Statement of Work.
2. Exhibit B, Sample Option Letter.
3. Exhibit C, Budget.
4. Exhibit D, Performance Bond.
5. Exhibit E, Labor and Material Payment Bond.
6. Exhibit F, Grant Federal Provisions.
7. Exhibit G, Agreement with Subrecipient of Federal Recovery Funds and Terms and Conditions.
8. Exhibit H, PII Certification.
9. Exhibit I, [RESERVED].
10. Exhibit J, Certification of Broadband Speeds.
11. Exhibit K, Assurances of Compliance with 2 C.F.R. § 200.216 Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment.
12. Exhibit L, Certification of Last Mile.
13. Exhibit M, Acknowledgement of Reporting Requirements.
14. Exhibit N, Notice to Proceed.
15. Exhibit O, Certification of Need.
16. Exhibit P, Certification of Affordability.

In the event of a conflict of inconsistency between this Agreement and any Exhibit or attachment, such conflict or inconsistency shall be resolved by reference to the documents in the following order of priority:

1. Exhibit F, Grant Federal Provisions.
2. Exhibit G, Agreement with Subrecipient of Federal Recovery Funds and Terms and Conditions.
3. Colorado Special Provisions in §18 of the main body of this Agreement.
4. The provisions of the other sections of the main body of this Agreement.
5. Exhibit A, Statement of Work.
6. Exhibit H, PII Certification.
7. Exhibit B, Sample Option Letter.
8. Exhibit N, Notice to Proceed.
9. Exhibit C, Budget.
10. Exhibit J, Certification of Broadband Speeds.
11. Exhibit K, Assurances of Compliance with 2 C.F.R. § 200.216 Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment.
12. Exhibit L, Certification of Last Mile.
13. Exhibit M, Acknowledgement of Reporting Requirements.
14. Exhibit O, Certification of Need.
15. Exhibit P, Certification of Affordability.
16. Exhibit E, Labor and Material Payment Bond.
17. Exhibit D, Performance Bond.

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Principal Representatives

For the State:

Brian Martin
Colorado Broadband Office
Governor's Office of Information Technology
1575 Sherman St.
Denver, Colorado 80203
brian.martin@state.co.us

For Grantee:

XXX

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FEDERAL AWARD APPLICABLE TO THIS GRANT AWARD

Federal Awarding Agency

U.S. Department of the Treasury

Grant Program

Coronavirus Capital Projects Fund

Assistance Listing Number

21.029

Federal Award Number

CPFFN0142

Federal Award Date

February 4, 2022

Federal Award End Date *

December 31, 2026

Federal Statutory Authority

Title VI of the Social Security Act, Section 604

Total Amount of Federal Award (this is not the amount of this grant Agreement)

\$170,751,674.00

* Funds may not be available through the Federal Award End Date subject to the provisions in §2 and §5 below of this Agreement.

STATE AWARD APPLICABLE TO THIS GRANT AWARD

State Awarding Agency

Governor's Office of Information Technology

Grant Program

Refinance Federal Coronavirus Recovery Funds (State and Local Fiscal Recovery Fund SLFRF)

State Project ID

RRE04R

State Award End Date*

December 31, 2026

State Statutory Authority

HB24-1466 Refinance Federal Coronavirus Recovery Funds

*Funds may not be available through the State Award End Date subject to the provisions in §2 and §5 below of this Agreement.

SIGNATURE PAGE

THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT

Each person signing this Agreement represents and warrants that the signer is duly authorized to execute this Agreement and to bind the Party authorizing such signature.

GRANTEE

Insert Legal Name of Grantee

STATE OF COLORADO

Jared S. Polis, Governor
Governor's Office of Information Technology
David Edinger, Chief Information Officer and
Executive Director

By:

Name: _____

Title: _____

Date: _____

By:

Name: _____

Title: _____

Date: _____

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By:

Name: _____

Title: _____

Agreement Effective Date: _____

In accordance with §24-30-202, C.R.S., this Agreement is not valid until signed and dated above by the State Controller or an authorized delegate.



CPF Fiber to the Premise Grant

Briana Reed-Harmel, Broadband Division Manager

Utilities

FEBRUARY 17, 2026

Agenda

Why and What

Capital Projects Fund (CPF) Grant

Background

Council Action

Why & What

Why are we here?

The purpose of this proposed Resolution is to approve a grant agreement, totaling \$172,425, with the State of Colorado to expand broadband services to unserved areas in unincorporated Larimer County. This expansion is fully funded through the City's second Capital Projects Fund (CPF) grant. The local match is 25% or \$34,485, which is being provided by Larimer County.

What are we asking?

We are requesting a resolution for approval of the grant award and that the City adopt a motion to approve a contract with the State of Colorado.

Capital Projects Fund (CPF) Grant

Colorado's capital projects fund (CPF) grant is a major state program that uses federal pandemic-recovery dollars to expand high-speed internet infrastructure, targeting unserved homes and businesses across Colorado. It focuses on long-term broadband buildout, with a focus towards fiber, to close remaining coverage gaps and improve affordability and reliability statewide



Background

Extend services to 22 homes and businesses

- Fiber to the Premise
- Primarily underground construction
- Utilize existing Fiber built in conjunction with Larimer County through a DOLA grant
- Benefits to Public Safety and Communications

Loveland Communications Advisory Board (LCAB) review – 2-11-2026



CPF Grant Details

Grant Award: \$139,940
25% Local Match*: \$34,485
Total Project Award: \$174,425

*The Local Match is provided by Larimer County through an existing Intergovernmental Agreement or IGA



Council Action

Staff requests the approval of this resolution authorizing the City Manager to enter the contract.





Public Comment & Council Questions

MEETING DATE: February 17, 2026
TO: City Council
DEPARTMENT: Economic Development
DIRECTOR: Marcie Willard
PRESENTER: Marcie Willard, Economic
STRATEGIC PLAN Development, Jeff Breidenbach
FOCUS AREA: Realberry, Jenifer Murillo Costco



Economic Vitality

AGENDA ITEM:
RESOLUTION OF THE LOVELAND CITY COUNCIL APPROVING THE BUSINESS ASSISTANCE AGREEMENT REGARDING PARCEL 504

RECOMMENDED CITY COUNCIL ACTION:

A motion to adopt Resolution #R-10-2026 of the Loveland City Council approving the Business Assistance Agreement regarding Parcel 504

OPTIONS:

COUNCIL ACTION OPTIONS	CONSEQUENCE
Approve the Motion	The City will enter into a business assistance agreement with Realberry.
Deny the motion or take no action	The business assistance agreement does not move forward.
Adopt a Modified Action	Any modification to the business assistance agreement would require review and approval by Realberry, LLC.
Refer back to Staff	City Council may seek to refer the agreement back to staff for further negotiation.

SUMMARY:

Purpose: The purpose of this proposed Resolution involves a Public Private Partnership opportunity to bring a Costco and other retail development to Loveland. Staff is seeking approval of the business assistance agreement with Realberry to develop an 18-acre retail center anchored by Costco at the northeast corner of US Hwy 34 and Centerra Parkway known as Parcel 504.

The project would develop an underutilized site creating a major regional shopping destination anchored by Costco and supported by additional retail, food and beverage, and service uses. In total, the development would include approximately 400,000 square feet of new commercial space delivered in two phases, with infrastructure construction beginning in 2026 and initial tenant openings anticipated in 2028.

As the third-largest retailer in the world, Costco has a proven track record

of attracting complementary retailers, increasing surrounding property values, and serving as a magnet for additional long-term commercial investment. While Costco is evaluating other potential locations in the region, it currently holds a letter of intent for this site, supported by the developer's commitment to provide land, parking, and utilities at no cost to Costco.

The project requires significant upfront infrastructure investment much of which is tied to transportation improvements, including the extension of Kendall Parkway. City staff have spent the past eight months negotiating with the developer, internal departments, and outside consultants to reduce the scale of public participation.

City Staff is looking for approval of the following business investments:

1. 1.25/3 cents sales tax rebate for Realberry to design, finance, and construct public improvements on Parcel 504 with the exception of Kendall Parkway
2. The 1.25 cent share back is tied to public infrastructure, dry utilities, and city fees capped at 25 years or \$25MM whichever comes first

The business assistance agreement, (Attachment 3), details the specific business assistance terms recommended by City staff

The attraction of new retail businesses is a top priority of the Economic Development 5-year Strategic Plan and the adopted Citywide Strategic Plan which notes Economic Vitality as one of its priorities.

Objective: The objective is for council to approve this resolution which authorizes the City Manager to enter into a business assistance agreement with Realberry, LLC. as outlined in the Agreement.

Impact: The impacts of this large anchor tenant will be felt through additional sales tax, property tax, fuel sales and other revenues to the City. The strong repeat customer draw will offer significant momentum for additional retail development at the project site and additional net new revenue for Loveland with Costco serving as attraction retail. Anticipated annual revenue into the City of \$2 MM per year upon the opening of the store and over \$100 MM over 25 years. In addition, annual projected \$743,000 in property tax of which \$68, 000 would flow to the city, an estimated \$78.000 in gas tax, and approximately \$3 MM in one-time city fees.

**Council
Follow-up:** N/A

BUDGET IMPACT:

Budgetary Impact?	Funds Impacted: No funds will be impacted directly. The sales tax rebate will be derived from forgone revenue to the general fund.
	Source(s) of Funding: N/A
Grant Funding?	Grantor(s) (State or Fed): N/A
	City Matching Requirement: N/A
	On-going or One-Time: N/A
	If On-going, when does the grant sunset? N/A
Additional Comments:	

STRATEGIC PLAN FOCUS AREA

Focus	Economic Vitality
Strategy (if applicable)	Attract New Businesses & Visitors
Priority (if applicable)	Retail Development
Notes	None.

COUNCIL OR BOARD/COMMISSION REVIEW:

Type of Meeting: City Council Executive Sessions 8/19/25 and 1/27/2026

Date of Meeting: January 27, 2026

Resulting Vote: City Council voted to recess into executive session.

Discussion: City Council received proprietary and confidential business information at both executive sessions.

BACKGROUND:**History:**

The City of Loveland has been researching, collaborating and negotiating with internal and external partners for over 8 months to develop a business assistance agreement with Realberry to bring a Costco to Loveland. The Public Private Partnership will provide the necessary funding to support the development of public infrastructure required at the site to serve this Costco-anchored retail center at the northeast corner of U.S. 34 and Centerra Parkway. The project would bring new direct and indirect revenue into the city, The project would redevelop an underutilized site into a major regional shopping destination anchored by Costco and supported by additional retail, food and beverage, and service uses. In total, the development would

include approximately 400,000 square feet of commercial space delivered in two phases, with infrastructure construction beginning in 2026 and initial tenant openings anticipated in 2028.

Costco serves as the anchor tenant and economic driver of the project. As the third-largest retailer in the world, Costco locations typically generate 250 to 300 well-paying jobs with strong benefits and average wages around \$24 per hour. Beyond employment, Costco has a proven track record of attracting complementary retailers, increasing surrounding property values, and serving as a magnet for additional long-term commercial investment. While Costco is evaluating other potential locations in the region, it currently holds a letter of intent for this site, supported by the developer's commitment to provide land, parking, and utilities at no cost to Costco.

The project requires significant upfront infrastructure investment, estimated at approximately \$42 million, much of which is tied to transportation improvements, including the extension of Kendall Parkway. Based on prior City Council feedback, staff shifted away from extending existing agreements and instead structured a standalone financing approach with defined caps, time limits, and protections for the City.

The business assistance agreement details the specific business assistance terms recommend by City staff.

Outreach and Notification Efforts: N/A

Conditions met/or anticipated: N/A

Start and End Dates (of studies, design, construction, or in service/operational): N/A

ANALYSIS TABLE:

Yes: No:

LIST OF ATTACHMENTS:

Resolution
Att 1 Presentation

RESOLUTION #R-10-2026

**A RESOLUTION OF THE LOVELAND CITY COUNCIL
APPROVING THE BUSINESS ASSISTANCE AGREEMENT
REGARDING PARCEL 504**

WHEREAS, the City of Loveland, Colorado (the “City”) is a Colorado home rule municipality with all the powers and authority granted pursuant to Article XX of the Colorado Constitution and its City Charter; and

WHEREAS, Centerra Properties West, LLC, a Colorado limited liability company (the “Developer”) owns property to the east of the northeast corner of Interstate 25 and East Eisenhower Boulevard, consisting of approximately 83.31 acres, as more particularly described in Exhibit A (the “Property”); and

WHEREAS, the Property is located within the boundaries of Centerra Metropolitan District No. 1 (the “Metro District”); and

WHEREAS, the Developer plans to develop a non-residential, but mixed-use development on the Property, envisioned to include more than 400,000 square feet of retail, food and beverage, and services (the “Project”); and

WHEREAS, the Project is proposed to be anchored by a large format warehouse store that offers a wide variety of consumer goods, groceries, electronics, and household items (the “Warehouse”); and

WHEREAS, the Developer will be required to provide the Warehouse with various incentives, including the sale of more than 18.75 acres of land to the Warehouse at a nominal cost, and the construction of a parking lot, dry utilities, landscaping on private land, and other site work; and

WHEREAS, development of the Project also requires an extraordinary amount of infrastructure, including the construction of water infrastructure, sanitary sewer, storm sewer and detention ponds, public roadways, curb and gutter, sidewalks, landscaping within public rights-of-way and land owned by the Metro District, street lights, and electrical infrastructure, including without limitation, the construction of the remaining section of Sky Pond Drive to East Eisenhower Boulevard (collectively, the “Public Improvements”); and

WHEREAS, development of the Project also requires the construction of Kendall Parkway from Sky Pond Drive to East Eisenhower Boulevard at the existing intersection with Larimer Parkway (the “Kendall Parkway Improvements”); and

WHEREAS, development of the Project also requires an extraordinary amount of infrastructure which may not be lawfully funded by the Metro District, including the construction of dry utilities by the Developer (“Dry Utilities”) and the payment by the Developer of City development fees (the “City Fees”, and together with the Public Improvements and Dry Utilities, the “Improvements”); and

WHEREAS, the Developer has agreed to design, finance, construct, install, and operate, or cause to be designed, financed, constructed, installed, and operated, all of the Improvements (excluding the Kendall Parkway Improvements); and

WHEREAS, development of the Project is in accordance with (i) the City of Loveland 2016 Create Loveland Comprehensive Plan, as amended; (ii) the City of Loveland Economic Development 2023-2027 Strategic Plan, as amended, and (iii) the Millennium General Development Plan, as amended; and

WHEREAS, the Project will create significant economic benefits for the City, will significantly increase sales tax and other revenues to the City and the Metro District, will serve as a long-term financial driver for the City and the Metro District, and will enhance the value of the area surrounding the Property, and therefore will benefit the public health, safety and welfare of the City and its residents; and

WHEREAS, due to the significant investment required for the Improvements (and incentives to the Warehouse), the Project would not be financially feasible through traditional private investment and financing mechanisms alone; and

WHEREAS, in order to facilitate the development of the Project, the City Council of the City (the “City Council”) has determined and hereby determined that it is necessary and in the best interest of the City and the public to enter into the Business Assistance Agreement Regarding Parcel 504, by and among the City, the Developer and the Metro District, in substantially the form attached hereto as Exhibit A (the “Business Assistance Agreement”), in order to provide economic assistance to the Project pursuant to the terms and upon the conditions set forth in the Business Assistance Agreement; and

WHEREAS, the City Council has determined and hereby determines that it is a valid public purpose to support the construction of the Project in order to perpetuate economic growth, promote job creation, target and install new services, generate new tax revenues, and provide infrastructure upgrades that benefit its citizens and the general public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO, AS FOLLOWS:

Section 1. Recitals Incorporated; Ratification. The foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the City Council. All actions heretofore taken to effect the approval of the Business Assistance Agreement (not inconsistent with the provisions of this Resolution) by the City Council and by the officers, agents and employees of the City are hereby ratified, approved and confirmed.

Section 2. Approval of Documents. The Business Assistance Agreement, in substantially the form attached hereto as Exhibit A is in all respects approved, authorized, and confirmed. The City Manager is authorized and directed to execute and deliver the Business Assistance Agreement, for and on behalf of the City, in substantially the form and with substantially the same contents as attached hereto as Exhibit A, provided that the Business Assistance Agreement may be completed, corrected, or revised as deemed necessary by the parties thereto and as approved by the City Attorney in order to carry out the purposes of this Resolution.

The execution of the Business Assistance Agreement by the City Manager shall be conclusive evidence of the approval by the City Council of such documents in accordance with the terms hereof and thereof. The City Clerk is hereby authorized and directed to affix the seal of City to and to attest the Business Assistance Agreement.

Section 3. Public Purpose. The City Council hereby declares that it is a valid public purpose to support the construction of the Project in order to perpetuate economic growth, promote job creation, target and install new services, generate new tax revenues, and provide infrastructure upgrades that benefit its citizens and the general public. No provision of this Resolution or the Business Assistance Agreement shall be construed or interpreted as creating an unlawful delegation of governmental powers nor as a donation by or a lending of credit of the City within the meaning of Sections 1 or 2 of Article XI of the Colorado Constitution. No provision of this Resolution or the Business Assistance Agreement shall be construed as a donation or grant to, or in aid of any corporation by the City within the meaning of Section 2 of Article XI of the Colorado Constitution.

Section 4. Effective Date of Resolution. This Resolution shall take effect on the date of its adoption.

ADOPTED this 17th day of February, 2026.

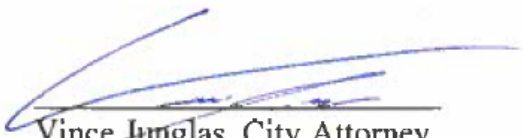
CITY OF LOVELAND, COLORADO

Patrick McFall, Mayor

ATTEST:

Ashley Macdonald, City Clerk

APPROVED AS TO FORM:



Vince Junglas, City Attorney

A RESOLUTION OF THE LOVELAND CITY COUNCIL APPROVING THE BUSINESS ASSISTANCE AGREEMENT REGARDING PARCEL 504

EXHIBIT A

BUSINESS ASSISTANCE AGREEMENT REGARDING PARCEL 504

This BUSINESS ASSISTANCE AGREEMENT REGARDING PARCEL 504 (this “**Agreement**”) is entered into and effective as of _____, 2026 (“**Effective Date**”), by and between the CITY OF LOVELAND, a Colorado home rule municipality (“**City**”), CENTERRA PROPERTIES WEST, LLC, a Colorado limited liability company (“**CPW**” or “**Developer**”), and the CENTERRA METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**Metro District**”). The City, Developer and Metro District shall be individually referred to hereafter as a “**Party**” and collectively referred to hereafter as “**Parties**.”

RECITALS:

A. The Developer owns property to the east of the northeast corner of Interstate 25 and East Eisenhower Boulevard, consisting of approximately 83.31 acres, as more particularly described in **Exhibit A-1** and depicted in **Exhibit A-2** (the “**Property**”).

B. The Property is located within the boundaries of the Metro District.

C. The Developer plans to develop a non-residential, but mixed use development on the Property, envisioned to include more than 400,000 square feet of retail, food and beverage, and services (the “**Project**”).

D. The Project is proposed to be anchored by a large format warehouse store who offers a wide variety of consumer goods, groceries, electronics, and household items (the “**Warehouse**”).

E. The Developer will be required to provide the Warehouse with various incentives, including the sale of more than 18.75 acres of land to the Warehouse at a nominal cost, and the construction of a parking lot, dry utilities, landscaping on private land, and other site work.

F. Development of the Project also requires an extraordinary amount of infrastructure, including the construction of water infrastructure, sanitary sewer, storm sewer and detention ponds, public roadways, curb and gutter, sidewalks, landscaping within public rights-of-way and land owned by the Metro District, street lights, and electrical infrastructure, including without limitation, the construction of the remaining section of Sky Pond Drive to East Eisenhower Boulevard (collectively, the “**Public Improvements**”).

G. Development of the Project also requires the construction of Kendall Parkway from Sky Pond Drive to East Eisenhower Boulevard at the existing intersection with Larimer Parkway (the “**Kendall Parkway Improvements**”).

H. Development of the Project also requires an extraordinary amount of infrastructure which may not be lawfully funded by the Metro District, including the construction of dry utilities

EXHIBIT A

by CPW (“**Dry Utilities**”) and the payment by CPW of City development fees (the “**City Fees**”, and together with the Public Improvements and Dry Utilities, the “**Improvements**”).

I. The Developer has agreed to design, finance, construct, install, and operate, or cause to be designed, financed, constructed, installed, and operated, all of the Improvements (excluding the Kendall Parkway Improvements).

J. Due to the significant investment required for the Improvements (excluding the Kendall Parkway Improvements) and incentives to the Warehouse, the Project would not be financially feasible through traditional private investment and financing mechanisms alone.

K. The Project will create significant economic benefits for the City, will significantly increase sales tax and other revenues to the City and the Metro District, will serve as a long-term financial driver for the City and the Metro District, and will enhance the value of the area surrounding the Property, and therefore will benefit the public health, safety and welfare.

L. Development of the Project is in accordance with the (i) City of Loveland 2016 Create Loveland Comprehensive Plan, as amended; (ii) City of Loveland Economic Development 2023-2027 Strategic Plan, as amended, and (iii) Millennium General Development Plan, as amended.

M. The City desires to encourage development of the Project and, subject to the conditions set forth below, is willing to provide certain assistance and incentives to the Developer to support such development in the form of providing a credit of the City sales tax as more specifically set forth in Section 3 (the “**Sales Tax Credit**”), and construction of the Kendall Parkway Improvements to make the Project financially feasible.

N. The City, through its municipal broadband utility known as “Pulse,” provides high-speed fiber-optic telecommunications services, and the Parties agree that the utilization of Pulse services within the Project enhances the economic value and technological infrastructure of the development.

O. Pursuant to Loveland Municipal Code (the “**Code**”) Section 3.16.590, the City Council may, by resolution, grant a sales tax credit to any person on such terms and conditions as it determines is in the best interest of the City provided that it also determines and finds in the resolution that granting the credit will serve a public purpose, which may include, without limitation, providing the public with significant social, economic and cultural benefits.

P. The City is authorized by Section 3.04.090 of the Code to appropriate money for all corporate, municipal and public purposes to the full extent authorized by the Colorado Constitution.

Q. By adoption of Resolution #R-10-2026, the City Council made findings that the terms of this Agreement and the economic assistance for the Project hereinafter set forth in this Agreement are in the best interests of the City and the public and serve the public purposes of producing significant economic and social benefits to the citizens of the City, primarily in the form of economic development.

EXHIBIT A

R. The Parties desire to set forth their agreement regarding the terms and conditions upon which the City shall provide assistance and incentives to the Developer and Metro District for development and completion of the Project.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT:

1. Recitals; Exhibits. The Recitals set forth above and Exhibits are hereby incorporated by this reference.

2. Developer. The Developer agrees to comply with the following provisions:

2.1. Letter of Intent; Purchase Contract. The Developer will share with the City the Letter of Intent (the "**LOI**") and Purchase Contract (the "**Contract**") by and between the Developer and the Warehouse, subject to the following terms and conditions:

2.1.1. The LOI and Contract shall be provided by the Developer's legal counsel to the City's legal counsel, for verification of key terms with respect to Recital D;

2.1.2. The LOI and Contract will remain confidential unless agreed to in writing by the Developer. Should the City receive a request for the LOI and/or Contract pursuant to the Colorado Open Records Act ("**CORA**"), it will assert all applicable protections and exceptions to CORA, including but not limited to the following Sections of CORA, C.R.S., § 24-72-204.3(a)(IV) related to privileged information, and confidential commercial, financial data, C.R.S., § 24-72-204.3 (a)(XIII) governmental deliberative process, and common law exceptions; and

2.1.3. The City further agrees that it will promptly notify the Developer prior to any dissemination of information made in response to a CORA request related to the LOI and/or Contract and to support any injunctive relief the Developer may seek.

The provisions of this Section 2.1 shall survive the termination of this Agreement.

2.2. Improvements. The Developer will be responsible for (i) creating and processing any final development plan, site plan, subdivision plat, and building permit with the City, reasonably necessary for development of the Project, (ii) designing, financing and constructing (or causing the construction of) all Improvements (excluding the Kendall Parkway Improvements), unless otherwise agreed to by the City, (iii) compliance in all material respects with the (A) Code, (B) Loveland Uniform Development Code, (C) City building codes and design criteria, and (D) other written City regulations in effect at the time of construction; and (iv) payment of the City's fees related to development of the Project. Each of Sections 2.2(A) through (D) shall be as modified by the Millennium General Development Plan.

EXHIBIT A

2.3. Sales Tax Credit PIF. Prior to the issuance of the certificate of occupancy for the Warehouse, the Developer agrees to execute and record one or more public improvement fee covenants (each, a "Credit PIF Covenant" and collectively, the "Credit PIF Covenants") requiring each owner, lessee, or sublessee of any portion of the Property to impose a public improvement fee in the amount of 1.25% of the sales price collected upon any Taxable Transaction (the "Sales Tax Credit PIF"). "Taxable Transaction" means any exchange of goods or services for money or other media of exchange initiated, consummated, conducted, transacted, or otherwise occurring from or within any portion of the Property that is subject to the Sales Tax (defined below) under Chapter 3.16 of the Code occurring within the Property commencing on the Credit PIF Commencement Date (defined below) until the Credit PIF Termination Date (defined below). The Developer shall not reduce the public improvement fee including, without limitation, the rate of and area subject to a Credit PIF Covenant, without the prior written consent of the City Manager.

2.4. Assignment to Metropolitan District. The Developer may assign all or a portion of its obligations under this Agreement to the Metro District.

2.5. Flow of Funds. The Developer or the Metro District must include or cause to be included the Flow of Funds (as defined below) in any Metro District bond document and collection agreement relating to the Credit PIF Covenants.

2.6. Pulse Service Commitment. The Developer agrees to utilize the City's Pulse broadband utility as the primary provider for high-speed internet and telecommunications services for the Project, provided that Pulse can meet the Project's technical specifications and service requirements at commercially competitive rates. The Developer shall:

2.6.1. Coordinate with Pulse during the design and engineering phase of the Project to ensure adequate conduit and fiber-optic infrastructure are included in the civil construction plans; and

2.6.2. Grant the City or Pulse necessary easements or licenses for the installation and maintenance of Pulse infrastructure within the Property.

3. City. The City agrees to comply with the following provisions:

3.1. Consideration of Sales Tax Credit Resolution. In order to implement the Sales Tax Credit, the City Council of the City shall consider the adoption of a resolution (the "Sales Tax Credit Resolution") granting the Sales Tax Credit against the collection of the municipal sales tax of the City on sales of goods and services that are subject to municipal sales taxes at such rate and on such terms and conditions as prescribed in the Code (the "Sales Tax") on Taxable Transactions as follows:

3.1.1. From the later of: (a) the date of issuance of the certificate of occupancy or letter of completion for the Warehouse and (b) January 20, 2029 (the "Credit PIF Commencement Date") through the Credit PIF Termination Date (as defined below), a Sales Tax Credit in an amount equal to 1.25% of Taxable Transactions initiated, consummated, conducted, transacted, or otherwise occurring from the Property. The 1.25% Sales Tax Credit shall attach to

EXHIBIT A

a Taxable Transaction initiated, consummated, conducted, transacted, or otherwise occurring from the Property.

3.1.2. The Sales Tax Credit PIF revenues shall be collected, allocated to, and shall be disbursed as follows (the “**Flow of Funds**”):

(a) First, such amounts shall be disbursed to the Metro District to pay all principal, interest, and premiums due on or in connection with any form of financing, whether funded, refunded, assumed or otherwise incurred by the Metro District, to finance or refinance the construction, installation, or reimbursement in connection thereof, of the Public Improvements (excluding the Kendall Parkway Improvements);

(b) Second, after payment of the amounts set forth in Section 3.1.2(a), to Developer, not to exceed \$300,000.00 annually and \$6,500,000.00 in the aggregate, to finance or refinance the construction, installation, maintenance, or reimbursement in connection thereof, of the Dry Utilities and City Fees; and

(c) Third, after payment of the amounts set forth in Sections 3.1.2(a) and 3.1.2(b), to the City to offset the Sales Tax Credit provided by the City to be used by the City for any lawful purpose.

3.2. The Sales Tax Credit Resolution shall be in a form satisfactory to the Developer. Provided this Agreement is in effect and the Sales Tax Credit Resolution has been adopted by the City Council and remains in effect, the City will authorize, grant and implement the Sales Tax Credit pursuant to the Sales Tax Credit Resolution in order for the Sales Tax Credit PIF to be collected in accordance with the Credit PIF Covenants and this Agreement. In the event that the City Council does not approve the Sales Tax Credit Resolution, this Agreement shall be considered void and terminated, and the City shall have no liability for any damages or remedies arising from failure to adopt the Sales Tax Credit Resolution or for termination of this Agreement.

3.3. Kendall Parkway Improvements. The City shall design, finance, construct, install, and operate, or cause to be designed, financed, constructed, installed, and operated, the Kendall Parkway Improvements, which shall be completed on or before [_____, 202_] (the “**Completion Date**”); provided, however, that either the Developer, Metro District, or both jointly, will contribute \$2,000,000.00 to the City to be used exclusively to design and construct the Kendall Parkway Improvements (the “**Contribution**”), which Contribution shall be payable to the City within forty-five (45) days of the Effective Date.

3.3.1. The City shall deposit in escrow with [_____] (“**Escrow Agent**”) good funds in the amount equal to the cost of construction for the Kendall Parkway Improvements (the “**Funds**”) for payment of all costs associated with the Kendall Parkway Improvements. The City shall submit periodic draw requests for the Kendall Parkway Improvements to the Escrow Agent that will allow timely payment of all amounts due and payable for the Kendall Parkway Improvements.

EXHIBIT A

3.3.2. If the Kendall Parkway Improvements are not completed by the Completion Date, then the Metro District may elect to complete the remaining Kendall Parkway Improvements by delivering written notice of such election to the City (the “**Metro District Step-In Notice**”). In such event, this Agreement will constitute both the City’s consent to the Metro District completing the unfinished Kendall Parkway Improvements, drawing on the Funds to pay for the remaining Kendall Parkway Improvements, and the City’s consent and authorization to the Metro District to assume such contracts, submit such applications and otherwise to take such actions as may be necessary or desirable to obtain final completion of the same. The City shall pay all costs associated with the construction of the Kendall Parkway Improvements (subject to annual appropriation), and in no event shall the Metro District have any responsibility for the same. From time to time, if the Metro District exercises its rights to complete the Kendall Parkway Improvements, the Metro District may submit invoices detailing the cost to complete the applicable Kendall Parkway Improvements and the City shall pay the Metro District for such costs.

3.4. Notwithstanding anything to the contrary in this Section 3, Developer and/or Metro District may, at any after payment of the Contribution but prior to December 31, 2026, provide written notice to the City if the Project is not going to proceed as anticipated by this Agreement (the “**Cancellation Notice**). In such instance, the City shall promptly, but in no event later than 30 days after receipt of the Cancellation Notice, refund the balance of the Contribution not otherwise spent on the Kendall Parkway Improvements as of the date of receipt of the Cancellation Notice. Upon issuance of the Cancellation Notice, this Agreement shall be deemed terminated.

3.5. Rights-of-Way. The City shall acquire all right(s)-of-way or easements (permanent, temporary, construction, or flood control) required in connection with the construction of the Kendall Parkway Improvements, at the City’s sole cost and expense (subject to annual appropriation); provided that the Developer shall commence discussions with third-party property owners whose land is needed for right(s)-of-way or easements for the construction of the Kendall Parkway Improvements. The Developer may pursue a land swap with any or all of the Property located on the northeast side of Kendall Parkway.

3.6. Cooperation. The City agrees to cooperate with the Developer in expeditiously reviewing, scheduling hearings for, and considering approvals of any final development plan, civil construction plan, site plan, subdivision plat, building permits for the Project, and all subcomponents therein in accordance with all applicable provisions of the Loveland Municipal Code, including the Code and the Millennium General Development Plan.

3.7. Non-Disclosure of Confidential Information. Except as set forth in Section 2.1 above, to the extent permitted by law, the City agrees that it will not disclose any confidential or proprietary information to any person that could reasonably lead to the disclosure of proprietary information of the Developer, or of sales tax return information of the Warehouse or other retailer that may be restricted under state law and the Code. Upon receipt of any request for such information from the City, the City shall notify the Developer prior to the time a response is due from the City under CORA or the time the City intends to respond so the Developer may consider whether any exception to disclosure exists under Colorado law and/or whether such disclosure could reasonably be construed as a violation of this Section, Colorado law or the Code, and the

EXHIBIT A

City agrees to consider responses provided to the City by the Developer in such circumstances. The City shall use best efforts to prevent such disclosure, including claiming all lawful exceptions to disclosure under Colorado law. The Developer acknowledges and agrees that, regardless of any position taken by the City or the Developer with regard to a disclosure, a court may require production of material deemed confidential, proprietary, or exempt from disclosure. This Section shall survive termination of this Agreement.

4. Metro District. The Metro District agrees to comply with the following provisions:

4.1. The Metro District is authorized to issue one or more bonds to pay for costs of the Public Improvements, including without limitation, the reimbursement of any person who constructs Public Improvements (the "**District Bonds**"), to be secured by revenue derived from the Credit PIF Covenants.

4.2. The proceeds of any District Bonds after the funding of any cost of issuance, capitalized interest, surplus funds, reserves and any other expenses required by the terms of the applicable any indenture, loan agreement or similar and additional documents (the "**District Bond Documents**") pursuant to which the District Bonds are to be issued, if applicable, shall not exceed \$25,000,000.00 (the "**Bond Proceeds**"). The Bond Proceeds include, without limitation (a) approximately \$22,400,000.00 in costs related to planning, design, acquisition, financing, constructing, programming operating, maintaining, repairing, or replacing the Public Improvements, and (b) the Contribution.

4.3. Prior to the issuance of any District Bonds, the District shall provide the City Manager and City Attorney with a copy of the District Bond Documents. The City Manager and City Attorney shall have 15 days from receipt of the District Bond Documents to review and ensure that the flow of funds set forth in Section 3.1.2 hereof is included and that the Public Improvements to be financed with the proceeds of the proposed District Bonds are permitted pursuant to the Special District Act and the service plan of the Metro District, which approval shall not be unreasonably withheld, conditioned, delayed or denied. If the City Manager and/or City Attorney reasonably determine that the District Bond Documents do not meet the requirements of this Agreement, the Special District Act or the Metro District's service plan in any material manner, the City shall promptly notify the Metro District in writing of any deficiency. If the City Manager and/or City Attorney fails to tender a response to the District Bond Documents within such 15-day period, the District Bond Documents shall be deemed approved by the City. If the City Attorney has provided a written objection to the Metro District in accordance with this Section 4.3 within 15 days of receiving the District Bond Documents, the Metro District shall not issue the District Bonds until such objection has been withdrawn.

4.4. No cash flow bonds or bonds with a turbo amortization feature shall be issued without the consent of the City, which consent may not be unreasonably withheld, conditioned, or delayed.

4.5. So long as any District Bonds remain outstanding, no subordinate bonds or obligations secured by the revenues from the Sales Tax Credit PIF shall be issued without the consent of the City, which consent may not be unreasonably withheld, conditioned, or delayed.

EXHIBIT A

5. Financial Records and Audits. The City shall have the right, but not the obligation, at any reasonable time upon reasonable notice, to inspect, copy and/or have an audit performed of the books, accounts and records of the Developer not more than once each year during the Term, but only if the Developer has received a City sales tax credit pursuant to Section 3, and, in such event, the inspection, copying and/or auditing shall be limited to those books and records of the Developer which relate to a City sales tax credit.

6. Notices. Any notice required or permitted by this Agreement will be in writing and may be (a) personally delivered; (b) mailed, certified mail, return receipt requested; (c) sent by a nationally recognized receipted overnight delivery services, including United States Postal Service, United Parcel Service, or Federal Express, for earliest delivery the next business day; or (d) sent by email with a hard copy sent by first class mail. Any such notice shall be deemed given (i) when personally delivered; (ii) if mailed, four days after deposit in the United States mail, posted prepaid; (iii) if sent by overnight delivery service, one business day after deposit in the custody of the delivery service, or (iv) if sent by email, on the day sent if sent on a day during regular business hours (9:00 a.m. to 5:00 p.m.) of the recipient, otherwise on the next business day at 9:00 a.m. The Parties agree to provide concurrent notice via electronic mail but agree that doing so shall not constitute official notice pursuant to this Section, and failure to send an electronic mail message shall not otherwise impact notice provided hereunder. The addresses and email addresses for the mailing, transmitting, or delivering of notices shall be as follows:

A copy of each notice to the City shall be delivered to:

City Manager
City of Loveland
500 East Third Street, Suite 330
Loveland, CO 80537
Email: citymanagersoffice@cityofloveland.org

with a copy to:

City Attorney
City of Loveland
500 East Third Street, Suite 330
Loveland, CO 80537
Email: cityattorney@cityofloveland.org

A copy of each notice to the Developer shall be delivered to:

Realberry Real Estate Services, LLC
1800 Wazee Street, Suite 200
Denver, CO 80202
Attn: Chief Legal Officer
Email: legalnotices@realberry.com

With a copy to:

EXHIBIT A

Brownstein Hyatt Farber Schreck, LLP
675 15th Street, Suite 2900
Denver, Colorado 80202
Attn: Abby Kirkbride and Kate Madden
Email: akirkbride@bhfs.com and kmadden@bhfs.com

A copy of each notice to the Metro District shall be delivered to:

Centerra South Metropolitan District No. 1
Pinnacle Consulting Group Inc.
ATTN: District Manager
550 West Eisenhower Blvd
Loveland, CO 80537
Email: brendanc@pcgi.com

With a copy to:

Icenogle Seaver Pogue, P.C.
ATTN: Alan Pogue
4725 S. Monaco Street, Suite 360
Denver, CO 80237
Email: apogue@isp-law.com

Notice of a change of address of a Party shall be given in the same manner as all other notices as hereinabove provided.

7. Default and Remedies.

7.1. Default. Default, with respect to any Party, shall result upon the happening of either of the following events, subject to Force Majeure (defined below): the failure of such Party to observe or timely perform any covenant, condition or obligation required to be performed by such Party pursuant to the terms of this Agreement; or such Party files for bankruptcy. “**Force Majeure**” shall mean any delay in or failure of performance by any Party of its obligations under this Agreement as a result of acts of God; pandemics; epidemics; fires; floods; earthquake; strikes; labor disputes; failure of any governmental authority to act; stoppages; unavailability of or delay in receiving labor or materials; defaults by contractors or subcontractors; the filing of a lawsuit by a third party against any Party; regulation or order of civil or military authorities; or other causes, similar or dissimilar, which are beyond the reasonable control of such Party.

7.2. Notice of Default and Opportunity to Cure. In the event of default by one Party in the performance of its obligations under this Agreement, notice of such default shall be given to the defaulting Party by a non-defaulting Party. If the default is a failure to pay any amount of money due pursuant to the terms of this Agreement, then such default shall be cured within 45 days after notice of default is given to the defaulting Party. If such default constitutes a breach or violation of any term or provision of this Agreement other than the payment of a monetary amount, the defaulting Party shall have 45 days within which to institute corrective action and shall proceed diligently thereafter to cure the default.

EXHIBIT A

7.3. Remedies. In the event of a default, and in the event such default is not cured within the applicable notice and cure period provided in this Section, any non-defaulting Party shall have the following remedies set forth below.

7.3.1. The non-defaulting Party may seek enforcement of the terms and provisions of this Agreement by any equitable remedy including specific performance, injunction, writ of mandamus and/or declaratory judgment.

7.3.2. No Party shall be entitled to or claim monetary damages, including without limitation, lost profits, economic damages, or actual, direct, incidental, consequential, punitive or exemplary damages.

7.4. Attorneys' Fee and Costs. In the event of any litigation or other proceeding to enforce any of the terms, covenants or conditions hereof, the prevailing Party in such litigation or other proceeding may obtain, as part of its judgment or award, its reasonable attorneys' fees and costs.

7.5. No Impairment of Debt; No Unlawful Restraint or Delegation of Legislative Authority. Notwithstanding any other term, covenant, condition, or provision of this Agreement, no action may be taken by any Party hereunder that would violate Article II, Section 11 of the Colorado Constitution, including any action that would materially impair or otherwise materially adversely affect any principal, interest, and premiums due on district bonds, and any district bond trustee's fees due or which may become due on or in connection with any and all district bonds and any amounts required in accordance with the applicable district bond documents to fund or replenish any reserve funds or surplus funds, any amounts required to repay any bond insurer or other guarantor of the debt service on the district bonds or provider of liquidity or a credit facility with respect to the district bonds, any payments due with respect to an interest rate exchange agreement or interest rate cap agreement, fees and expenses of the Credit PIF collection agent and district bond trustee, bond registrar, paying agent, rebate agent, authenticating agent or provider of any liquidity or credit facility with respect to the district bonds, costs of issuance, and any other amounts approved in writing by the City issued or incurred prior to the date of default, and any such action shall be deemed void ab initio. Notwithstanding any other term, covenant, condition, or provision of this Agreement, nothing herein shall be construed to, constitute or require an unlawful delegation of authority by the City or an unlawful restraint on the legislative discretion of future City Councils.

8. Term and Termination.

8.1. Term. Unless sooner terminated pursuant to the provisions herein, this Agreement shall commence on the Effective Date and continue in effect until the earliest of: (a) Developer fails to commence vertical construction of the Warehouse within two (2) years of execution of this Agreement; (b) repayment in full of (i) all Metro District obligations issued to finance the Public Improvements, including any obligations issued to refund such obligations, and (ii) the Dry Utilities and City Fees, or (c) the date that is 25 years after the Credit PIF Commencement Date (the "Credit PIF Termination Date").

EXHIBIT A

8.2. Termination. This Agreement may be terminated prior to the Credit PIF Termination Date (a) with the unanimous written consent of the Parties, (b) in accordance with Section 3.4 above, or (c) in accordance with Section 7.1 above. Upon termination of this Agreement, the Parties shall have no further obligation or liability to the other Parties under this Agreement, save and except for any obligations that are stated herein to survive termination.

9. Miscellaneous.

9.1. General. The Developer shall, at its sole cost and expense, comply with all applicable federal, state and local laws, rules, statutes, regulations, ordinances, and policies, including development standards and guidelines. The City may require that any public improvements constructed by the Developer be oversized, which shall be subject to the City's customary policy and practice of reimbursing a developer for that portion of public improvements which has been oversized, over time and subject to annual appropriation.

9.2. Amendment. This Agreement shall be amended only by an instrument signed by all of the Parties. It may not be amended or modified by course of conduct or by an oral understanding or agreement among any of the Parties.

9.3. Applicable Law, Jurisdiction and Venue. This Agreement shall be governed by and enforced in accordance with the laws of the State of Colorado. In addition, the Parties hereto acknowledge that there are legal constraints imposed upon the City by the constitutions, statutes, and rules and regulations of the State of Colorado and of the United States, and by the City's Charter and Code, and that, subject to such constraints, the Parties intend to carry out the terms and conditions of this Agreement. Notwithstanding any other provisions of this Agreement to the contrary, in no event shall the Parties hereto exercise any power or take any action which shall be prohibited by applicable law. Whenever possible, each provision of this Agreement shall be interpreted in such a manner so as to be effective and valid under applicable law. Venue for any judicial proceeding concerning this Agreement shall only be in the District Court for Larimer County, Colorado.

9.4. Binding Effect; Assignment and Delegation. This Agreement will not be assigned in whole or in part by any Party without the prior written consent of the other Parties, which consent shall not be unreasonably withheld or delayed; provided, however, the following assignments and transfers will not require any such consent:

9.4.1. The Developer shall have the right to assign or transfer all or any of its interests, rights or obligations under this Agreement to any affiliate of the Developer;

9.4.2. The Developer may assign or transfer all or any of its interests, rights or obligations under this Agreement to any joint venture entity with another developer or capital partner; provided that the Developer retains control of such joint venture;

9.4.3. The Developer may assign or transfer all or any of its interests, rights or obligations under this Agreement to any national or regional developer with at least 10 years' experience developing projects similar to the Project and with a net worth equal to or greater than

EXHIBIT A

the Developer's that is not an affiliate of the Developer; provided that such assignment or transfer shall require the City's prior written consent until such time as the certificate of occupancy has been issued to the Warehouse; and

9.4.4. Subject to written notice to the other Parties from the Developer containing the name and address of the lender or other party, the Developer may pledge, collaterally assign or otherwise encumber all or any part of its rights under this Agreement, including its right to receive any payment or reimbursement, to any lender or other party that provides acquisition, construction, working capital, tenant improvement or other financing to the Developer in connection with development of the Property, acquisition of the Property, and/or construction of the Improvements (excluding the Kendall Parkway Improvements).

If the City does not respond to a written request for consent to assignment within thirty (30) days, such consent shall be deemed granted. The City recognizes that the Developer may form, together with its investors, separate, special purpose entities, or affiliates to develop, own and/or operate all or a portion of the Property or of the Improvements (excluding the Kendall Parkway Improvements) to be constructed thereon and that one or more assignments of all or any part of its rights under this Agreement may be required in connection with such activities and such transfer(s) will not require any consent by the other Parties, as long as written notice of the transfer is provided to the other Parties containing the name and address of the successor/assignee. Nor shall any transfer of any or all of the real property constituting the Property to such special purpose entities or affiliates require the consent of the City. Upon written assumption of the Developer's obligations under this Agreement by an assignee, the Developer shall be relieved of any further obligation or liability with respect to the performance of any of the duties or obligations of the Developer arising after the date such duties and obligations are assumed by assignee.

9.5. Execution and Counterparts. This Agreement may be executed in counterparts, each of which shall constitute an original. This Agreement shall only be effective if the same agreement is, or identical counterparts are, signed by the Parties. Electronic pdf signatures shall be accepted as originals.

9.6. Mutual Cooperation. The Parties each agree to execute, acknowledge and deliver or to cause to have executed, acknowledged and delivered, such other and further instruments and documents as may reasonably be requested by another party to carry out this Agreement. Each Party hereto shall use its good faith efforts to cause satisfaction of all conditions to its obligation under this Agreement, and to exercise good faith in fulfilling its obligations under this Agreement.

9.7. Incorporation of Exhibits. All exhibits referred to in this Agreement are incorporated into and made a part of this Agreement as if fully set forth herein.

9.8. Multi-Fiscal Year Obligations. Notwithstanding any provision to the contrary contained herein, the City's obligation to make any other payments shall be subject to annual appropriation by the City Council, in its sole discretion. Nothing in this Agreement is intended to nor shall be construed to create any multiple-fiscal year direct or indirect debt or financial obligation on the part of the City within the meaning of the Colorado Constitution, the

EXHIBIT A

Charter, or the laws of the State, and any such financial obligation of the City created by this Agreement is expressly subject to annual appropriation by the City.

9.9. Third Party Beneficiaries. No rights created in favor of any Party shall be construed as benefiting any person or entity that is not a Party to this Agreement.

9.10. Severability. If any provision of this Agreement is held to be illegal, invalid or unenforceable, in whole or in part, such provision shall be fully severable and this Agreement shall be construed and enforced, and shall not be affected by the illegal, invalid or unenforceable provision or by the severance of such provision from this Agreement.

9.11. Captions. The titles of sections and subsections of this Agreement are inserted for convenience of reference only and shall not be considered in construing or interpreting any section of this Agreement.

9.12. No Partnership. Nothing contained in this Agreement shall be construed to create a partnership, joint venture or other joint enterprise between or among any of the Parties.

9.13. No Waiver. No waiver by any Party of the performance or satisfaction of any covenant or condition herein shall be valid unless in writing and shall not be considered to be a waiver by such Party of any other covenant or condition hereunder.

9.14. Interpretation. The terms and provisions of this Agreement have been negotiated among the Parties and shall not be construed in favor of or against the Party primarily responsible for drafting this Agreement. Except as otherwise provided by law, to the extent that any of the terms or provisions of this Agreement may conflict with any future provision of the Code, the terms and provisions of this Agreement shall, to the extent permitted by law, govern and shall be deemed to supersede such provisions.

9.15. Delegation of Authority. Nothing contained in this Agreement is intended to, or shall be construed to, constitute or require an unlawful delegation of authority by the City or an unlawful restraint on the legislative discretion of future City Councils.

9.16. Nonliability of Officials and Employees. No member of the City Council, member of the board of the Developer, or any official, employee, agent or consultant of either Party shall be personally liable for the performance of any of the terms or provisions of this Agreement, nor shall any such person be liable in the event of a breach or default by any Party.

9.17. Conflict of Interest. No Party shall allow or knowingly permit a member of City Council or a City employee to have any interest, direct or indirect, in this Agreement, including any financial interest.

9.18. Indemnification. The Developer shall defend, indemnify, assume all responsibility for and hold harmless the City, members of the City Council, and all of the officers, directors, shareholders, employees and agents of the Parties from all claims or suits for any damages to property or injury to persons, including accidental death, and for the costs of litigation

EXHIBIT A

and reasonable attorneys' fees of all such parties and persons that may be caused by any of the Developer's construction activities, whether such activities are undertaken by the Developer and/or any of its affiliates, or any person directly or indirectly employed by, or under contract with, the Developer, whether such damages shall accrue or be discovered before or after the expiration of the term of this Agreement, provided however, that the provisions of this Section shall not apply to loss, damage or claims attributable solely to the negligent or intentional acts or omissions of a Party or person to be indemnified. This Section shall survive termination of this Agreement.

9.19. WAIVER OF JURY TRIAL. TO THE EXTENT PERMITTED BY APPLICABLE LAW, THE PARTIES HEREBY IRREVOCABLY WAIVE ANY AND ALL RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT, OR THE TRANSACTIONS CONTEMPLATED HEREBY.

9.20. Days. If the day for any performance or event provided for herein is a Saturday, a Sunday, a day on which national banks are not open for the regular transactions of business, or a legal holiday pursuant to C.R.S Section 24-11-101(1), such day will be extended until the next day on which such banks and state offices are open for the transaction of business.

10. City Council Approval. Notwithstanding any of the foregoing, the City shall have no obligation under this Agreement and the Developer may not rely on this Agreement, unless the City Council has taken formal action and approved this Agreement.

IN WITNESS WHEREOF, the Parties have entered into this Agreement on the date set forth above.

(The remainder of page intentionally left blank)

EXHIBIT A

DEVELOPER:

CENTERRA PROPERTIES WEST, LLC,
a Colorado limited liability company

By: Realberry Real Estate Services, LLC, a
Colorado limited liability company,
Manager

By: _____

Name: _____

Title: _____

DRAFT

EXHIBIT A

CITY:

CITY OF LOVELAND, COLORADO,
a Colorado municipal corporation

By: _____
City Manager

ATTEST:

By: _____

APPROVED AS TO LEGAL FORM:

By: _____

DRAFT

EXHIBIT A

METRO DISTRICT:
CENTERRA METROPOLITAN DISTRICT NO. 1,
a quasi-municipal corporation and political subdivision of
the State of Colorado

By: _____
Its: _____

DRAFT

EXHIBIT A

EXHIBIT A-1

Legal Description

[See Attached]

DRAFT

EXHIBIT A

EXHIBIT A-2

Property Depiction

[See Attached]

99510146.v1
99546231.v1

DRAFT

Exhibit A-2-1



Business Assistance Request Costco Retail Center

**Marcie Willard, Director
Economic Development
February 17, 2026**

Agenda

The Project

Deal Terms

Economic Impact

Kendall Parkway

Questions

Why & What

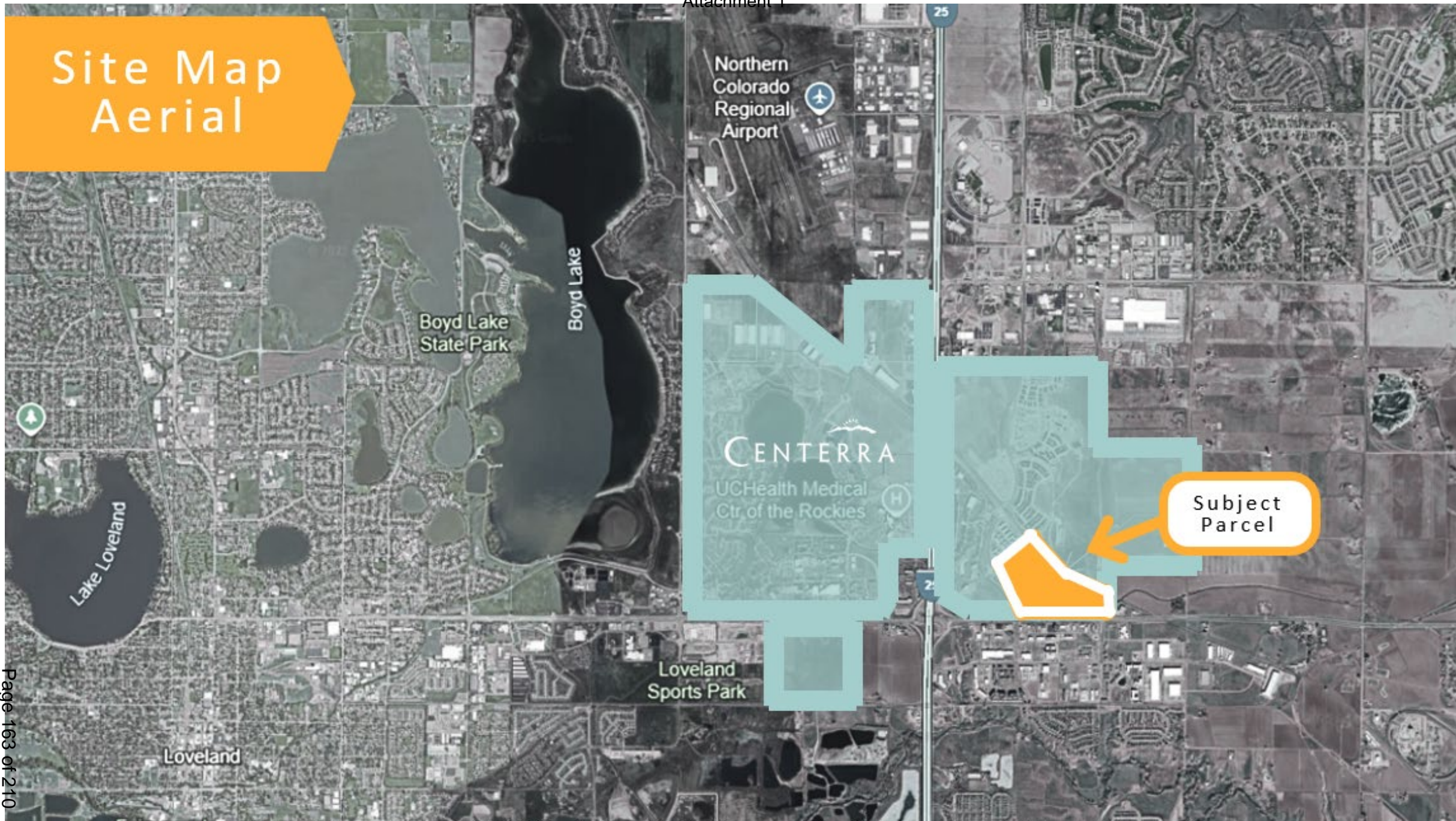
Why are we here?

The purpose is to present a Business Assistance Agreement between the City of Loveland and Realberry to bring a Costco and other associated retail development to Loveland.

What are we asking?

The objective is for City Council to vote to approve the Business Assistance Agreement Resolution.

Site Map Aerial



Preliminary Site Plan

Anticipated Use Type	Anticipated SF
Costco	160,000
Retail	191,600
F&B	67,799
Services	21,000



Costco Site & Deal Terms

- 18.75 acres to Costco for \$10.
 - Represents approximately 25% of project's developable area.
- Developer will construct an 850-space parking lot at private expense (no public tax dollars).
- Provide all needed infrastructure to Costco site.

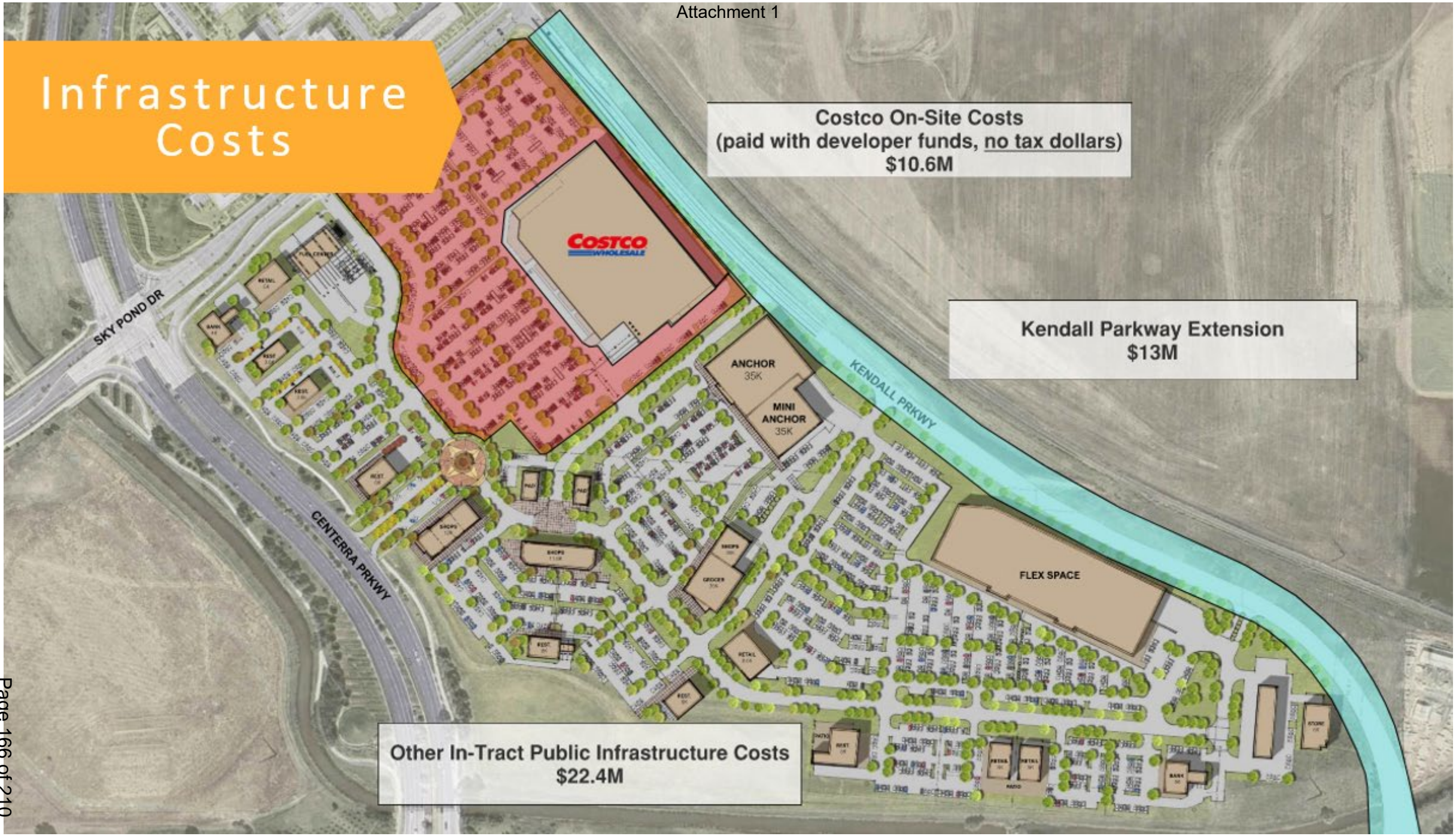


Infrastructure Costs

Costco On-Site Costs
(paid with developer funds, no tax dollars)
\$10.6M

Kendall Parkway Extension
\$13M

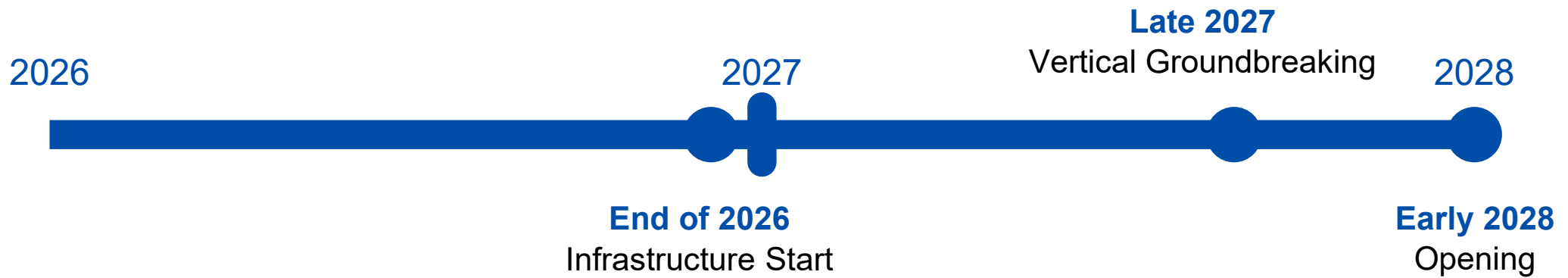
Other In-Tract Public Infrastructure Costs
\$22.4M



Costco Site & Deal Terms

- Parcel 504 is already within the existing MFA boundaries and carries a 1.25% PIF credit.
- This proposal is not an extension of the existing Centerra MFA, which expires January 20, 2029.
- Current sales tax generation on the parcel: \$0/annually.
- The new proposed sales tax share only covers currently undeveloped land on Parcel 504.

Proposed Schedule:



What does Costco bring to the table?



1. Our members! We currently have 35,000 members in the trade area. Costco creates a draw of high-income shoppers each day from all over the region who tend to cross shop.
2. Our jobs! Our jobs have fair wages, great benefits, and upward mobility! We have the lowest turnover in the retail industry at 8%. We support our employees' growth and hire from within.
3. Sales Tax! No other retailer generates more sales per sf than Costco. Almost 6 x the national average per sf.
4. Catalyst for future growth. We tend to generate retail interest and growth.



Employment Details

- Average employee count per warehouse- 302.
- 95% eligible for benefits.
- Average turnover after 1 yr Costco= 8% industry average = 60% (BLS).
- Applications per warehouse- 4,650.
- Cashier starting rate = \$20.50/hr; average \$26.77/hr.
- Annual Bonuses \$5k - \$10k depending on years of service.
- 1.5 x pay for Sundays.
- Costco pays 90% of benefits which include: medical, dental, vision, pharmacy, disability and life insurance.
 - Individual = \$50 per check; Family up to 3 ppl = \$167 per check (bi-weekly).

Multiplier effect Scarborough, Maine

The first Costco in Maine opened in Scarborough in 2023. The developer of the 577-acre project performed a study in 2025 using [placer.ai](https://www.placer.ai) data that showed:

- 1.8 million people annually are visiting the nearly 1,000 nearby businesses either before or after their Costco trip.

This is in line with what we see in Timnath, CO as many members drive greater than 90 minutes and tend to stock up on a larger proportion of hardgoods and durables.

<https://www.wilderco.com/regional-businesses-boom-due-to-costco-multiplier-effect-1-8-million-new-shoppers-visit-scarborough-per-year-local-businesses-benefit/>



Economic Impact of Costco

Our Commitment to Responsible Sourcing

Sustainability



We ask our suppliers six fundamental questions:

- Can you map your supply chain to the origin or source?
- How are the people treated?
- How are the animals treated?
- How is the environment treated, including forests, fisheries and water?
- Is the best possible packaging being used?
- What are your emissions and your plan to reduce them?

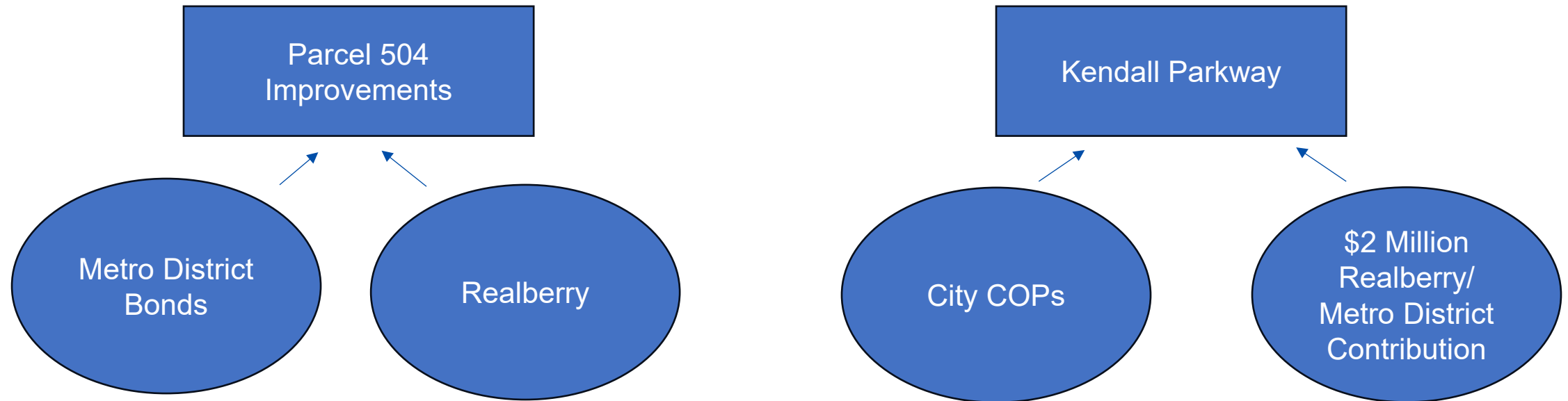
The Negotiation/Terms

To make the project financially viable, a sales tax share is needed to fund public infrastructure through bonds repaid by future project-generated sales tax.

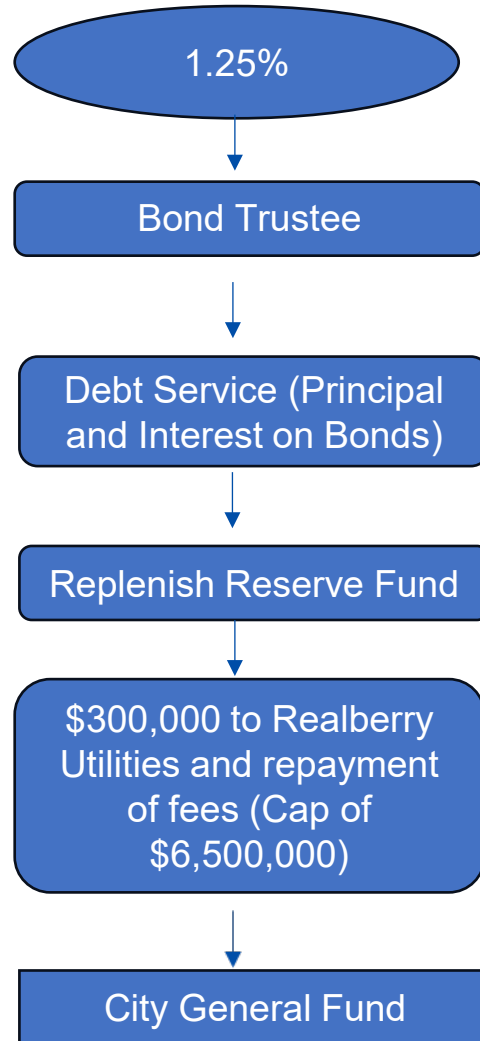
- 1.25% share of sales tax to pledge to bonds, capped at 25 years.
- Bond net usable proceeds capped at \$25 Million.
- Tax share commences upon Certificate of Occupancy for Costco.
- Tax share to be used to construct public infrastructure, dry utilities, and pay city development fees.
- Sales tax share revenues in excess of what is needed to fund the above items are returned to City of Loveland's General Fund.
- City to construct Kendall Parkway connection between Sky Pond Drive and US 34.
- \$2 Million contribution from Realberry/Metro District to the City to fund initial Kendall Parkway work.



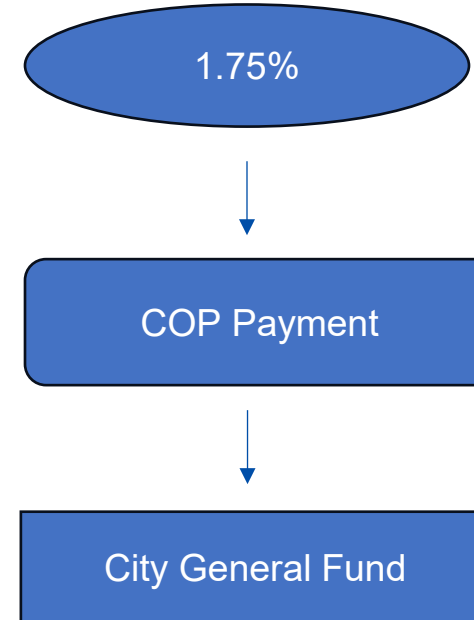
Sources of Funding for Parcel 504 Improvements



Metro District Bonds Flow of Funds



City COPs Flow of Funds



Economic Impact

- General Fund revenue after rebate and financing: Estimated \$2+ Million per year.
- After 25 years: \$125 Million (+additional waterfall).
- At current valuation, Costco would pay \$743,000 in property taxes, annually (\$68k to Loveland).
- \$78,000 annually in gas sales related collections for City of Loveland.
- Estimated \$3 Million in city development fees up front (permit, CEF, Use Taxes, etc.).

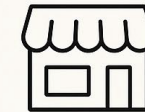
ECONOMIC IMPACT



**JOB CREATION AND
WORKFORCE STABILITY**



**INCREASED
TAX REVENUE**



**SUPPORT FOR LOCAL
SUPPLIERS AND
SMALL BUSINESSES**



**CONSUMER COST
SAVINGS AND
INCREASED PURCHASING
POWER**



**COMMERCIAL
DEVELOPMENT AND
AREA REVITALIZATION**

Kendall Parkway Considerations

- City has capacity, skills, and relationships with regional partners to facilitate project delivery.
- Roadway in alignment with Connect Loveland Master Plan and will support improved access and connectivity resulting in improved traffic flow.
- Smaller sales tax share to developer for project infrastructure.
- City can finance at lower interest rates, \$13 Million estimated project cost.



Additional Benefits

- Loveland gets Costco instead of a neighboring community.
- Magnet- potential to bring additional development.
- Retail Attraction mechanism.
- Traffic mitigation.
- Job creation/workforce stability.
- Support for local suppliers.



Public Comment & Council Questions



Thank You!

**Marcie Willard, Director
Economic Development
February 17, 2026**

MEETING DATE: February 17, 2026
TO: City Council
DEPARTMENT: Finance
DIRECTOR: Brian Waldes
PRESENTER: Brian Waldes, CFO
STRATEGIC PLAN FOCUS AREA: Fiscal Stability & Strength



AGENDA ITEM:
FINANCIAL UPDATES: PRELIMINARY (PRE-AUDIT) DECEMBER 2025 & JANUARY 2026 REVENUE REVIEW

SUMMARY:

The Monthly Revenue Reviews (**Attachment 1**) is our monthly reporting mechanism for City staff to keep Council and the community informed about current revenue performance. These reports offer insights into current trends and comparisons against the adopted budget. To provide a more comprehensive financial perspective, the Monthly Revenue Reviews are supplemented by Quarterly Financial Reports, which present a detailed analysis of year-to-date results and highlight any significant changes in revenue and expenditure forecasts. The Quarter 4 (Q4) Report is scheduled for March 24, 2026. Starting in 2025, both the Monthly and Quarterly Reports have been updated to feature a cleaner, more accessible format, enhancing clarity and ease of understanding for the public. Through these reports, the City is committed to ensuring transparency and keeping the Council and community well-informed about the City's financial health, emerging trends, and overall performance, supporting informed decision-making and strengthening public trust.

STRATEGIC PLAN FOCUS AREA

Focus	Fiscal Stability & Strength
Strategy (if applicable)	Continually Improve Our Processes
Priority (if applicable)	Streamlined & Efficient Budget Process
Notes	

BACKGROUND:

Preliminary (Pre-Audit) December 2025

Sales Tax: Revenue collected through December 2025 is **3.2% or \$1,751,534 more** than budget, and **-1.9% or (\$1,072,451) less** than last year. This is primarily due to a large one-time

sales tax adjustment booked in the month of December 2025 for overpayments in the fiscal years 2023-2025. Note: this figure is preliminary and is anticipated to change during the audit accrual process.

Property Tax: Revenue collected through December 2025 is **-1.6% or (\$258,085) less** than budget, and **-3.5% or (\$582,591) less** than last year due to a one-time property tax payment received in FY2024.

Auto Use Tax: Revenue collected through December 2025 is **4.0% or \$179,828 more** than budget, and **8.5% or \$364,714 more** than last year.

Building Materials Use Tax: revenue collected through July 2025 is **16.4% or \$770,121 more** than budget, and **15.0% or \$714,227 more** than last year. This is due to one large commercial permit and two large residential permits in January, and a \$35M interior alteration permit in February and a single one-time non-reoccurring \$55M permit in August.

Total General Fund Primary Tax Revenue: Revenue collected through December 2025 is **3.0% or \$2,443,397 more** than budget, and **-0.7% or (\$576,101) less** than last year.

January 2026

Sales Tax: Revenue collected through January 2026 is **-1.3% or (\$91,748) less** than budget, and **6.0% or \$389,548 more** than last year.

Property Tax: Property tax comparisons will begin in April when the first lump sum payments are due.

Auto Use Tax: Revenue collected through January 2026 is **-9.1% or (\$34,695) less** than budget, and **-8.4% or (\$31,450) less** than last year.

Building Materials Use Tax: revenue collected through January 2026 is **-8.0% or (\$23,501) less** than budget, and **-48.1% or (\$251,257) less** than last year. This is due to one large commercial permit and two large residential permits in January 2025, and a \$35M interior alteration permit in February 2025.

Total General Fund Primary Tax Revenue: Revenue collected through January 2026 is **-2.0% or (\$156,622) less** than budget, and **1.3% or \$100,209 more** than last year.

LIST OF ATTACHMENTS:

Att 1 Preliminary (Pre-Audit) December 2025 & January 2026 Combined Monthly Revenue Reviews Presentation



City of
Loveland

December 2025
& January 2026

Preliminary & Pre-Audit

Monthly Revenue Reviews

Brian Waldes, Chief Financial Officer

Finance

February 17, 2026

Agenda

The Finance Department will present an updated financial status report and will outline efforts to prioritize City services, identifying any updated findings.

- **Overview of City Financial Structure & Key Revenue Sources**

- **General Fund Revenues (December followed by January)**
 - **Sales Tax**
 - **Property Tax**
 - **Auto Use Tax**
 - **Building Materials Use Tax**
 - **Summary**

Why & What

Why are we here?

To provide an overview of the City's financial structure and key revenue sources, and to present preliminary (pre-audit) 2025 financial results through December 31 and 2026 financial performance through January 31, with a focus on the General Fund.

What are we asking?

City Council's continued participation in monitoring and guiding the City's finances.

City of Loveland Financial Structure

For more than 70 years, the City of Loveland has been a full-service City investing resources back into the community to keep Loveland vibrant, healthy, and safe.

General Fund

The General Fund ensures that many of the services our city needs and the programs we enjoy remain possible.

General Fund revenues include sales tax, use tax, property tax, user fees, fines, permits, licenses, and internal transfers.

Dedicated Funds

 **Dedicated Funds, like those below, cannot be legally used for anything other than their dedicated purpose.**

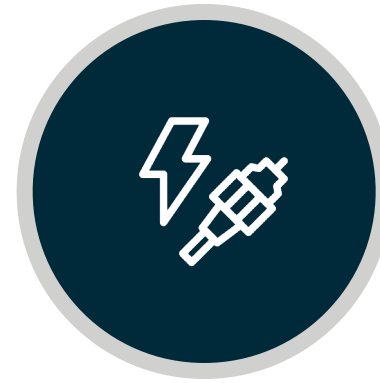
Enterprise Funds are supported through user fees that fund the operation, maintenance and capital projects necessary to provide the service. As an example, fees paid to a water bill can only be used to fund that utility.

Special Revenue Funds are dedicated funds established by federal or state law, or by municipal ordinance or resolution. Each has its own revenue source, such as the Open Lands Sales Tax, which can only be used to support that specific service.

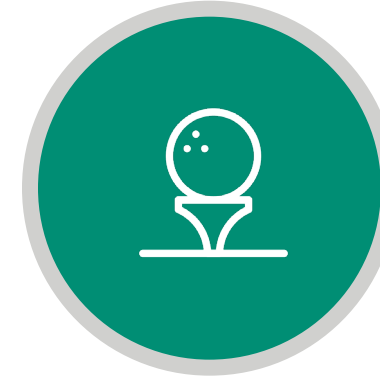


Enterprise Funds

Rate and fee-based services do not rely on taxes. The only people who pay for these services are the people utilizing the services.



Electric & Communications
Power Division & Pulse



Golf
Parks & Recreation



Mosquito Control
Public Works



Water
Water Division



Stormwater
Public Works



Solid Waste
Public Works



Wastewater
Water Division

City Funds

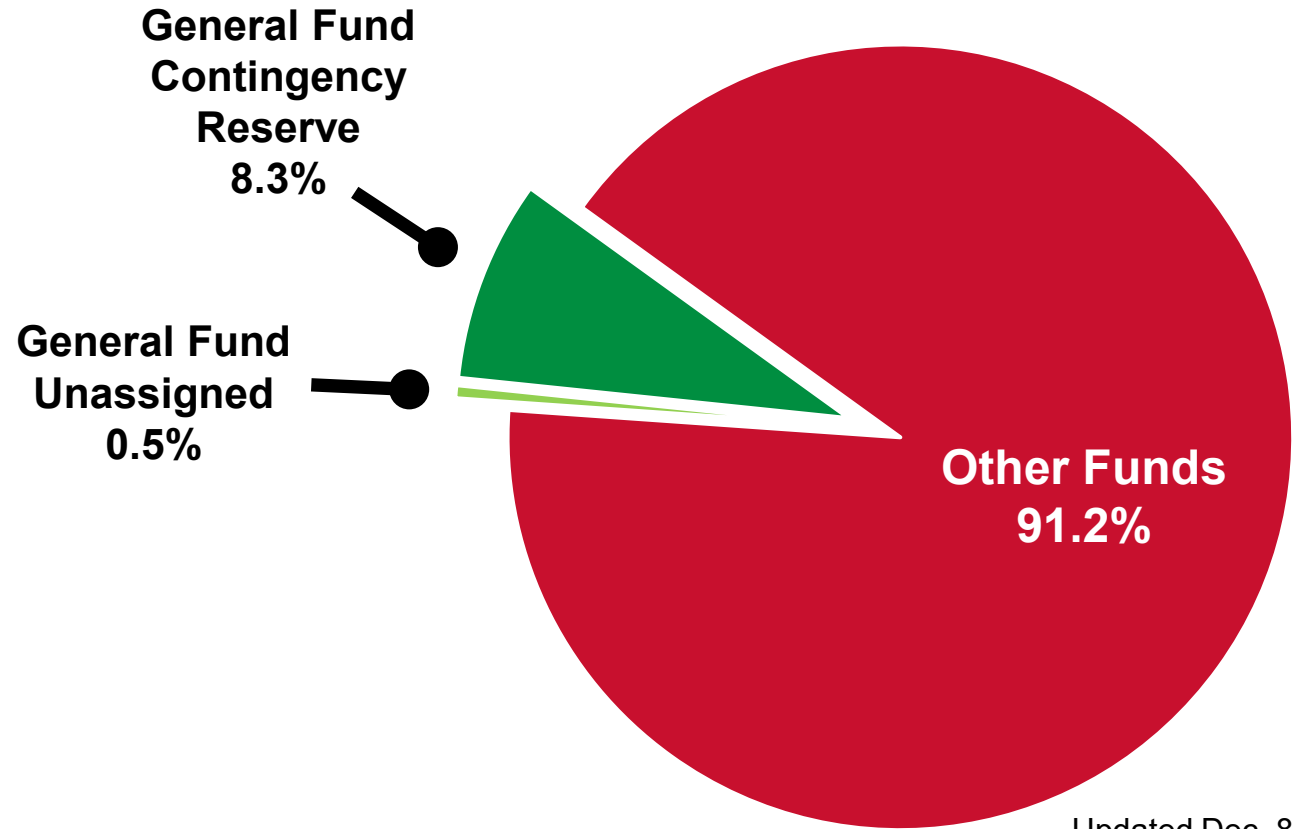
FORECASTED FY2025 ENDING UNASSIGNED FUND BALANCES

General Fund Reserves
\$20,639,159 (8.3%)

General Fund Unassigned
\$1,315,833 (0.5%)

Other Funds
\$226,338,480 (91.2%)

2025 City Fund Balances

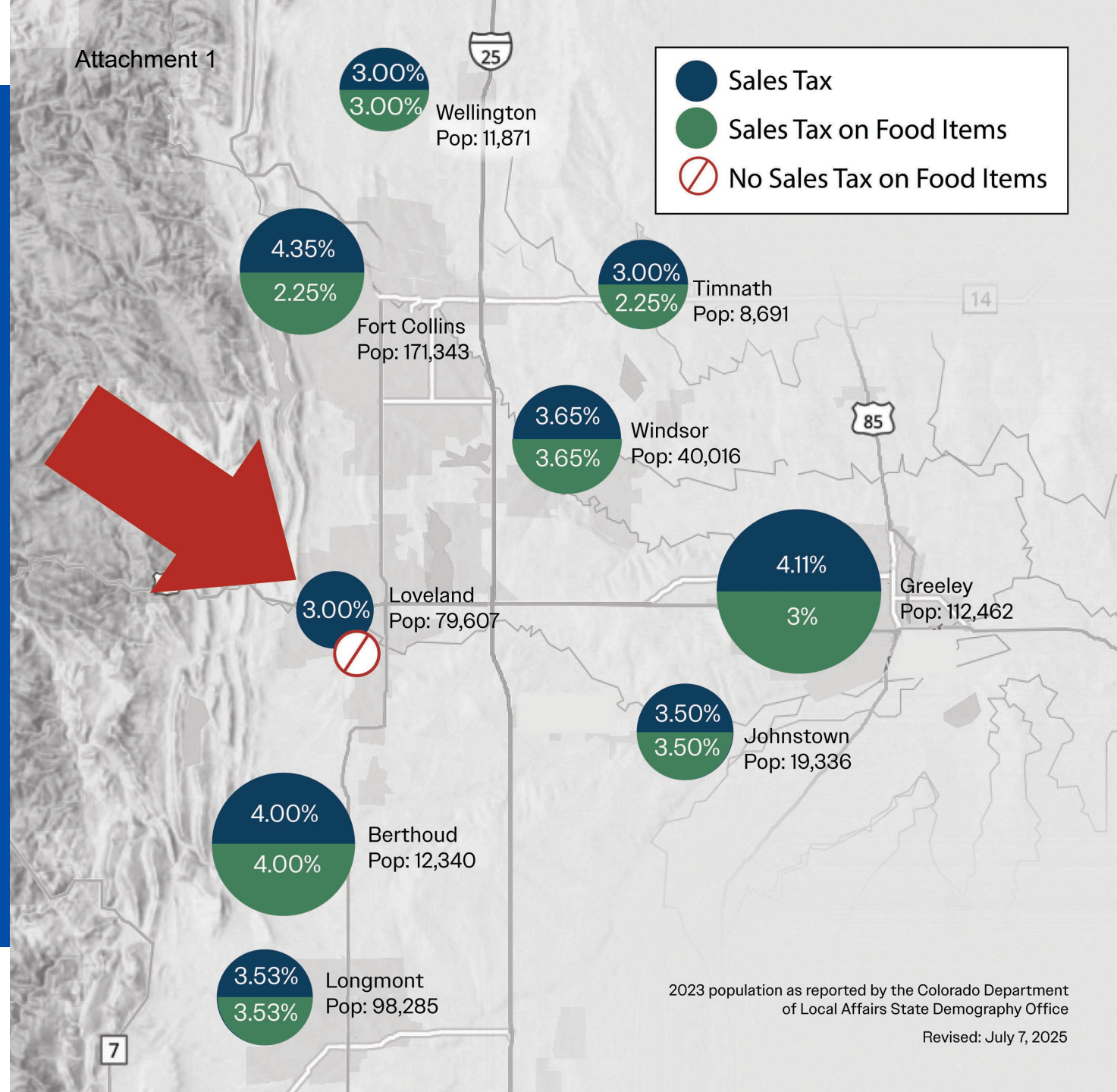


Updated Dec. 8, 2025

Regional Sales Tax Rates

The City of Loveland's sales tax rate has been 3.00% since 1984.

The City of Loveland has one of the lowest sales tax rates in the region and in 2024, sales tax was removed on food items for home consumption.

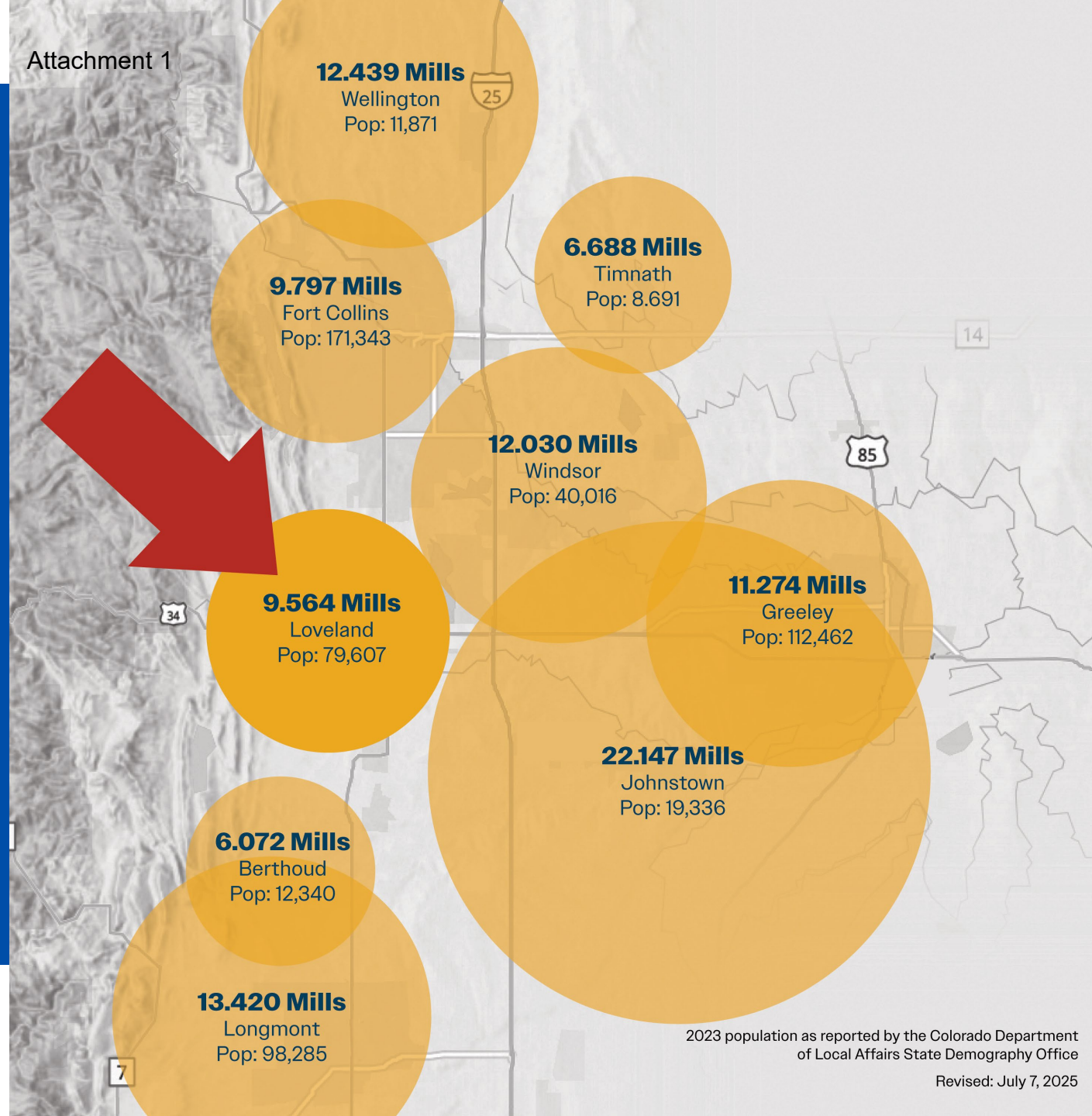


Regional Property Tax Rates

The City of Loveland's mill levy has been 9.564 since 1992.

Many of our surrounding Northern Colorado communities collect a higher mill levy on property tax, yet they provide fewer services than the City of Loveland.

Attachment 1



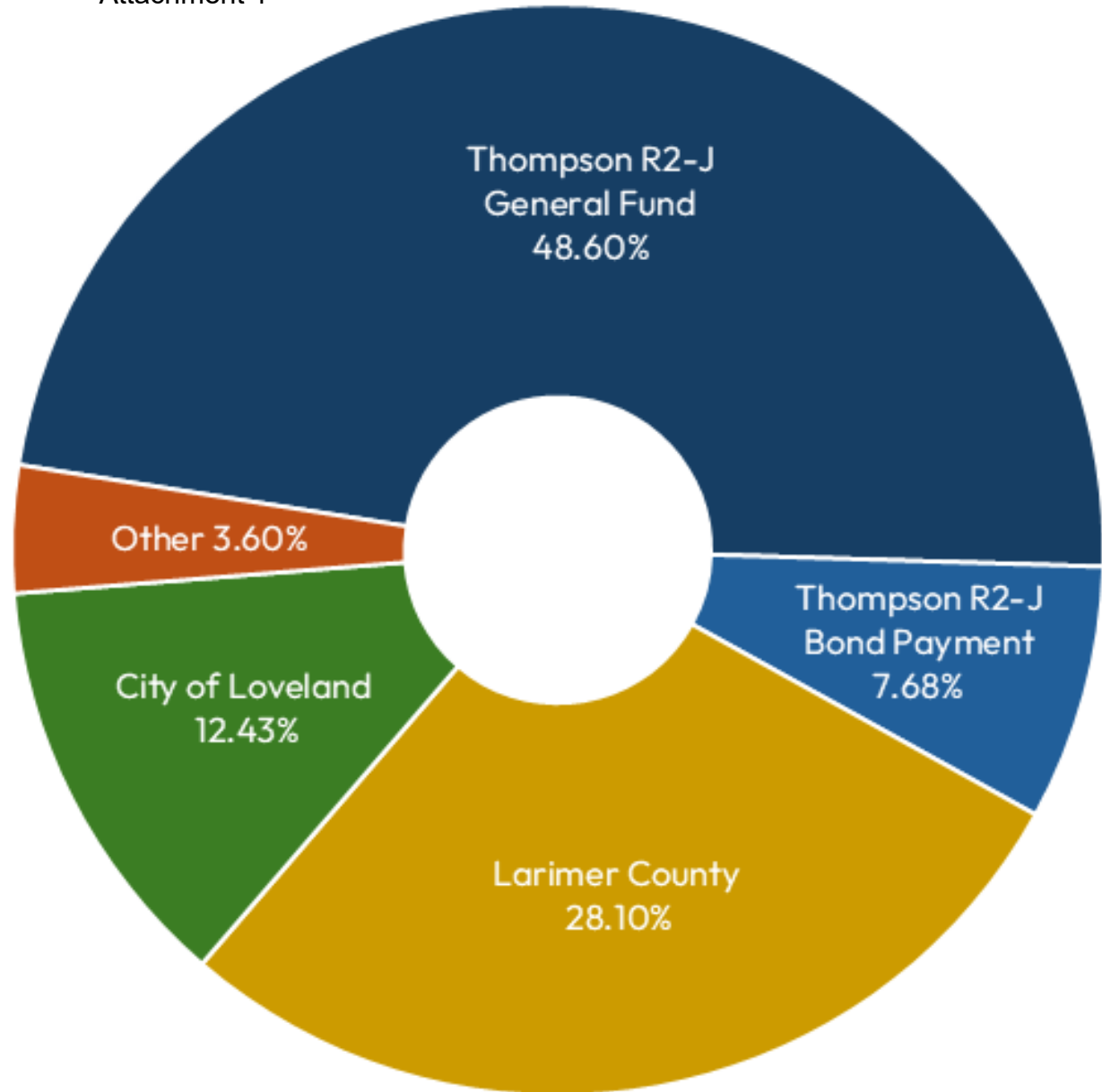
2023 population as reported by the Colorado Department of Local Affairs State Demography Office

Revised: July 7, 2025

Loveland Residential Property Tax Breakdown

The City's Property Tax revenue is derived from the assessed valuation set by Larimer County and the City's mill levy.

Additionally, Loveland continues to have one of the lowest city property tax levies in Northern Colorado.



TAXES PAID Comparison By City

For an average household, Loveland has the lowest tax load compared to surrounding Northern Colorado communities.



**\$425,000
ASSESSED
VALUE**



**\$13,000
RETAIL
SPENDING**



**\$4,600
GROCERIES***
*Food items for home consumption

	Property Tax		Sales Tax		Sales Tax on Food*		TOTAL
	Mill Levy	Taxes Paid	Tax Rate	Taxes Paid	Tax Rate	Taxes Paid	City taxes paid/yr
Johnstown	23.947	\$ 593.65	3.50%	\$ 455.00	3.50%	\$ 161.00	\$ 1,209.65
Longmont	13.420	\$ 332.68	3.53%	\$ 458.90	3.53%	\$ 162.38	\$ 953.96
Greeley	11.274	\$ 279.48	4.11%	\$ 534.30	3.00%	\$ 138.00	\$ 951.78
Berthoud	9.636	\$ 238.88	4.00%	\$ 520.00	4.00%	\$ 184.00	\$ 942.88
Windsor	12.030	\$ 298.22	3.65%	\$ 474.50	3.65%	\$ 167.90	\$ 940.62
Fort Collins	9.797	\$ 242.87	4.35%	\$ 565.50	2.25%	\$ 103.50	\$ 911.87
Wellington	12.439	\$ 308.36	3.00%	\$ 390.00	3.00%	\$ 138.00	\$ 836.36
Timnath	6.688	\$ 165.80	3.00%	\$ 390.00	2.25%	\$ 103.50	\$ 659.30
Loveland	9.564	\$ 237.09	3.00%	\$ 390.00	0.00%	\$ -	\$ 627.09

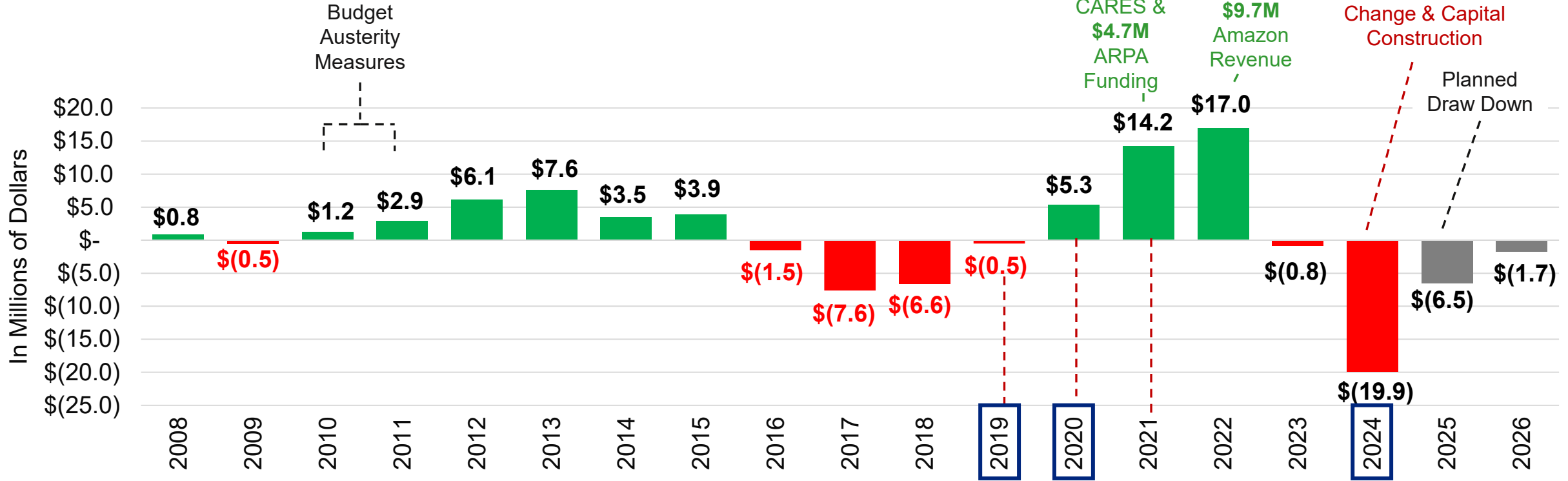
= Residents in these municipalities also pay an additional mill levy to a fire district for fire protection services. These additional mill levies range from 8.25 to 14.867 mills.

General Fund History - Structural Imbalance

Attachment 1

(Revenues less Expenses)

2007-2024 Audited Actuals; 2025-2026 Forecasted (Excluding Capital)



Election year in which a ballot measure proposing a sales tax increase FAILED.

\$350K Budget Reduction & **\$1.61M** Transfer from Internal Service Funds

\$4.4M Budget & **\$8M** COVID Reductions & **\$4.94M** Transfer from Internal Service Funds

\$4.75M Budget Reduction & **\$750K** Transfer from Internal Service Funds

Capital Improvement Projects

Impacts of capital needs outpacing funds:

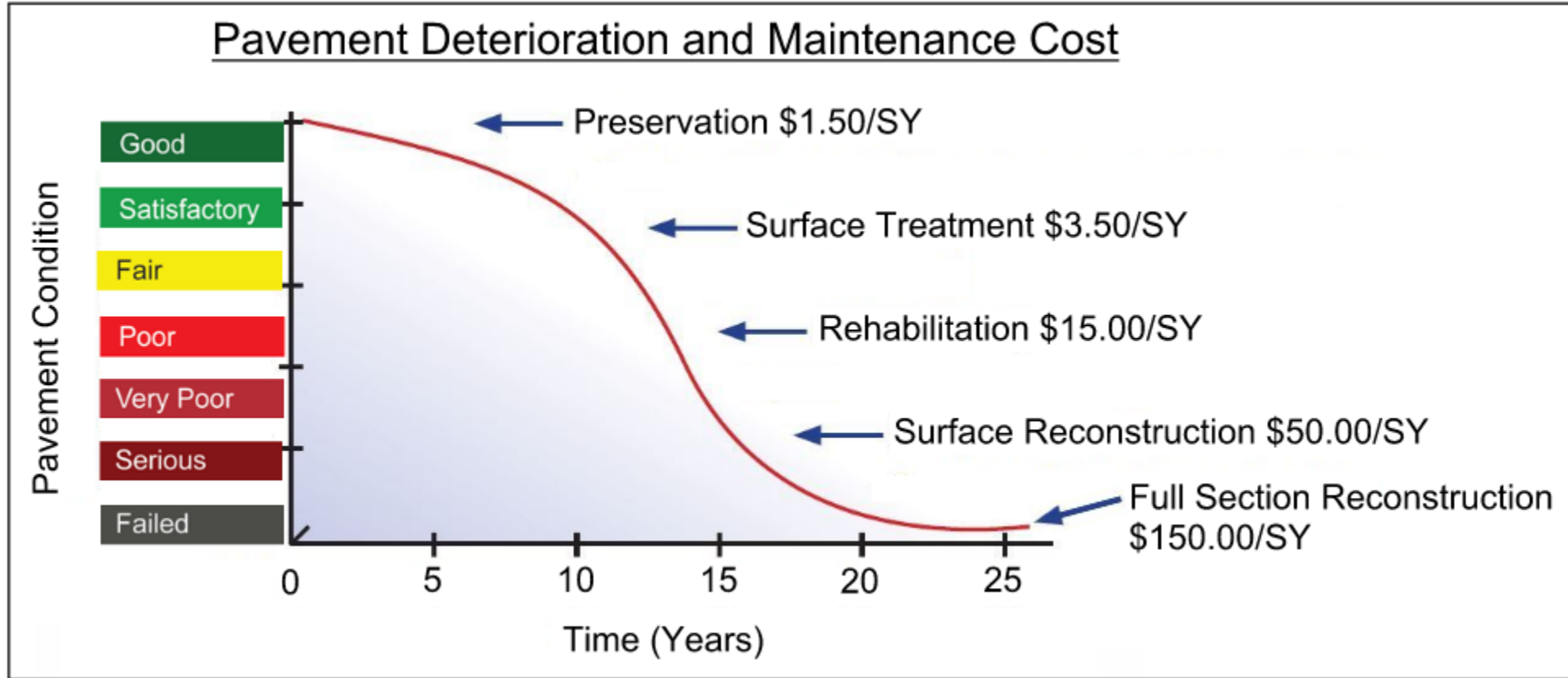
- Emergency repairs vs. planned maintenance
- Increased downtime
- Higher long-term costs due to reactive spending, and inflation increases
- Deferred projects compound infrastructure backlog of safety projects
- Higher risk of temporary building closures, program impacts, reduced service
- 2025 Capital reduction of \$6.8 million

Strategic investment is needed to break the cycle.



Street Maintenance Rehabilitation Program (SMRP)

Asset Road Network Value = \$1,316,936,250



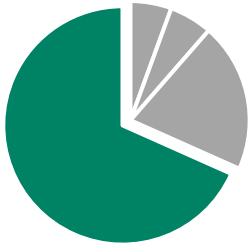
396 Centerline Miles

~1100 Lane Miles

8.8 million Square Yards of Pavement

Financial Reports - December 2025

- The figures are preliminary and will change throughout the Audit process.
- The final figures will be presented during the Q1 Financial Report.



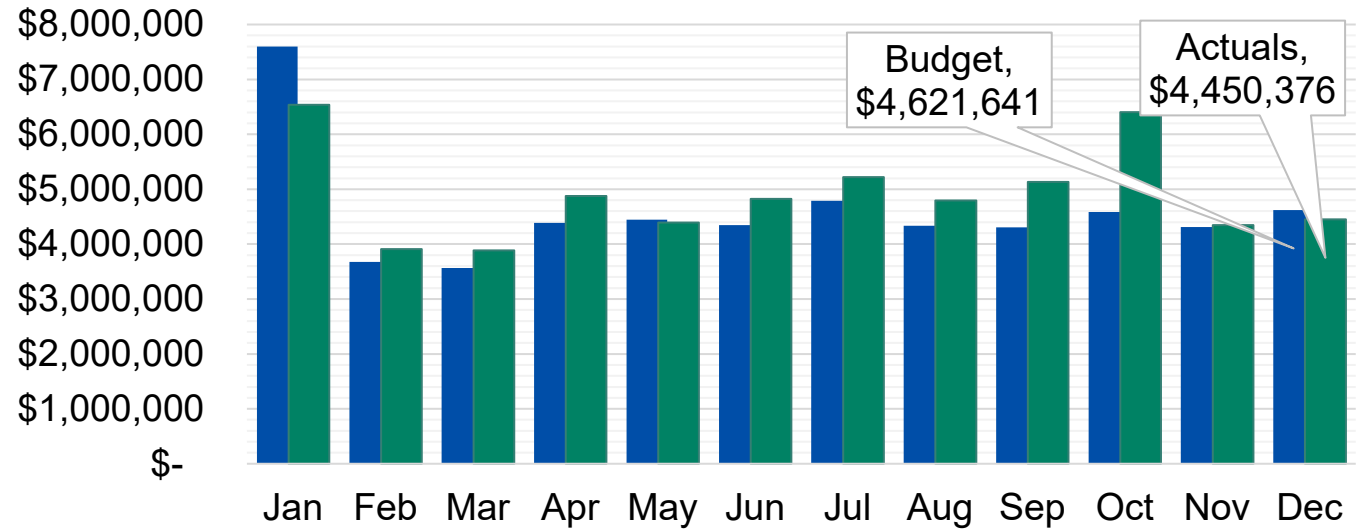
Sales Tax

Sales Tax is the primary source of revenue for the General Fund.

Sales Tax collections were in-line with forecast in 2025 prior to adjustments.

Note: The graph does not include Period 13 adjustments or the \$2,456,719 downward sales tax adjustment recorded in December due to an overpayment, both of which are reflected in the tables to the right.

2025 Budget vs. Actuals (Cash Basis)



	2025	
	YTD	Fiscal Year
Budget	\$ 54,964,018	\$ 54,964,018
Actuals	58,782,722	58,782,722
Overpayment	(2,456,719)	(2,456,719)
Period 13 Adjs	389,549	389,549
Variance +/- (-)	\$ 1,751,534	\$ 1,751,534

	Comparison to Prior Year		
	2024	2025	Variance +/- (-)
Budget	\$ 53,105,331	\$ 54,964,018	\$ 1,858,687
Actuals YTD	57,788,003	58,782,722	\$ 994,719
Overpayment	-	(2,456,719)	\$ (2,456,719)
Period 13 Adjs	-	389,549	\$ 389,549
Net Actuals YTD	\$ 57,788,003	\$ 56,715,552	\$ (1,072,451)

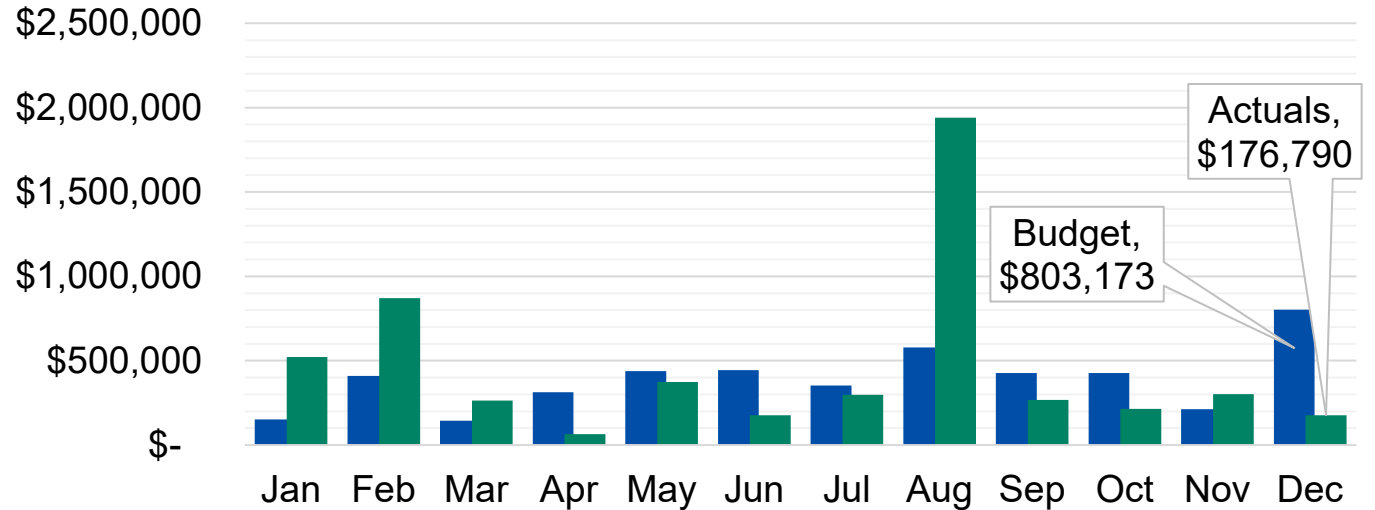


Building Materials Use Tax

Building Materials Use Tax is imposed on the use, storage, or consumption of building materials and collections can vary month-to-month depending on new projects developing throughout the City.

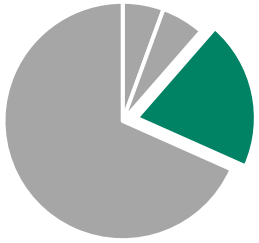
There was a one-time non-reoccurring single permit for \$1.7 million collected in August. Building Use Tax will be increasing prior to audit close due to known entries still pending.

2025 Budget vs. Actuals



	2025	
	YTD	Fiscal Year
Budget	\$ 4,700,000	\$ 4,700,000
Actuals	5,470,121	5,470,121
Variance +/- (-)	\$ 770,121	\$ 770,121

	Comparison to Prior Year		
	2024	2025	Variance +/- (-)
Budget	\$ 4,600,000	\$ 4,700,000	\$ 100,000
Actuals YTD	4,755,894	5,470,121	\$ 714,227



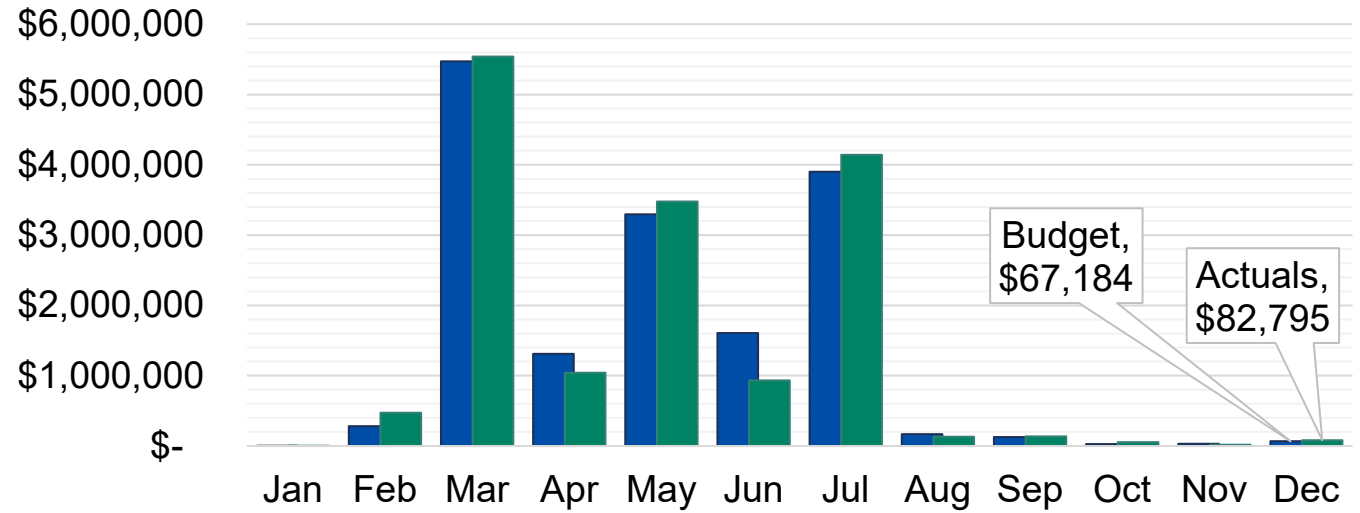
Property Tax

Property Tax is the second largest contributor of General Fund revenue. The timing of property tax payments makes this data more informative at certain points during the year.

- Lump sum payments are due at the end of April.
- Installment payments are due at the end of February and mid-June.

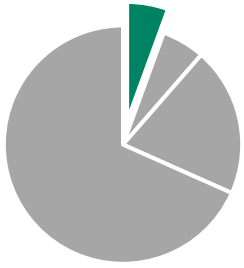
Property Tax collections are in line with forecast.

2025 Budget vs. Actuals



	2025	
	YTD	Fiscal Year
Budget	\$ 16,292,934	\$ 16,292,934
Actuals	16,034,849	16,034,849
Variance +/- (-)	\$ (258,085)	\$ (258,085)

	Comparison to Prior Year		
	2024	2025	Variance +/- (-)
Budget	\$ 16,127,878	\$ 16,292,934	\$ 165,056
Actuals YTD	16,617,440	16,034,849	\$ (582,591)



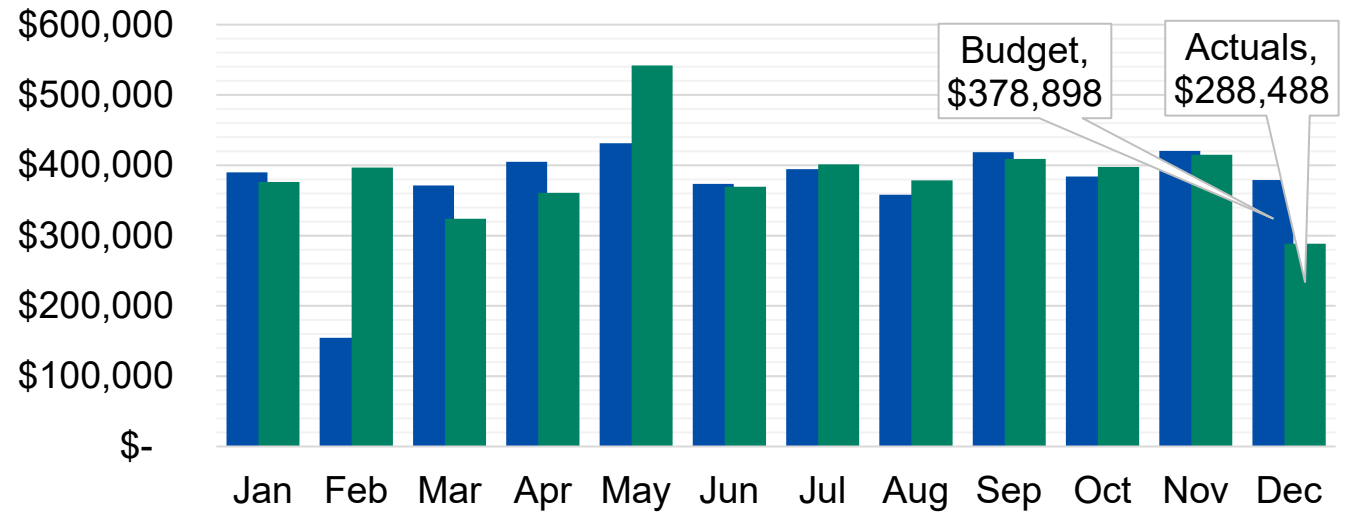
Auto Use Tax

The City receives Auto Use Tax when Loveland residents purchase and register a new vehicle, regardless of where the purchase occurred.

Auto Use Tax revenue remains relatively stable throughout the year.

The City of Loveland continues to see Auto Use Tax revenue stronger than prior years. However, this is only a small portion of total General Fund Revenue.

2025 Budget vs. Actuals



	2025	
	YTD	Fiscal Year
Budget	\$ 4,480,000	\$ 4,480,000
Actuals	4,659,828	4,659,828
Variance +/- (-)	\$ 179,828	\$ 179,828

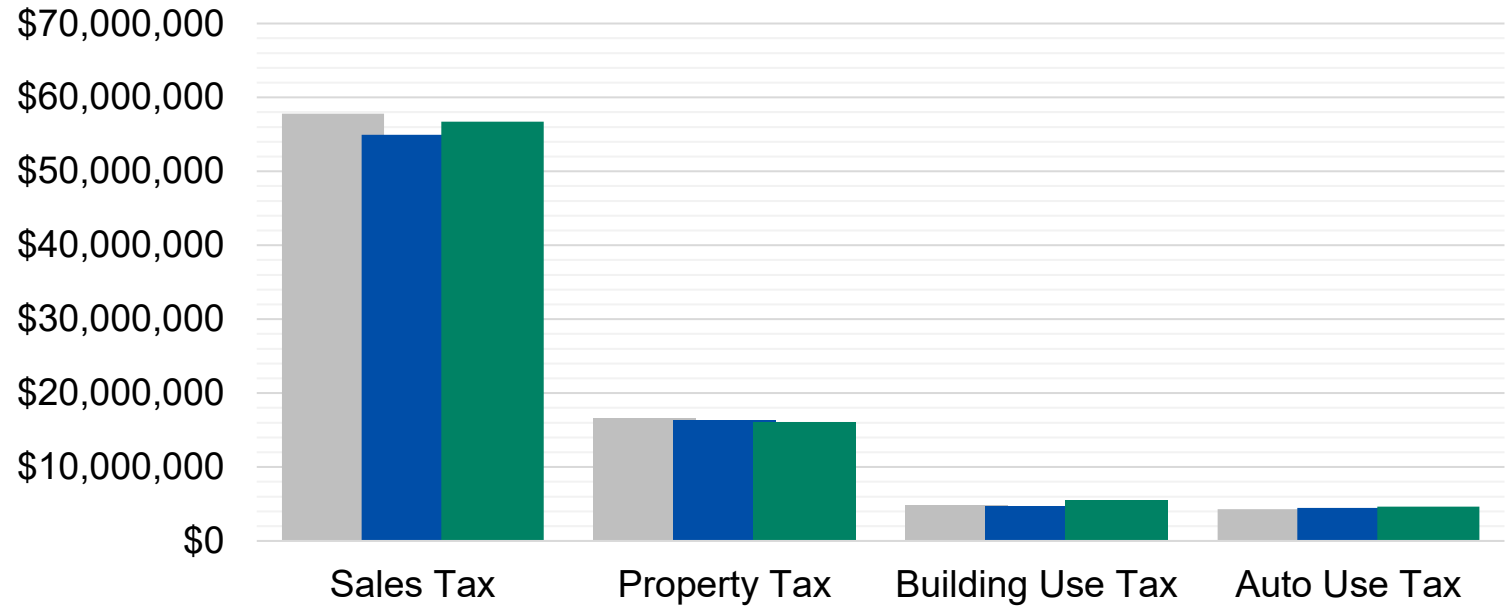
	Comparison to Prior Year		
	2024	2025	Variance +/- (-)
Budget	\$ 4,400,000	\$ 4,480,000	\$ 80,000
Actuals YTD	4,295,114	4,659,828	\$ 364,714

Tax Revenue Summary

Revenue collections will be revised during the audit process. This includes the reduction of \$2,456,719 in sales tax.

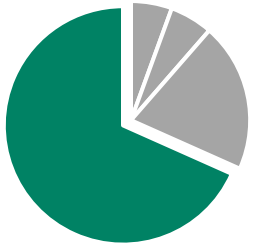
Attachment 1

YTD Comparison



	Sales Tax	Property Tax	Building Use	Auto Use	TOTAL YTD
2024 YTD Actuals	\$ 57,788,003	\$ 16,617,440	4,755,894	4,295,114	\$ 83,456,450
2025 YTD Budget	54,964,018	16,292,934	4,700,000	4,480,000	\$ 80,436,952
2025 YTD Actuals	56,715,552	16,034,849	5,470,121	4,659,828	\$ 82,880,349
Variance:					
'24 to '25 Actuals	(1,072,451)	(582,591)	714,227	364,714	(576,101)
	-2%	-4%	15%	8%	-1%
Variance:					
'25 Budget to Actuals	1,751,534	(258,085)	770,121	179,828	2,443,397
	3%	-2%	16%	4%	3%

January 2026

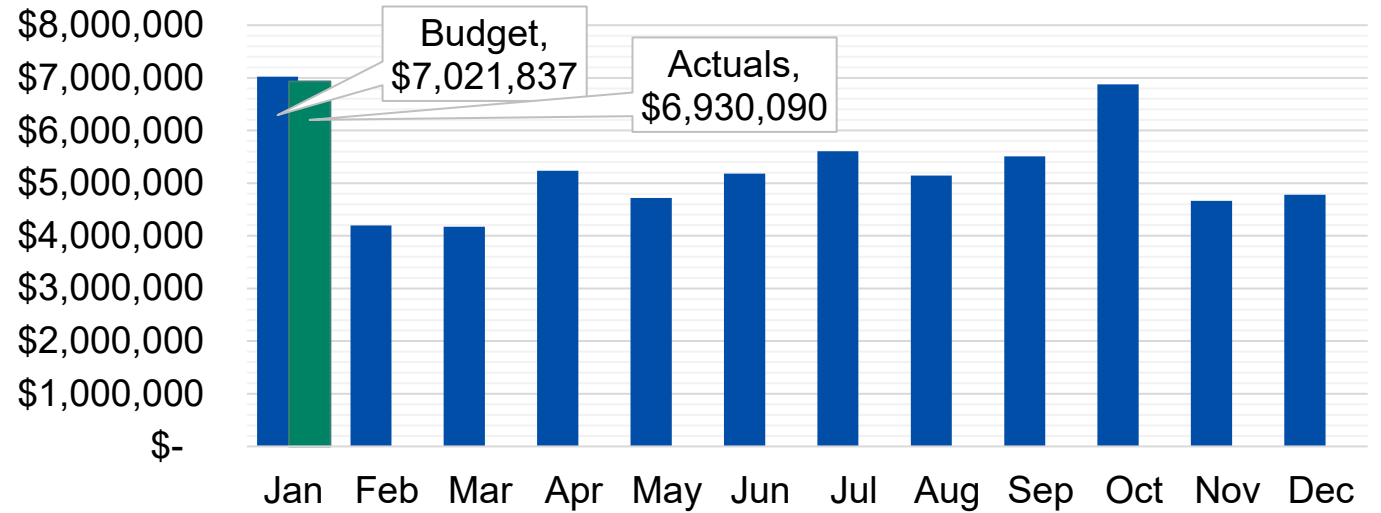


Sales Tax

Sales Tax is the primary source of revenue for the General Fund.

Sales tax collections are in-line with forecast.

2026 Budget vs. Actuals (Cash Basis)



	2026	
	YTD	Fiscal Year
Budget	\$ 7,021,837	\$ 63,108,339
Actuals	6,930,090	6,930,090
Variance +/-	\$ (91,748)	\$ (56,178,249)

	Comparison to Prior Year		
	2025	2026	Variance +/-
Budget	\$ 54,964,018	\$ 63,108,339	\$ 8,144,321
Actuals YTD	6,540,541	6,930,090	\$ 389,548



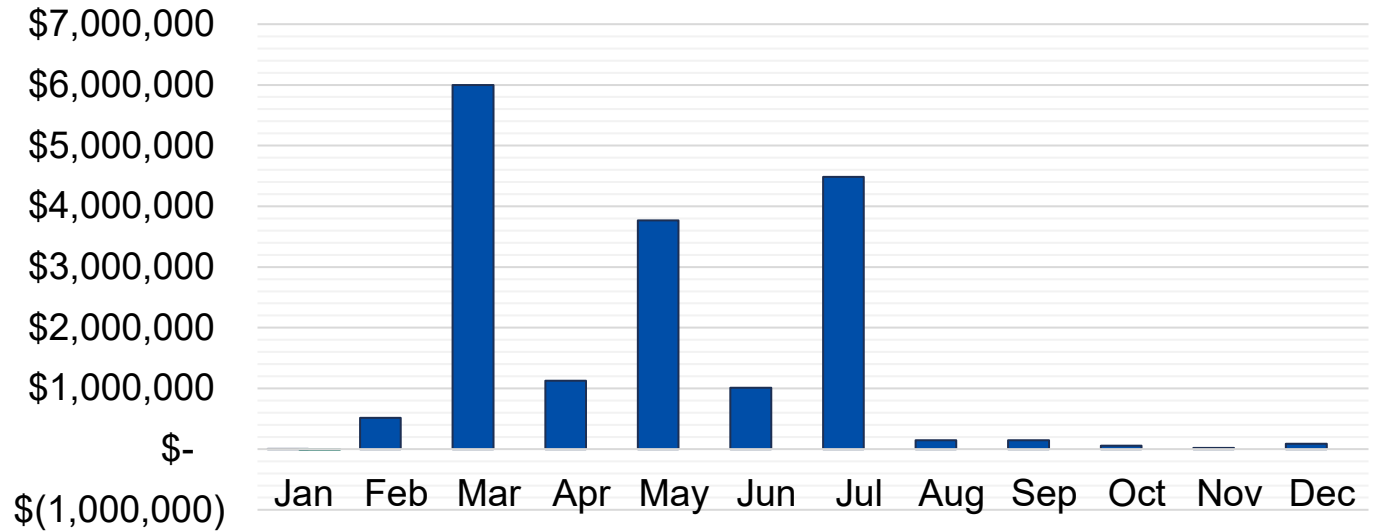
Property Tax

Property Tax is the second largest contributor of General Fund revenue. The timing of property tax payments makes this data more informative at certain points during the year.

- Lump sum payments are due at the end of April.
- Installment payments are due at the end of February and mid-June.

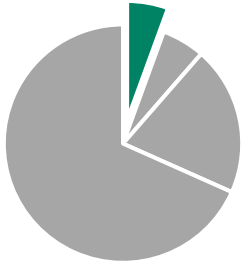
January is negative due to the County's prior year adjustment.

2026 Budget vs. Actuals



	2026	
	YTD	Fiscal Year
Budget	\$ 607	\$ 17,271,998
Actuals	(6,071)	(6,071)
Variance + / (-)	\$ (6,678)	\$(17,278,069)

	Comparison to Prior Year		
	2025	2026	Variance + / (-)
Budget	\$ 16,377,498	\$ 17,361,643	\$ 984,146
Actuals YTD	561	-6,071	\$ (6,632)



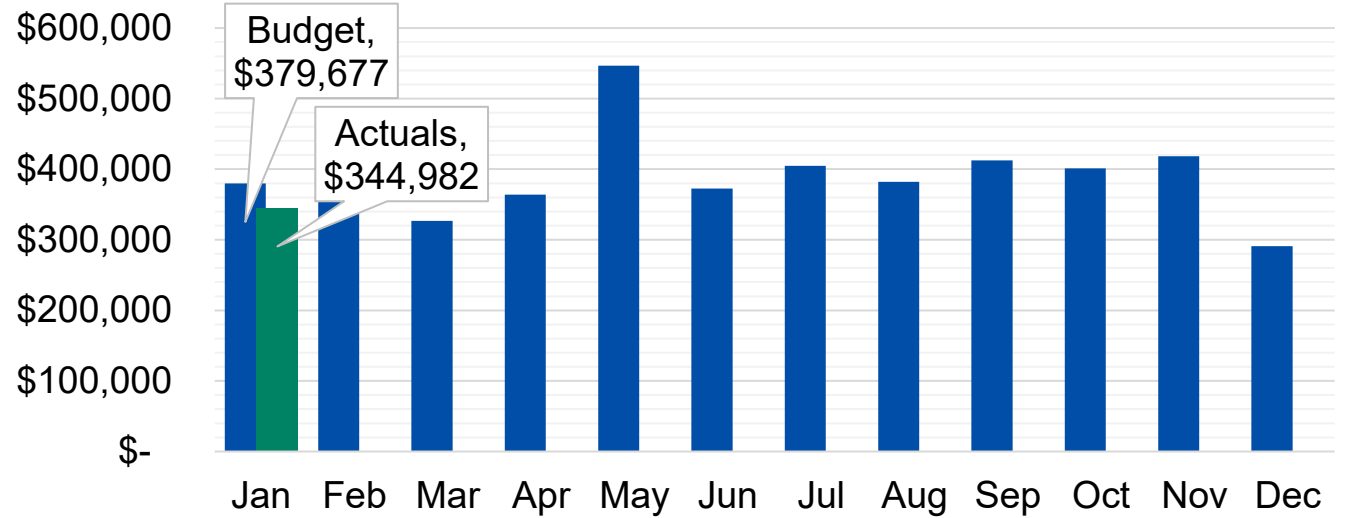
Auto Use Tax

The City receives Auto Use Tax when Loveland residents purchase and register a new vehicle, regardless of where the purchase occurred.

Auto Use Tax revenue remains relatively stable throughout the year.

Auto Use Tax collections are in-line with forecast.

2026 Budget vs. Actuals



	2026	
	YTD	Fiscal Year
Budget	\$ 379,677	\$ 4,700,000
Actuals	344,982	344,982
Variance +/- (-)	\$ (34,695)	\$ (4,355,018)

	Comparison to Prior Year		
	2025	2026	Variance +/- (-)
Budget	\$ 4,480,000	\$ 4,700,000	\$ 220,000
Actuals YTD	376,432	344,982	\$ (31,450)

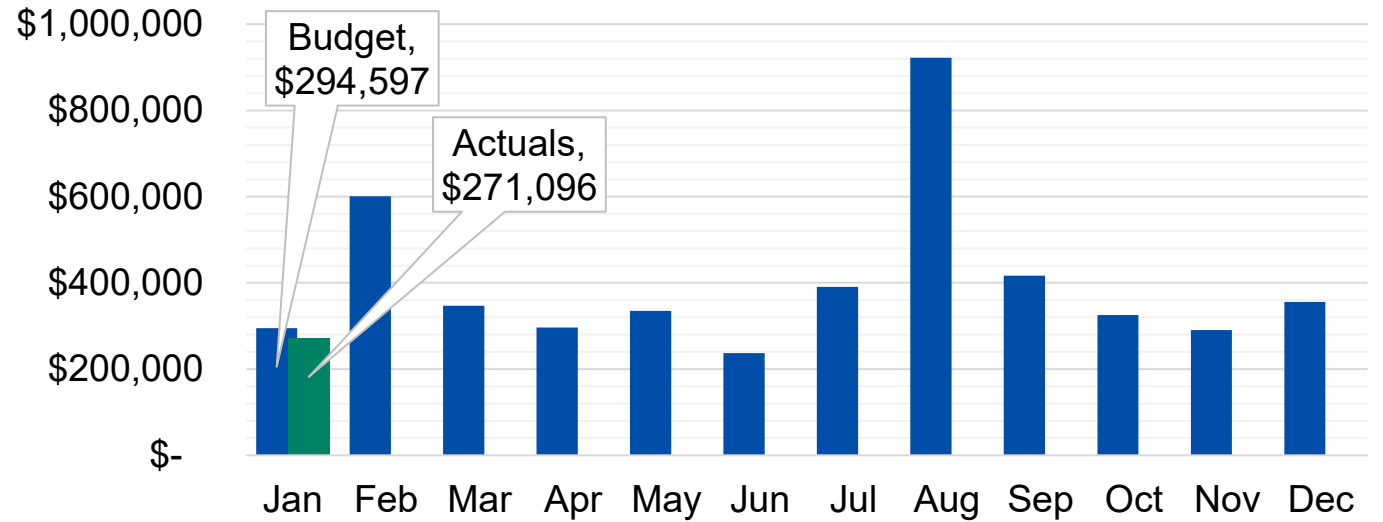


Building Materials Use Tax

Building Materials Use Tax is imposed on the use, storage, or consumption of building materials and collections can vary month-to-month depending on new projects developing throughout the City.

Building Use Tax collections are in-line with forecast.

2026 Budget vs. Actuals



	2026	
	YTD	Fiscal Year
Budget	\$ 294,597	\$ 4,812,498
Actuals	271,096	271,096
Variance +/- (-)	\$ (23,501)	\$ (4,541,402)

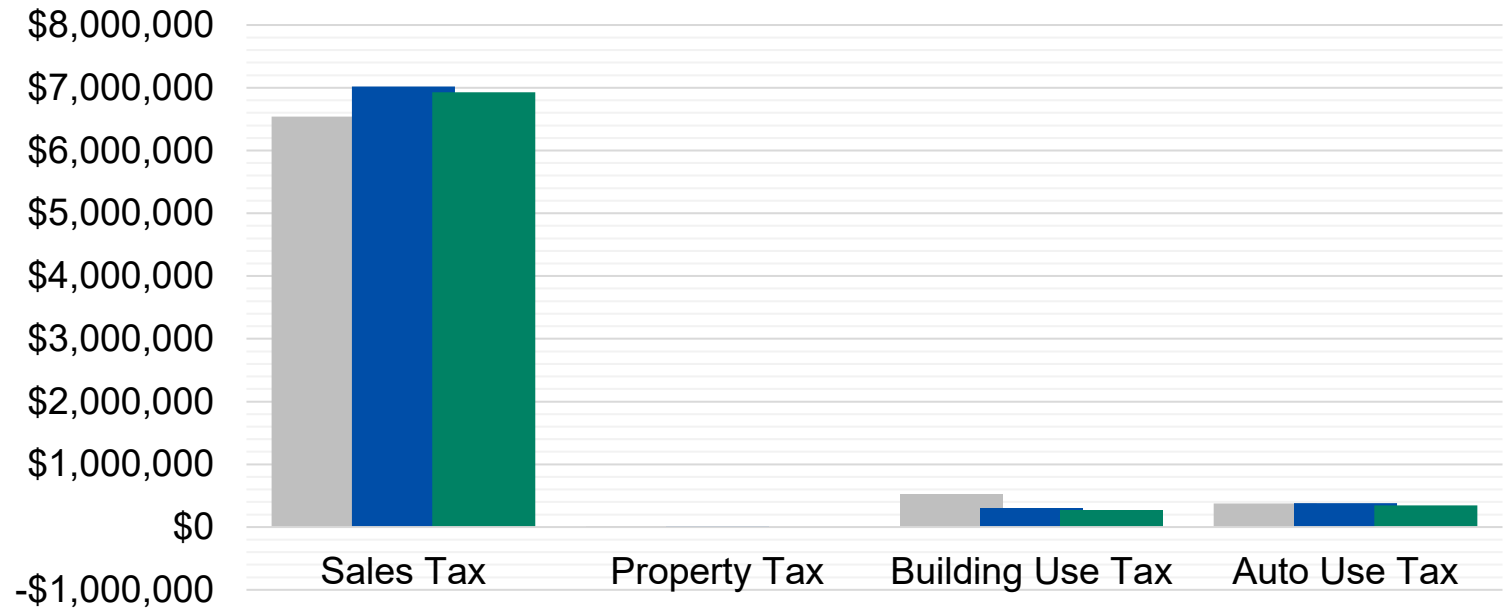
	Comparison to Prior Year		
	2025	2026	Variance +/- (-)
Budget	\$ 4,700,000	\$ 4,812,498	\$ 112,498
Actuals YTD	522,353	271,096	\$ (251,257)

Tax Revenue Summary

Revenue collections overall are in-line with forecast.

Attachment 1

YTD Comparison



	Sales Tax	Property Tax	Building Use	Auto Use	TOTAL YTD
2025 YTD Actuals	\$ 6,540,541	\$ 561	\$ 522,353	\$ 376,432	\$ 7,439,887
2026 YTD Budget	7,021,837	607	294,597	379,677	\$ 7,696,719
2026 YTD Actuals	6,930,090	(6,071)	271,096	344,982	\$ 7,540,097
Variance:	389,548	(6,632)	(251,257)	(31,450)	100,209
'25 to '26 Actuals	6%	-1182%	-48%	-8%	1%
Variance:	(91,748)	(6,678)	(23,501)	(34,695)	(156,622)
'26 Budget to Actuals	-1%	-1100%	-8%	-9%	-2%

Budget Timeline



**December '25
& January '26
Revenue
Reviews**

February 17, 2026
Regular Meeting

**Q4 Financial
Report
(Pre-Audit)**

March 24, 2026
Special Meeting

**Council Retreat
with CMO**

March/April 2026
Special Meeting

**2026 Citywide
Mid-Year Budget
Package
(1st Reading)**

April 7, 2026
Regular Meeting

**2026 Citywide
Mid-Year Budget
Package
(2nd Reading)**

April 21, 2026
Regular Meeting



Public Comment & Council Questions



Thank You!

Brian Waldes, Chief Financial Officer

Finance

Brian.Waldes@CityofLoveland.org