

**CHERRY HILLS VILLAGE
COLORADO**

2450 E. Quincy Avenue
Cherry Hills Village, CO 80113
www.cherryhillsvillage.com

City Hall
Telephone 303-789-2541
FAX 303-761-9386

Notice of Meeting and Agenda

Cherry Hills Village Charlou Park 3rd Filing General Improvement District

Tuesday, January 6, 2026

City Hall, 2450 East Quincy Avenue, Cherry Hills Village, CO 80113

This meeting will be held in-person at City Hall with no electronic participation.

To attend in person: There is no need to sign up to attend in person. If you would like to speak during audience participation there will be a signup sheet in Council Chambers.

To watch the meeting (no participation): [City Meeting Videos on the City website](#) or [City of Cherry Hills Village YouTube Channel](#)

6:30 PM

The meeting of the Board of Directors of the Cherry Hills Village Charlou Park 3rd Filing General Improvement District will be convened at the regular City Council meeting.

The Cherry Hills Village City Council serves as the Charlou Park 3rd Filing General Improvement District Board of Directors.

1. Call to Order
2. Roll Call of Members
3. Consent Agenda
 - a. Approval of December 10, 2025 Minutes
 - b. Resolution 1, Series 2026; Designating the Public Place for Posting Notices of Regular and Special Meetings
 - c. Resolution 2, Series 2026; Adopting a Budget Calendar for the 2027 Budget
4. Items Removed from Consent Agenda
5. Unfinished Business
6. New Business
7. Adjournment

Notice: Agenda is subject to change.

If you will need special assistance in order to attend any of the General Improvement District's public meetings, please notify the City of Cherry Hills Village at 303-789-2541, 48 hours in advance.

DRAFT**DRAFT****DRAFT**

Councilor Heller wanted qualitative factors like the chilling effect on people getting permits if fees got too high factored into consideration.

Mayor Brown summarized that when staff reviews fees next year, they will do analysis on a subset of fees (probably not building code fees). She directed any Council member who believed specific fees were too low to provide that information to staff for consideration.

Councilor Maguire moved, seconded by Councilor Robinson, to approve Resolution 32, Series 2025, amending the fee schedule.

The motion passed unanimously.

**RECESS OF THE CITY COUNCIL
TO CONVENE AS THE CHERRY HILLS VILLAGE CHARLOU PARK 3RD FILING
GENERAL IMPROVEMENT DISTRICT BOARD**

Mayor Brown recessed the City Council meeting and convened the meeting of the Cherry Hills Village Charlou Park 3rd Filing General Improvement District Board.

**MEETING OF THE CHERRY HILLS VILLAGE CHARLOU PARK 3RD FILING
GENERAL IMPROVEMENT DISTRICT**

Chair Brown called the meeting to order at 8:26 PM.

ROLL CALL OF MEMBERS

The City Council for the City of Cherry Hills Village serving ex-officio as the Board of Directors of the Cherry Hills Village Charlou Park 3rd Filing General Improvement District: Mayor Katy Brown, Mayor Pro Tem Earl Hoellen, Councilors Doug Robinson, Susan Maguire, Robert Eber, and Karen Fisher were present on roll call.

Councilor Dave Heller was present by electronic participation.

Absent: none.

Also present were the administrative staff of the City serving as the administrative staff of the GID: City Manager Chris Cramer, City Attorney Kathie Guckenberger, Community Development Director Paul Workman, Finance Director Kelly Newman, Police Chief Jason Lyons, Parks Project and Operations Manager Emily Black, and City Clerk Laura Gillespie.

CONSENT AGENDA

Vice Chair Hoellen moved, seconded by Board Member Maguire, to approve the following items on the Consent Agenda:

14a. Approval of November 18, 2025 Minutes

The motion passed unanimously.

ITEMS REMOVED FROM THE CONSENT AGENDA

None.

UNFINISHED BUSINESS**Resolution 3, Series 2025; 2026 Budget**

Director Newman reported there were no changes to the proposed 2026 budget from the November 18th public hearing. The GID mill levy appropriations funded debt service, administrative, and legal costs, ensuring enough fund balance at year-end to cover debt service reserve and additional TABOR expenses.

Board Member Maguire moved, seconded by Board Member Fisher, to approve Resolution 3, Series 2025, a resolution of the Cherry Hills Village Charlou Park 3rd Filing General Improvement District Board of Directors summarizing expenditures and revenues, adopting a budget, setting the mill levy, and appropriating funds for the GID for the calendar year beginning on the first day of January 2026 and ending on the last day of December 2026.

The motion passed unanimously.

NEW BUSINESS

None.

ADJOURNMENT

The Cherry Hills Village Charlou Park 3rd Filing General Improvement District Board meeting adjourned at 8:28 PM.

MEETING OF THE CHERRY HILLS VILLAGE SOUTHMOOR CIRCLE AND HUDSON PARKWAY GENERAL IMPROVEMENT DISTRICT

Chair Brown called the meeting to order at 8:28 PM.

ROLL CALL OF MEMBERS

The City Council for the City of Cherry Hills Village serving ex-officio as the Board of Directors of the Cherry Hills Village Southmoor Circle and Hudson Parkway General Improvement District: Mayor Katy Brown, Mayor Pro Tem Earl Hoellen, Councilors Doug Robinson, Susan Maguire, Robert Eber, and Karen Fisher were present on roll call.

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ITEM: 13b

MEMORANDUM

TO: THE CHERRY HILLS VILLAGE CHARLOU PARK 3RD FILING GENERAL IMPROVEMENT DISTRICT BOARD OF DIRECTORS

FROM: LAURA GILLESIPE, CITY CLERK

SUBJECT: RESOLUTION 1, SERIES 2026; DESIGNATING THE PUBLIC PLACE FOR POSTING NOTICES OF REGULAR AND SPECIAL MEETINGS

DATE: JANUARY 6, 2026

ISSUE

Shall the Charlou Park 3rd Filing General Improvement District (GID) Board approve Resolution 1, Series 2026, designating the public place for posting notices of regular and special meetings of the GID Board (Exhibit A)?

DISCUSSION

State statute requires that the public place or places for posting notice of public meetings be designated annually at the local public body's first regular meeting of each calendar year. In 2019 the Colorado Legislature passed House Bill 19-1087 with the intent "...that local governments transition from posting physical notices of public meetings in physical locations to posting notices on a website...to the greatest extent practicable."

Since 2020 the City's website has been designated as the official public notice posting location, and City Hall as the location to post a physical notice in emergency situations that prevent the public from accessing a posting on the City website. Resolution 1, Series 2026 continues that practice. Staff will continue posting public meeting notices both on the City website and on the notice board at City Hall, as well as the City's Facebook page and Nextdoor account as much as possible, as has been the practice for many years.

RECOMMENDED MOTION

"I move to approve Resolution 1, Series 2026; a resolution of the Cherry Hills Village Charlou Park 3rd Filing General Improvement District Board of Directors designating the public place for posting notices of regular and special meetings."

ATTACHMENTS

Exhibit A: Resolution 1, Series 2026

**RESOLUTION NO. 1
SERIES 2026**

**INTRODUCED BY:
SECONDED BY:**

**A RESOLUTION
OF THE CHERRY HILLS VILLAGE
CHARLOU PARK 3RD FILING GENERAL IMPROVEMENT DISTRICT
BOARD OF DIRECTORS DESIGNATING THE PUBLIC PLACE
FOR POSTING NOTICES OF REGULAR AND SPECIAL MEETINGS**

WHEREAS, the Cherry Hills Village Charlou Park 3rd Filing General Improvement District ("GID") was duly organized in accordance with City of Cherry Hills Village Ordinance 1, Series 2019, and the statutes of the State of Colorado; and

WHEREAS, pursuant to C.R.S. § 31-25-609 the City Council for the City of Cherry Hills Village (the "City") serves ex officio as the Board of Directors of the GID (the "GID Board") and, by practice and convenience, the administrative staff of the City serves as the administrative staff of the GID; and

WHEREAS, C.R.S. §24-6-402(2)(c) requires the annual designation of the GID Board's official public posting location for notices of regular and special public meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHERRY HILLS VILLAGE, COLORADO, SITTING EX OFFICIO AS THE BOARD OF DIRECTORS OF THE CHERRY HILLS VILLAGE CHARLOU PARK 3RD FILING GENERAL IMPROVEMENT DISTRICT, THAT:

Section 1. The City of Cherry Hills Village website, www.cherryhillsvillage.com, is hereby designated as the place at which notices of regular and special meetings of the GID Board shall be posted for purposes of compliance with the Colorado Open Meetings Law, C.R.S. §24-6-402(2)(c).

Section 2. In exigent or emergency circumstances that prevent the GID Board from posting a meeting notice on the City's website, the following location is hereby designated as the place at which notices of regular and special meetings of the GID Board shall be posted for purposes of compliance with the Colorado Open Meetings Law, C.R.S. §24-6-402(2)(c):

City of Cherry Hills Village City Hall
2450 East Quincy Avenue
Cherry Hills Village, Colorado 80113

Section 3. The meeting notices, and specific agenda information if available, will be posted at the location identified in Section 1 or Section 2 above, as applicable, not less than 24 hours before the commencement of the posted meeting.

Section 4. This Resolution shall be effective immediately.

ADOPTED by a vote of ____ in favor and ____ against this
____ day of ____ , 2026.

(SEAL)

Kathleen Brown, GID Chairperson

ATTEST:

APPROVED AS TO FORM

Laura Gillespie, GID Secretary

Kathie B. Guckenberger, Attorney for GID

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ITEM: 13c

MEMORANDUM

TO: THE CHERRY HILLS VILLAGE CHARLOU PARK 3RD FILING GENERAL IMPROVEMENT DISTRICT BOARD OF DIRECTORS

FROM: KELLY NEWMAN, DIRECTOR OF FINANCE & ADMINISTRATION

SUBJECT: RESOLUTION 2, SERIES 2026; ADOPTING A BUDGET CALENDAR FOR THE 2027 BUDGET

DATE: JANUARY 6, 2026

ISSUE

Shall the District Board approve Resolution 2, Series 2026, adopting a budget calendar for the 2027 budget (Exhibit A)?

DISCUSSION

Staff has prepared Resolution 2, Series 2026, to set the budget calendar for the Cherry Hills Village Charlou Park 3rd Filing General Improvement District and to advise the public of its budget preparation schedule.

The attached resolution states that a proposed 2027 budget will be presented to the Board of Directors on or before September 20, 2026. A public hearing will be held on or before November 30, 2026, and the final 2027 budget will be adopted on or before December 15, 2026.

RECOMMENDED MOTION

“I move to approve Resolution 2, Series 2026, a resolution adopting a budget calendar for the 2027 budget for the Cherry Hills Village Charlou Park 3rd Filing General Improvement District.”

ATTACHMENTS

Exhibit A: Resolution 2, Series 2026

**RESOLUTION NO. 2
SERIES OF 2026**

**INTRODUCED BY:
SECONDED BY:**

**A RESOLUTION OF THE CHERRY HILLS VILLAGE CHARLOU PARK 3RD FILING
GENERAL IMPROVEMENT DISTRICT (GID) BOARD OF DIRECTORS ADOPTING A
BUDGET CALENDAR FOR THE 2027 BUDGET**

WHEREAS, the Cherry Hills Village Charlou Park 3rd Filing General Improvement District (“GID”) has been duly organized in accordance with City of Cherry Hills Village Ordinance 1, Series 2019, and the statutes of the State of Colorado; and

WHEREAS, pursuant to Section 31-25-609, C.R.S., the City Council for the City of Cherry Hills Village serves ex-officio as the Board of Directors of the GID and, by practice and convenience, the administrative staff of the City serves as the administrative staff of the GID; and

WHEREAS, the Board of Directors of the GID has appointed appropriate staff to prepare and submit the 2027 budget calendar to the Board of Directors at the proper time; and

WHEREAS, the Board of Directors of the GID desires to set such budget calendar and to advise the public of its budget preparation schedule.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHERRY HILLS VILLAGE, COLORADO, SITTING EX-OFFICIO AS THE BOARD OF DIRECTORS OF THE CHERRY HILLS VILLAGE CHARLOU PARK 3RD FILING GENERAL IMPROVEMENT DISTRICT, THAT:

The following calendar be adopted as the budget calendar for the adoption of the GID’s 2027 annual budget.

1. The City Manager or designee submits the Proposed 2027 Budget to the Board of Directors of the GID on or before September 20, 2026.
2. A Public Hearing will be held concerning the Proposed 2027 Budget on or before November 30, 2026.
3. The Board of Directors of the GID will consider a resolution adopting the 2027 annual budget and setting the GID’s mill levy on or before December 15, 2026 as required by the Arapahoe County Assessor’s Office.

ADOPTED by a vote of ____ in favor and ____ against this
____ day of January, 2026.

(SEAL)

Kathleen Brown, GID Chairperson

ATTEST:

Laura Gillespie, GID Secretary

APPROVED AS TO FORM:

Kathie B. Guckenberger, Attorney for GID