

## RECORD OF PROCEEDINGS

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Minutes of the City Council of the City of Cherry Hills Village, Colorado  
held on Tuesday, January 6, 2026, at 6:30 PM  
at City Hall, 2450 East Quincy Avenue, Cherry Hills Village, Colorado 80113

### CALL TO ORDER

Mayor Brown called the meeting to order at 6:30 PM.

### ROLL CALL OF MEMBERS

Mayor Katy Brown, Mayor Pro Tem Earl Hoellen, Councilors Doug Robinson, Susan Maguire, Dave Heller, Robert Eber, and Karen Fisher were present on roll call. Also present were City Manager Chris Cramer, City Attorney Kathie Guckenberger, Deputy City Manager/Public Works Director Jay Goldie, Community Development Director Paul Workman, Finance Director Kelly Newman, Police Chief Jason Lyons, Parks Project and Operations Manager Emily Black, Human Resources Manager Kathryn Ducharme, and City Clerk Laura Gillespie.

Absent: None.

### PLEDGE OF ALLEGIANCE

The Council conducted the pledge of allegiance.

### PRESENTATION: JAY GOLDIE AMERICAN PUBLIC WORKS ASSOCIATION AWARD

Chuck Weiss, President of the Colorado chapter of the American Public Works Association (APWA), presented Deputy City Manager/Director Goldie with the Professional Manager of the Year award. Mr. Weiss highlighted Deputy City Manager Goldie's 20-year career with Cherry Hills Village, noting his leadership in helping the City become only the fourth accredited public works department in Colorado and the 94th in the United States and Canada. Mr. Weiss detailed Deputy City Manager Goldie's educational credentials and his significant contributions to Cherry Hills Village, including implementing a snow plow mapping system, securing grant funding, and creating a strategic pavement system. He also recognized Deputy City Manager Goldie's commitment to advancing professionalism in the field and his influence on the culture of the City workforce.

### AUDIENCE PARTICIPATION PERIOD

None.

### REPORTS FROM MEMBERS OF CITY BOARDS AND COMMISSIONS

None.

### CONSENT AGENDA

Mayor Brown removed Item 7a. Approval of December 10, 2025 Minutes.

Mayor Pro Tem Hoellen moved, seconded by Councilor Maguire, to approve the following items on the Consent Agenda:

- 7b. Resolution 1, Series 2026; Designating the Public Place for Posting Notices of Regular and Special Meetings
- 7c. Resolution 2, Series 2026; Adopting a Budget Calendar for the 2027 Budget
- 7d. Resolution 3, Series 2026; Approving an Intergovernmental Agreement Regarding the Arapahoe County Cybersecurity Consortium
- 7e. Highway User Tax Fund (HUTF) Mileage Certification

The motion passed unanimously.

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### ITEMS REMOVED FROM CONSENT AGENDA

#### Item 7a. Approval of December 10, 2026 Minutes

Mayor Brown directed staff to remove the text under Roll Call related to Councilor Heller's audio issues.

Mayor Pro Tem Hoellen moved, seconded by Councilor Maguire, to approve the minutes as amended.

The motion passed unanimously.

### UNFINISHED BUSINESS

None.

### NEW BUSINESS

#### **Public Hearing: Resolution 4, Series 2026; Approving a Site Plan Amendment for Renovations to the Chipping and Putting Area Located on Lot 1 of the Cherry Hills Country Club Consolidation Plat**

Mayor Brown opened the public hearing at 6:39 PM for Resolution 4, Series 2026, approving a site plan amendment for renovations to the chipping and putting area located on Lot 1 of the Cherry Hills Country Club Consolidation Plat.

Community Development Director Workman explained that Cherry Hills Country Club had submitted an application for renovations to their chipping and putting area located just north and west of the existing clubhouse, specifically between lots 11 and 14 of Cherry Hills Drive, which he noted is a private road the City does not control.

Director Workman explained that the property is currently zoned O-1 and was acquired by the Club in the late 1980s, used as a practice area for many years in support of the Club. He showed pictures of the subject property taken from Cherry Hills Drive looking south, with one showing the northeast portion and another showing the northwest corner.

The applicant's request included five things: demolition and reconstruction of their short game practice facility; demolition of unnecessary roadways and impervious areas; widening of the existing emergency access driveway that provides access to their maintenance facility; relocation of the existing access gate; and introduction of wayfinding signage along Cherry Hills Drive to help wayward traffic unfamiliar with the area.

Director Workman displayed a graphic showing red polygons as areas proposed for demolition, green areas for reconstruction, and blue areas that exist today with no proposed changes. He highlighted that the existing gate on the south side of the access would be relocated much closer to Cherry Hills Drive to eliminate wayward traffic, and proposed wayfinding signage near University Boulevard that CDOT has reviewed.

He acknowledged this was a unique site plan amendment compared to what Council typically sees, as it focuses primarily on horizontal changes and grading rather than vertical changes. However, because work is within 100 feet of a property line, it triggers the public hearing process. The two proposed vertical improvements are a short 2.5-foot retaining wall along the north/northwest property line and the relocated and updated entry gate.

Director Workman reviewed the six approval criteria. First, compliance with the City's Master Plan: the property is identified for private recreational uses on the future land use map, and the Country Club has been used for a private club for many decades, with this area used in support of Club operations. The proposal maintains and enhances the

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character consistent with the Master Plan's vision statement. Criterion One has been met.

Second, development complies with all applicable City ordinances: no new structures are proposed requiring setback requirements or generating a need for new parking, and there was no modification to existing parking. The gate relocation and retaining wall meet Municipal Code requirements with no known inconsistencies. Criterion Two has been met.

Third, bulk and scale of proposed buildings: the proposed gate and wall are consistent with the requirements of the Municipal Code and the context of the site as a private club. Criterion Three has been met.

Fourth, drainage system design: the grading, erosion, and sediment control plan, as well as the drainage plans have been reviewed by the City's engineering consultant, ICON Engineering, who recommends approval of both documents. Additionally, the project results in a 32% decrease in impervious area, increasing the natural area of the property. Criterion Four has been met.

Fifth, development does not result in unreasonable traffic congestion or hazards to vehicular traffic: the scope does not increase Club membership or staff, with no apparent increase in traffic congestion. There is no change to access or traffic patterns. The wayfinding signage and gate relocation may improve traffic along the Club's entrance on Cherry Hills Drive. Criterion Five has been met.

Sixth, construction timing to minimize impacts: the applicant intends to start construction in spring, assuming City Council approval, has provided a construction staging plan meeting Municipal Code requirements, and is aware of construction hours and has indicated they will abide by those hours. Criterion Six has been met.

Director Workman noted early in the application process there was significant public comment from adjacent neighbors, particularly from owners at 5 and 14 Cherry Hills Drive. The application originally proposed relocating access to the north/northwest portion of the property, but the applicant withdrew that request. The applicant met with several of the adjacent property owners during this application process. Staff received a letter of support from several adjacent property owners that was included in the Council's packet.

The Planning and Zoning Commission held a public hearing on December 9, 2025, asking questions about grading intent, which was to provide a more user-friendly experience, wayfinding signage location which CDOT has reviewed and has no issues, and reduced impervious area by removing the surfaces for temporary trailers put in during the clubhouse renovation. The Commission discussed a potential condition about future permanent access along the north or northwest property line. They ultimately decided such a condition would be redundant since the Code already requires a public hearing process for that type of change. The Commission voted unanimously to recommend approval with no conditions.

Councilor Maguire and Councilor Fisher disclosed that their husbands are members of the Club but they believed they could be impartial.

Councilor Robinson asked if the removal of trees is contemplated. Director Workman explained that certain trees are proposed for removal and while they will not be replaced in exact locations, the Club annually plants additional trees and anticipates planting more during the upcoming season. Director Workman explained the City's Municipal Code requires tree mitigation when getting a building permit for new construction or major additions (50% or more of the existing house) or if getting a permit for either type of project within 12 months of removal of the tree(s). Mayor Brown noted the new trees were not shown on the plans. Councilor Robinson asked when and where the new trees would be planted. Mayor Brown believed the information was relevant to Criterion Two. Councilor Maguire noted the applicant had stated to the Commission they were

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planning to plant at least 50 new trees, but not necessarily in the same area. Councilor Eber asked about the caliper of the trees being removed and being put in.

Mayor Brown asked about the blue spur on the map. Councilor Maguire suggested it was a small sidewalk for the gate. Director Workman added it was his understanding it was for pedestrian access and not vehicular access for that property owner to access the Club's property.

Councilor Maguire asked for confirmation that one of the red rectangles was the pro shop, and the red line going down was a road that surrounded an island of trees, and the green was where the Club was widening the road to 20 feet. Director Workman confirmed that was correct.

Councilor Fisher asked if there had been an emergency situation where emergency vehicles could not get through. Director Workman replied that there was none reported or identified during staff's review of the application.

Councilor Fisher noted the garden/retaining wall was part of the application but not included on the main list, and noted the resident closest to the retaining wall had not signed the letter of support. Councilor Maguire replied that resident had recently passed away and the resident's son had been involved with the group that signed the letter. Director Workman agreed the retaining wall could have been called out. The retaining wall was 2.5 feet tall.

Joshua Hester, Director of Grounds at Cherry Hills Country Club, addressed the Council to answer questions. Regarding tree removal, he explained the purpose of the project is to create more practice space, with five pine trees ranging from 10 to 16 inch caliper at breast height being removed. He clarified the Club is not strictly one-for-one on tree replacement, but is close to that policy, and this year it is close to removing one tree and planting two. New trees will not go in the practice area but will be planted elsewhere on their nearly 200-acre property. The Club tries to plant no smaller than seven-inch caliper golf course or specimen trees, sourcing from out of state (Nebraska, Kansas, Illinois) since Colorado cannot provide seven-inch calipers. The Club has rigorous requirements for species and caliper trees.

Mr. Hester confirmed the small spur shown on the map is a pedestrian access with a wooden privacy gate about four feet wide that a resident uses to access the practice facility.

Councilor Eber asked about the landscaping and specifically low-water plantings. Mr. Hester clarified that there will be no ornamental flowers or xeric plants in the short game area; it will all be turf-type grasses conducive to a golf course setting. He noted the Club has been dedicated to converting maintained irrigated turf to fine fescues and tall fescues, with over 18 acres of fine and tall fescues currently saving an average of one million gallons annually per acre. Councilor Eber asked about low-water turf grass for the golf course. Mr. Hester replied that the Club was not implementing those turf types, but the Club has very low water usage for their turf because low water maximizes playing conditions. The Club has 100-year old turf types that performed well in the Colorado environment with very low water use.

Councilor Hoellen asked if this was the final plan with no future modifications contemplated. Mr. Hester replied this is a puzzle piece in the Club's long-term plan with no modifications planned, though there is always maintenance work. The current practice facility has one small chipping green, and they are implementing three new chipping and putting greens with seven to eight bunker complexes. The garden wall allows them to push grade edges to flatten the space for more appropriate practice surfaces.

Councilor Eber asked for more information on the signage on Cherry Hills Drive. Mr. Hester explained that it will not prevent vehicles from entering but will notify lost travelers that it is not the entrance to Cherry Hills Country Club. Currently, many

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vehicles get directed by navigation systems into their service access, creating challenges for turnaround, especially during events with many visitors. The intent is to put signage closer to University Boulevard and move the gate to the fork to prevent vehicles from getting too deep into the access area.

Director Workman added that CDOT has reviewed the proposed sign location. He explained Cherry Hills Drive is wider between the proposed gate and sign locations, allowing turnaround space, whereas the current maintenance access is only about 15 feet wide. Mr. Hester noted vehicles currently have to drive onto the golf course turf or the driving range tee to turn around, and the pedestrian gate has been damaged by wayward drivers.

Councilor Eber asked about the short course in the northeast corner. Mr. Hester confirmed there is a 14-foot bridle easement per the Cherry Hills Park plat that goes from road to grass, like other properties along Cherry Hills Drive. Deputy City Manager/Director Goldie clarified it is a private bridle easement not dedicated to or accepted by the City.

Mr. Hester added information about widening the service access to meet emergency access code requirements. The current configuration has a cart path on the left and emergency access on the right; the Club is eliminating the hard surface on the right and extending the cart path to satisfy the emergency access code. This provides access to their grounds maintenance facility for South Metro Fire Rescue, especially during events like Fourth of July when fire trucks and crews are staged there.

Councilor Maguire thanked the applicant for working with neighbors to resolve initial controversies. Councilor Eber echoed appreciation for working with neighbors, appreciated the reduction in impervious areas, and encouraged the Club to continue water conservation efforts and investigate water-efficient turf. He also mentioned concerns about invasive species like Japanese beetles, potentially brought in with past plantings.

Mayor Brown opened the public comment portion of the Public Hearing. There were no public comments. Mayor Brown closed the public comment portion of the Public Hearing.

Councilor Eber moved, seconded by Councilor Robinson, to approve Resolution 4, Series 2026, a resolution approving a site plan amendment for renovations to the chipping and putting area located on Lot 1 of the Cherry Hills Country Club consolidated plat.

The motion passed unanimously.

### **Parks and Trails Map Redesign**

Parks Project and Operations Manager Black presented the new parks and trails map for Council approval, noting this was the culmination of many months of work by the Parks, Trails and Recreation Commission (PTRC). She thanked the commission for their work through the long and tedious process.

Manager Black explained that the last update to the parks and trails map was in 2009, making it due for an update. In 2020-2022, PTRC renamed the trails and added new signs, moving away from the previous four-digit numbering system that was difficult for people to remember. The City put out an RFP in spring 2025 for the redesign, and Centennial Archaeology was selected. PTRC began working with them in May 2025, spending the last eight months going through the trail system and map with a fine-toothed comb.

The major updates and highlights included a slightly different map size that would be larger than the current pocket map both when folded and unfolded. The High Line Canal Trail was distinguished from other City trails, and bathroom and parking locations were added. Quincy Farm was added to the map along with insets for Quincy Farm, John

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Meade Park, and the High Line Canal Trailhead at Hampden to provide more detailed views of intricate parts of the trail system.

Manager Black detailed improvements to the legend for clarity, splitting the previous "unpaved trail" designation into bridle trails (grass) and crusher fine trails to help people understand what they would encounter. The "on street trails" designation was changed to "on street connections" to improve understanding that streets are used to get from one park or trail to another. Accessibility improvements were made within the map design, using different symbols as well as colors to distinguish trail types for those who may be colorblind. Various updates were made to correct errors on the existing map.

Manager Black explained that PTRC would meet again on Thursday if Council needed to send something back, but the hope was to finalize the map in the next couple of weeks, get it to printer, and have maps ready for the scavenger hunt and spring events. PTRC Chair Mary Presecan was present for questions.

Mayor Brown opened discussion by praising the amount of detail in the map but noting some things from the old map were not on the new map. She specifically asked about the Charlou trails that were on the old map but not shown on the new one, including a connector from Charlou Circle to the area near Councilor Fisher's house. Manager Black explained that connector is private. Councilor Fisher added it is on the old map incorrectly and she was pleased to see it removed on the new map.

Councilor Eber questioned why certain streets designated as on street trails on the old map are not designated as on street connections on the new map. Manager Black explained that PTRC wanted to focus on connections that show where there might not be a trail to get somewhere, such as to Volunteer Park in Councilor Eber's district. The Charlou on-street trail did not really connect to a different part of the parks and trails system, so PTRC looked at the on street trails on a case by case basis and narrowed down what made sense.

Mayor Brown asked about the removal of the designation along Cherry Hills Drive on the new map. Manager Black replied there is no public trail there and it is a private road with an adjacent private trail easement.

Councilor Eber expressed concern about whether these were private easements that were never accepted or would not qualify as a bridle path for the City. Manager Black clarified that the yellow dotted lines on the old map do not correspond to trail easements. Those were added in the 2007 design and kept in the 2009 update to show places people could take walks on quieter streets, particularly added because trails throughout the City are uneven with some sections having dense trails and others having hardly any. Deputy City Manager/Director Goldie added that staff have worked multiple times with the City Attorney's office and hired consultants to determine which easements are public and which are private, prior to this map update. Both the street and bridle easement along Cherry Hills Drive were determined to be private.

Discussion continued about whether Cherry Hills Drive should remain on the map. Councilor Eber expressed concern about the legal implications of removing it, while Manager Black noted that it did not really connect to anything and sends people into an active golf course. Councilor Maguire pointed out the danger of walking there due to golf balls from the driving range and par 3. Mayor Brown equated it to the section of the High Line Canal at the Wellshire golf course and expressed concern about no trails in the northwest quadrant of the City.

Mayor Brown asked about the trail shown on the old map west of Gilpin Street along Hampden that is not on the new map. Manager Black confirmed that trail does not actually exist despite being shown on the old map. Councilor Eber questioned removing the on street trail designation for Gilpin Street. Mayor Brown replied it no longer connects to anything since the Cherry Hills Drive designation is removed.

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Councilor Eber raised the broader question of whether removing the on street trail designation from the map could have legal consequences regarding public access rights. He recalled that having something marked as an on street trail might have legal significance in preserving pedestrian use even if a street were vacated for vehicular purposes. Mayor Brown asked if Councilor Eber's recollection is that Mansfield, for example, is dedicated not only as a road, but there is some additional dedication of a trail in the same area. Councilor Eber replied he was not sure if it was dedication or acceptance. Mayor Pro Tem Hoellen added if the City designates part of its rights-of-way as a trail, it falls under Charter Section 3.9 and cannot be vacated without a vote of the people, as opposed to a road which has not been designated as a trail, which could be vacated without a vote of the people.

City Attorney Guckenberger noted trails are not defined in the Home Rule Charter but are defined in the Municipal Code. She asked for clarification on whether Council was positing that the trail map serves as legal documentation of all City property rights for all purposes or is designed as an illustrative informational guide for the general public. She proposed the latter is the case and that the map would not affect any legal interests the City holds.

Mayor Pro Tem Hoellen asked if the map would have any precedential value. City Attorney Guckenberger replied it would not. Mayor Brown indicated the map had been part of the discussion during past litigation. City Attorney Guckenberger agreed it was part of a 2018 settlement agreement where one of the requirements was to remove a private easement from the map, but that was a result of the legal determination, not the map designating what was legal, so people using the map would not be misled when navigating the trails. Mayor Brown asked about the adverse possession argument. City Attorney Guckenberger replied it is true there are many ways by which the public can acquire use of property and one is the adverse possession concept, which is different for private property versus for government property. She did not think the intent and purpose of the trail map is to expand the City's legal interests or document all of the City's legal interests. Mayor Brown agreed but proposed a hypothetical situation: if Cherry Hills Drive ever decided to prohibit the public from walking on the street and the City wanted to prevent that, would what was on the map strengthen or harm any argument the City might choose to make. Mayor Pro Tem Hoellen thought it was likely that residents would use the map to determine the trails that are protected by the Charter. Councilor Maguire read aloud the disclaimer on the map. City Attorney Guckenberger read aloud the definition of trail from the Municipal Code and noted it excludes public streets.

City Manager Cramer offered from an administrative perspective that staff is contacted by residents who are confused by on street trail designations on the map where there are no markings, crusher fines, or signs on the street. He emphasized staff is trying to make the map a helpful customer service document for residents. He suggested if Council was concerned about setting a bad precedent that the City not offer the document to the public.

Mayor Brown indicated she agrees with the on street connection designation but wanted to know why certain designations are not in the new map. She asked about the Buell Lake Trail connection to Hampden that was removed from the new map. Councilor Eber agreed and asked about color of the access to the Buell Lake Trail from the south. Manager Black clarified the yellow on the new map indicates a trail with a crusher fine surface. Regarding the access to the north, Manager Black recalled there was discussion at PTRC about whether there is dedicated access on those private streets and about encouraging people to use the trail system from the south versus going through the Buell's gates at Hampden.

Councilor Robinson raised concerns about Academy Trail and Cherry Trail that come to University Boulevard in the same spot but have no way to access without crossing University Boulevard illegally.

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Manager Black acknowledged the two trails were named separately to discourage people from crossing University at that location. Deputy City Manager/Director Goldie explained the City has approached CDOT numerous times but CDOT's priority is to keep traffic moving on University, and CDOT will not approve a pedestrian activated traffic signal or markings. He noted staff had conducted a full study that showed it would be very cost prohibitive to do an underpass because of a 60-inch waterline that would cost millions to move. The best access is to go north or south to existing stoplights.

Mayor Brown suggested there might be a way to indicate on the map where crossings are versus where they are not. City Manager Cramer agreed and also suggested installing signs on both sides of University at the trail locations indicating where safe crossings are located.

Councilor Heller asked about parking designations, specifically why parking is marked on the north side of Quincy just east of the High Line Canal but not on the south side of Quincy west of the Canal and east of Colorado where people also park. Manager Black explained the map shows designated signed parking areas, and the south side of Quincy in that area is not designated parking.

Councilor Fisher asked if the drinking fountain at the Denver Water park at Holly and Quincy is fixed. Manager Black replied it is seasonal; it is off now because of winter but would be back on in the spring.

Mayor Brown noted she could not see the color for schools in the legend box, which Manager Black attributed to the printer quality of the draft map. Mayor Brown also raised concerns about the QR code being set up so it can be modified over time if the URL changes. Manager Black explained the QR code links to the City website and staff can do redirects if needed. The QR code was used for public art rather than putting art locations on the map because art on loan changes and sculptures are sometimes relocated.

Councilor Eber asked about the dots on Franklin north of Layton on the old map that are not on the new map. Manager Black confirmed those dots were not supposed to be there. Councilor Eber asked about the color change from the old map to the new map for the Woodie Hollow Trail. Manager Black explained the color on the new map indicated the surface type.

Councilor Eber noted Bellaire, Birch, Clermont, Dexter, and Dahlia were not designated as on street connectors from Mansfield to Oxford in the northeast section of the City, and he had difficulty with the on street connector designation because any street in the Village could have that designation. He suggested adding the designation for Cherry Hills Farm streets because there is access to Cherry Trail. Councilor Maguire stated every street in the Village could have that designation. Councilor Eber agreed and expressed concern with being consistent.

Councilor Eber asked about the section between the two Holly Trails in the southeast corner of the City that is marked as a trail on the old map and is marked as an on street connection on the new map. Manager Black explained the designation of on street connection was accurate as there was no trail in that corner. The old map is incorrect. Councilor Eber noted that section has long been used as a trail. Manager Black replied the intent of the map is to show people what they will encounter on the ground, and part of the reason for the map update is accuracy and accessibility. Knowing the type of surface is important for trail users.

Councilor Maguire suggested calling the designation "public street" instead of "on street connection". Manager Black explained PTRC spent many meetings discussing what to call the designation and settled on "on street connections" rather than "public streets" or "quiet streets". PTRC also made efforts to stay true to parts of the current map that people are familiar with while showing routes to places like Volunteer Park. She offered to bring the designation back to PTRC for further discussion or to remove the designation entirely since, as had been stated, the public could walk on any public

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street in the Village. Councilor Maguire suggested changing the name to make clear these are options for getting between parks and trails.

Mayor Brown stated Dahlia should be shown on the map since it has a sidewalk and should be shown as purple to indicate a hard surface trail. She appreciated the level of discussion and the level of thought and effort that went into the map. The locations of the on street connection designation are subjective. She was not sure that Village Road needed to be designated as an on street connection when Meadow Trail was right there, but she knew a lot of perspectives went into the decision so she did not have an issue with it. She thought the sidewalk should be added to Dahlia, and she would like to see Gilpin and Cherry Hills Drive added back. She agreed with no designation on Buell streets because it was a private road.

Councilor Eber questioned if the Buell streets were private for purposes of access to the Buell Lake Trail, or if long time use had established a public easement. He questioned if the original plat map had allowed for public use of the streets in order to access the public trail.

Councilor Eber questioned the easement on the west side of Devonshire and the east side of Buell that went from the Village Trail up to Hampden. The properties in Devonshire had built fences in the public easement and the fences were blocking a dedicated easement. Mayor Brown stated Council could look into that separately but the map should only show developed trails, not undeveloped easements.

Councilor Eber stated removing a designation from the trail map violated the Charter. Mayor Brown disagreed and stated the trail map was not a map of all publicly owned land. Councilor Maguire added not including a designation on the map does not prohibit the City from developing an undeveloped easement in the future. The trail map is a guide for the public. Councilor Heller agreed.

Councilor Heller questioned access to the Buell Lake Trail. Manager Black stated there are no separate easements along the private roads in Buell, so the new map only shows the developed public trail easement on the south side of Buell Lake Trail. Mayor Brown suggested the small section where pedestrians have to walk on the street be labeled as such. Staff confirmed the trail easement is a grass trail separate from the road. Mayor Pro Tem Hoellen stated on street connection implied a public road. Mayor Brown disagreed.

Councilor Eber suggested the map is not ready to be approved and Council needs an executive session to answer outstanding legal questions. He plans to raise the question of a new trail along Mansfield at the Council Retreat on March 3<sup>rd</sup> and expressed concern with approving a new trail map now when a new trail might be designated soon.

Councilor Eber moved to table the discussion until March.  
The motion died for lack of a second.

Councilor Maguire moved to approve the updated parks and trails map.  
Councilor Fisher seconded the motion.

Councilor Robinson indicated he wants staff to make the corrections that were agreed upon by Council and spend a couple of weeks investigating the questions raised about Cherry Hills Drive. A lot of work had been done on the map, it was 98% complete, and Council should approve the map and authorize staff to look into the issues and use their judgement and print the map. He viewed the map as a tool for residents to recreate in the Village, not as a legal document with impacts on property rights.

Mayor Brown stated the motion was to approve the map as is but there was consensus to add something to indicate no crossing at University between the Academy Trail and the Cherry Trail, and to add purple dots for the Dahlia sidewalk.

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Councilor Maguire indicated she was willing to amend her motion to make specified changes but did not like the language "any necessary corrections" as it was too broad given tonight's discussion.

Mayor Pro Tem Hoellen agreed tremendous work had gone into the new map. The new map is a service to help residents.

City Manager Cramer requested Council make individual motions for each change or direction to staff in order to determine consent.

Manager Black noted the intent of the language "any necessary corrections" in the recommended motion is to capture any scriveners' errors. She reviewed the two changes that received consensus from Council: add an indication that there is not a crossing on University between the Academy Trail and the Cherry Trail, and add the sidewalk along Dahlia.

Councilor Eber indicated there were outstanding legal questions and he would not vote for a map that leaves those questions unanswered and potentially impedes on the Charter. He warned Council would hear from the author of the Charter amendment if this map is approved.

Councilor Robinson asked for further context.

Mayor Brown explained a Charter amendment passed at the 2022 election to amend Section 3.9 of the Charter which prohibits the City from vacating, transferring, or selling directly or indirectly any open space, trail, or park, without a vote of the people. The impetus was Quincy Farm but the language is broader than that.

City Attorney Guckenberger noted a map did not vacate or transfer property. Mayor Brown expressed concern, as articulated by City Attorney Guckenberger, that the map serves as evidence of public use and therefore there has been an expansion of the City's property interest in Cherry Hills Drive for the limited purpose of recreating thereon. Councilor Eber expanded the concern to include all streets that were designated as on street trails on the old map and were removed or changed to on street connections on the new map. He agreed the map is a dedicated effort to show people where they can recreate and on what surfaces they will be recreating, but he was concerned with the secondary impacts. Councilor Heller asked if there could be a trail easement over a street that would affect how the property would be vacated because of the Charter amendment.

Mayor Pro Tem Hoellen suggested the disclaimer be amended to explicitly state the map should not be used related to Charter Section 3.9. Councilor Eber added the map should state it is not a representation of all City trails. Manager Black clarified the map is a representation of all City trails, but is not a representation of all City easements.

Mayor Brown thought it unlikely that showing a trail on top of a road conveyed any additional rights because every Village road would be subject to that and therefore subject to a vote for vacation, which she did not think is the case. She reiterated her concern about Cherry Hills Drive. She called for a vote on the motion to approve the map as is with no changes.

The motion failed unanimously.

Councilor Maguire suggested revising the disclaimer language on the map about limitations and what the lines do not intend to convey.

City Manager Cramer recommended Council make a motion to continue this item until the February 3<sup>rd</sup> meeting with specific direction about things to include. Manager Black confirmed staff would not be able to have map changes done in time for the January 20th meeting.

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Councilor Maguire moved, seconded by Councilor Robinson, to continue this matter to February 3rd and to direct staff to update the disclaimer language, add no crossing on University at Academy Trail and Cherry Trail, show the sidewalk on Dahlia, and to correct scrivener errors on the map.

Councilor Maguire noted other issues could be investigated between now and the February 3<sup>rd</sup> meeting and discussed at the February 3<sup>rd</sup> meeting.

The motion passed unanimously.

City Attorney Guckenberger asked for clarification on what specific legal questions Council would like her to be prepared to answer at the February 3rd meeting. Mayor Brown asked whether the presence of an indicated trail on a trail map for an extended period provides or strengthens an argument for public access on private property. Councilor Eber broadened the question to whether Cherry Hills Drive is a private bridle path easement or if the passage of time and use by the public has put it in the category of becoming a public easement. Councilor Maguire cautioned that was a broader question than what did the map do and clarified the question to be does the fact that the map indicates an on street trail give the City any rights to argue that the owner of that private road has granted the City some rights or that the City has acquired some rights and does the removal of that designation from the trail map do anything. Mayor Brown stated the legal question should be limited to Cherry Hills Drive. Councilor Robinson expressed concern with the unintended consequence of encouraging private streets to start putting up fences. Councilor Eber suggested if the legal opinion is limited then the map should be renamed as an existing developed trail map to clarify it does not reflect easements or possible future trails. Manager Black noted the current draft map did not include a date so she would add that. She reiterated that the map is not a comprehensive map of all public easements, property interests, or potential future trails. Staff has that information in separate documents. The purpose of the map is to show people using the trails where they can go.

Mayor Brown thanked Chair Presecan for being present and thanked the Commission for their hard work on the map.

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

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

### **MEETING OF THE CHERRY HILLS VILLAGE CHARLOU PARK 3<sup>RD</sup> FILING GENERAL IMPROVEMENT DISTRICT**

Chair Brown called the meeting to order at 9:05 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 3<sup>rd</sup> Filing General Improvement District: Mayor Katy Brown, Mayor Pro Tem Earl Hoellen, Councilors Doug Robinson, Susan Maguire, Dave Heller, Robert Eber, and Karen Fisher were present on roll call.

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, Deputy City Manager/Public Works Director Jay Goldie, 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.

## RECORD OF PROCEEDINGS

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### CONSENT AGENDA

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

- 13a. Approval of December 10, 2025 Minutes
- 13b. Resolution 1, Series 2026; Designating the Public Place for Posting Notices of Regular and Special Meetings
- 13c. Resolution 2, Series 2026; Adopting a Budget Calendar for the 2027 Budget

The motion passed unanimously.

### ITEMS REMOVED FROM THE CONSENT AGENDA

None.

### UNFINISHED BUSINESS

None.

### NEW BUSINESS

None.

### ADJOURNMENT

The Cherry Hills Village Charlou Park 3<sup>rd</sup> Filing General Improvement District Board meeting adjourned at 9:05 PM.

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

Chair Brown called the meeting to order at 9:05 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, Dave Heller, Robert Eber, and Karen Fisher were present on roll call.

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, Deputy City Manager/Public Works Director Jay Goldie, 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 Heller, to approve the following items on the Consent Agenda:

- 20a. Approval of December 10, 2025 Minutes
- 20b. Resolution 1, Series 2026; Designating the Public Place for Posting Notices of Regular and Special Meetings
- 20c. Resolution 2, Series 2026; Adopting a Budget Calendar for the 2027 Budget

The motion passed unanimously.

## RECORD OF PROCEEDINGS

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### ITEMS REMOVED FROM THE CONSENT AGENDA

None.

### UNFINISHED BUSINESS

None.

### NEW BUSINESS

None.

### ADJOURNMENT

The Cherry Hills Village Southmoor Circle and Hudson Parkway General Improvement District Board meeting adjourned at 9:06 PM.

### RECONVENE THE CITY COUNCIL MEETING

The City Council meeting was reconvened at 9:06 PM.

### REPORTS

#### Mayor

Mayor Brown reported on upcoming legislative events, including Metro Mayor's Caucus and other kickoff events. She noted the state budget situation and potential implications for local governments, particularly regarding unfunded mandates.

Councilor Robinson clarified that the state's budget shortfall discussion was somewhat misleading, as the budget is actually increasing but not as much as expected, largely due to Medicaid costs.

#### Members of City Council

Councilor Fisher thanked everyone who donated to the winter essentials drive, noting that over 60 coats had been collected along with other items requested by HAAT Force. She also thanked Police Chief Lyons for resolving the issue of a person setting off incendiary devices along the High Line Canal, which presented a significant fire risk.

Councilor Hoellen raised a question about the City's tree removal provisions, expressing concern about the inconsistency in requiring tree replacement only in conjunction with new homes or major additions.

Councilor Eber reported that he would attend the DRCOG meeting the next day. He thanked City staff for the winter event, praising their commitment and the quality of the celebration.

Councilor Heller thanked the Chief for the recent police work, including arrests related to thefts in his district. He also provided an update from the Centennial Airport Noise Roundtable, noting proposed changes for departures to the north which may actually reduce noise over the City due to the altitude of aircraft.

#### City Manager, City Staff, City Attorney

Community Development Director Workman reported that building permits in 2025 were at historically high levels, with a 20% increase in new permit submittals year over year and a 16% increase over the 10-year average. He noted that the fourth quarter of 2025 was particularly busy.

Parks Project and Operations Manager Black thanked the Council for recognizing staff's work on the Winter Celebration event and acknowledged Public Works Supervisor Jeff Roberts for his contribution to the trail map project.

## RECORD OF PROCEEDINGS

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City Clerk Gillespie reminded Council that the recreation reimbursement deadline was the coming Friday and noted that the format of the meeting minutes had changed as staff was trying a computer program that allows for more detailed minutes in less time.

Police Chief Lyons provided an update on an arrest made that morning of an 18-year-old suspect from Denver who will face felony charges. He noted the collaborative effort involved multiple federal agencies including the U.S. Marshals Service, Secret Service, ATF, and FBI. Chief Lyons also mentioned that new court security measures would be in place at Municipal Court starting the next day.

City Attorney Guckenberger mentioned a recent Colorado Supreme Court case regarding preemption of municipal sentencing for non-felony offenses that overruled municipal home rule authority. She would provide more analysis on the case soon, noting that the Colorado Municipal League disagreed with the decision.

City Manager Cramer provided updates on several items, including discussions about transferring the High Line Canal to Arapahoe County, the high volume of site plan amendments from various entities in the City, and the need to potentially prioritize projects in the first quarter of 2026 due to staff capacity constraints. He also noted that staff was working on refreshing the work plan and would be breaking it into operational and project components.

### ADJOURNMENT

The meeting adjourned at 9:39 PM.

(SEAL)

Kathleen Brown  
Kathleen Brown, Mayor

Laura Gillespie  
Laura Gillespie, City Clerk