

RECORD OF PROCEEDINGS

Minutes of the City Council of the City of Cherry Hills Village, Colorado
held on Tuesday, January 20, 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, Dave Heller, Susan Maguire, Karen Fisher, and Robert Eber 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, and City Clerk Laura Gillespie.

Absent: None.

PLEDGE OF ALLEGIANCE

The Council conducted the pledge of allegiance.

PRESENTATIONS

Police Department Recognition of Officer Ryan Belding

Police Chief Lyons presented the Life Saving Award to Officer Ryan Belding for his actions on October 19, 2025. Chief Lyons described how Officer Belding responded to a report of a collapsed bicyclist on South Colorado Boulevard near the High Line Canal. Upon arrival, Officer Belding found an unconscious male with no pulse and only sporadic breathing. He immediately began CPR and continued until medical personnel arrived, after which he assisted with AED deployment. Chief Lyons noted that South Metro Fire Rescue credited the individual's survival to Officer Belding's prompt actions. Chief Lyons shared that he recently had the privilege of visiting the saved individual at Swedish Hospital with Officer Belding, describing it as a moving experience to witness the individual's gratitude.

Police Department Recognition of Officer John Bayman

Police Chief Lyons recognized Officer John Bayman for his extraordinary 40 years of service to the Cherry Hills Village Police Department and the City. Chief Lyons detailed Officer Bayman's career since January 1986. Chief Lyons outlined Officer Bayman's numerous roles over four decades, including field training officer, motorcycle officer, DUI enforcement liaison, technical accident investigator, crisis intervention team coordinator, and roles in code enforcement and stormwater inspection. Chief Lyons noted that Officer Bayman had been honored as Mothers Against Drunk Driving's DUI Officer of the Year in 2000, and mentioned his personal interests in aviation as a fixed wing pilot with helicopter training. Chief Lyons emphasized Officer Bayman's leadership, versatility, and unwavering commitment to the community, noting he has been married for 30 years and raised two sons.

AUDIENCE PARTICIPATION PERIOD

None.

REPORTS FROM MEMBERS OF CITY BOARDS AND COMMISSIONS

None.

CONSENT AGENDA

Mayor Brown removed Item 7a. Approval of January 6, 2026 Minutes.

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ITEMS REMOVED FROM CONSENT AGENDA

Item 7a. Approval of January 6, 2026 Minutes

Mayor Brown acknowledged that City Clerk Gillespie was using a new artificial intelligence tool to help with meeting minutes. She expressed that the minutes were very detailed but she had some concerns about certain passages. Mayor Brown pointed out specific inconsistencies on pages 5, 6, 7, 8, 9, and 10, including statements attributed to her that she felt mischaracterized her comments, and awkward phrasing in a passage about maximizing playing conditions related to water usage.

City Clerk Gillespie confirmed that the new AI tool takes a transcript of the recording, which staff then reviews, and creates minutes from that transcript, which staff also reviews.

The Council engaged in a broader discussion about whether written minutes or recordings constitute the official record of meetings. City Attorney Guckenberger clarified that under state law, the minutes are the official record. City Manager Cramer noted that this often leads cities to create briefer action minutes to avoid potential conflicts with recordings.

Mayor Brown expressed appreciation for the detailed nature of the minutes, noting their searchability is invaluable for historical reference, and suggested that despite some inconsistencies, the time savings for staff made the new process worthwhile.

The Council agreed to several specific amendments to the minutes.

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

The motion passed unanimously.

UNFINISHED BUSINESS

Fences Adjacent to State Highways

Director Workman presented the follow-up discussion regarding fences adjacent to state highways. Background information on the Council's previous discussions on this topic and their referral to the Planning and Zoning Commission, including the Commission's recommendation, was in the staff memorandum.

In September 2025, the Planning and Zoning Commission discussed this topic and voted unanimously to recommend that the Council grandfather existing fences. They cited four reasons: relatively small number of properties impacted; many impacted fences are maintained by HOAs and generally in good condition; general cost for fencing, specifically for fencing adjacent to state highways which can often be taller and have more opacity; and cost and time associated with administering new code provisions.

Director Workman explained that should Council decide to move forward with grandfathering, the staff memorandum included potential language to add a section to the nonconforming fence section of the Municipal Code that would allow for lawful reconstruction with a like for like condition. If a resident wanted any changes to the like for like condition, they would be required to comply with current regulations for fences adjacent to state highways, including offsets or landscaping features.

Councilor Maguire asked for clarification that this discussion was limited to fences on state highways, which Director Workman confirmed means Hampden, University, and Belleview, not Clarkson, Holly, Happy Canyon, or Colorado. Councilor Maguire questioned if the Commission knew for sure that number of properties impacted is small. Director Workman replied that was an anecdotal observation from the Commission. Councilor Maguire asked if the time needed to administer a new code

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provision would be much different than administering the old code provision. Director Workman replied it would depend on the details of the new code provision.

Councilor Maguire recalled during a previous Council discussion on this topic the option of a different variance procedure for fences along state highways. She asked if that was what was contemplated with the administrative process that the Commission considered. Director Workman confirmed that based on the last Council conversation, staff was directed to present to the Commission both the grandfathering option and an option to create criteria within the Code authorizing the Director to issue permits for reconstruction of legally nonconforming fences.

Councilor Maguire asked if current fences were compliant with standards when originally installed. Mayor Brown replied the fencing ordinance changed to create setback standards, indents, and landscaping requirements in 2015. Director Workman indicated most existing fences today are likely legally nonconforming, meaning they were constructed in accordance with the pre-2015 Code.

Councilor Robinson noted the intent of Council's discussion is to encourage residents to repair and improve their fences. Mayor Pro Tem Hoellen recalled the suggestion of grandfathering for a limited time period of 2-5 years to incentivize reconstruction.

Mayor Pro Tem Hoellen suggested allowing "like for like or better" rather than just "like for like". Director Workman cautioned that "or better" could be subjective and asked Council to provide a clear definition of "or better" if they chose to go that route. Mayor Pro Tem Hoellen expressed concern with the current variance procedure resulting in the Board of Adjustment and Appeals (BOAA) making aesthetic judgment calls if a fence reconstruction was proposed with a better material but not conformance to current standards. Mayor Brown replied that variance application would not be approved because it would not meet all the variance criteria. Mayor Pro Tem Hoellen disagreed. Councilor Eber stated that to him, like for like means in the same location, not necessarily the same materials. Councilor Maguire asked about height and opacity. Councilor Eber stated he favored the specific variance option that focused on tree preservation related to fence reconstruction. Councilor Heller asked staff if it would be difficult to administer an "or better" option. Director Workman replied it would likely be more difficult because regardless of how specific Council is in defining "or better" there would always be some level of subjectivity that would increase the possibility for a grievance to be brought to the BOAA about staff's decision. Council discussed how tree preservation related to fence reconstruction might be dealt with under the current variance criteria.

Councilor Fisher asked if the Commission discussed limiting grandfathering to 2-5 years. Director Workman replied they had not since that had not been included in Council's direction to the Commission. Councilor Fisher asked if there were any illegally nonconforming fences on state highways. Director Workman replied there likely were. Councilor Fisher asked if staff would send a letter to all property owners along state highways notifying them about the grandfathering and outlining the regulations. Director Workman replied that is not typical procedure for text amendments but staff could do so if that is the direction from Council.

Councilor Robinson supported grandfathering like for like with a timeframe and notification. Director Workman asked if at the end of the 2-5 year timeframe, property owners would have to meet the then-current fence regulations or apply for a variance. Councilor Robinson agreed. City Attorney Guckenberger asked if it would be helpful for staff to include opacity, height, location, and alignment specifics to define "like for like" in the proposed code amendment language. Mayor Pro Tem Hoellen agreed.

Councilor Heller expressed concern that grandfathering for a timeframe is kicking the can down the road. Mayor Brown replied the City could not force anyone to replace their fence so the timeframe is meant to incentivize fence replacement. City Manager Cramer added reduced permit fees could be another incentive. Councilor Heller asked about the goal of any code changes. City Manager Cramer replied it could be conformance with

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the current code or it could be incentivizing fence replacement like for like. Councilors Robinson and Heller expressed support for reduced permit fees as an added incentive.

Council discussed the current 25% replacement allowance over multiple years and how likely it is for residents to do that, and the limited number of properties grandfathering might be for.

Mayor Brown summarized the consensus as grandfathering with a time limit (5 years was suggested), with notice by mail to people adjacent to state highways. Councilor Eber suggested 2 years instead of 5 years. Mayor Brown stated the remainder of Council seemed to be in agreement with 5 years. Councilor Heller suggested an incentive for people to build to the current code. Councilor Robinson suggested reduced permit fees.

City Manager Cramer stated staff had enough direction to move forward with a draft Code amendment. Director Workman added the draft amendment will go back to the Planning and Zoning Commission first for their recommendation, then will be brought to Council for consideration.

NEW BUSINESS

Council Bill 01, Series 2026; Adding a New Article II to Chapter 13 of the Cherry Hills Municipal Code Enacting an Industrial Pretreatment Program (first reading)

Deputy City Manager/Director Goldie presented Council Bill 1, Series 2026, adding a new Article II to Chapter 13 (Municipal utilities chapter) regarding an industrial pretreatment program. He explained that in 2016, the EPA instructed Englewood to establish an interjurisdictional agreement providing authority to implement an industrial pretreatment program. In 2017, Englewood approached Cherry Hills Village and the two cities amended their IGA, believing that would be sufficient to meet the EPA's requirements. Last year, Englewood notified Cherry Hills Village that the IGA was insufficient to meet EPA standards and CHV needs to amend their Municipal Code. Staff worked with the City Attorney and Englewood's attorneys to ensure the proposed ordinance meets the intent and satisfies the requirements.

Deputy City Manager/Director Goldie noted the industrial pretreatment program only applies to one sewer user, as Cherry Hills Country Club is the only industrial user in the City's district, but would also apply if residents were to put pollutants into the system.

Councilor Maguire asked if they were delegating all Cherry Hills responsibilities under this code to Englewood. Deputy City Manager/Director Goldie confirmed CHV had already delegated those responsibilities in the amended IGA, with Englewood doing all permitting, inspections, and notices.

Councilor Robinson asked if staff was aware of any discharges, and Deputy City Manager/Director Goldie confirmed he knew of none in his 20 years that would violate industrial pretreatment.

Mayor Pro Tem Hoellen questioned whether CHV lacks capacity to administer this internally. Deputy City Manager/Director Goldie confirmed CHV lacks staff, permitting processes, and certified operators, and it would be uneconomic to develop this capacity, which is why CHV contracted with Englewood.

Mayor Pro Tem Hoellen questioned a provision on page 17 about delegating authority and police powers to another entity including Englewood, asking if changing designees would require code amendment. City Attorney Guckenberger indicated this would be a remote possibility given their IGA obligations.

Councilor Heller asked about the strict liability provision on page 2 of 66. City Attorney Guckenberger explained it means intent is not a defense to violations. However, intention may be considered in aggravation or mitigation of penalties.

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Councilor Maguire moved, seconded by Councilor Robinson, to approve on first reading Council Bill 01, Series 2026, adding a new Article II to Chapter 13 of the Cherry Hills Municipal Code enacting an industrial pretreatment program.

The following votes were recorded:

Heller	yes
Eber	yes
Hoellen	yes
Maguire	yes
Robinson	yes
Fisher	yes

The vote on Council Bill 1, Series 2026 was 6 ayes 0 nays. The motion carried.

Resolution 5, Series 2026; Accepting a Donation from the Cherry Hills Village Police Foundation on Behalf of the Cherry Hills Village Police Department

Chief Lyons presented Resolution 5, Series 2026 accepting a donation from the Cherry Hills Village Police Foundation. The foundation had another good year with significant donations in 2025, two of which were restricted for specific equipment purchase. One family donated \$30,000 toward this endeavor, and another \$7,000 was donated by the 2025 graduating class of the Citizens Police Academy.

Chief Lyons explained the equipment is called TruNarc and it allows scientific analysis of suspected drug materials without requiring officers to expose themselves to the materials. The equipment uses a laser to identify suspected drug material and provides immediate results so people can be charged with possession. Officers no longer need to manually test materials by opening containers and using liquids or ampules for presumptive positive results.

Councilor Eber moved, seconded by Councilor Maguire, to approve Resolution 5, Series 2026, accepting a donation from the Cherry Hills Village Police Foundation on behalf of the Cherry Hills Village Police Department.

The motion passed unanimously.

Mayor Brown thanked the community for generous contributions and continued support for police officers and the Police Foundation.

**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 8:20 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, Dave Heller, Susan Maguire, Karen Fisher, and Robert Eber 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

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City Manager/Public Works Director Jay Goldie, Community Development Director Paul Workman, Finance Director Kelly Newman, Police Chief Jason Lyons, 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:

13a. Approval of January 6, 2026 Minutes

The motion passed unanimously.

ITEMS REMOVED FROM THE CONSENT AGENDA

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

The Cherry Hills Village Charlou Park 3rd Filing General Improvement District Board meeting adjourned at 8:21 PM.

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

Chair Brown called the meeting to order at 8:21 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, Dave Heller, Susan Maguire, Karen Fisher, and Robert Eber 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, 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:

20a. Approval of January 6, 2026 Minutes

The motion passed unanimously.

ITEMS REMOVED FROM THE CONSENT AGENDA

None.

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UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

The Cherry Hills Village Southmoor Circle and Hudson Parkway General Improvement District Board meeting adjourned at 8:22 PM.

RECONVENE THE CITY COUNCIL MEETING

The City Council meeting was reconvened at 8:22 PM.

REPORTS

Mayor

Mayor Brown reported that she attended the Colorado Municipal League's Mayors Summit the previous week and distributed informational booklets from CIRSA (Colorado Intergovernmental Risk Sharing Agency) to Council members. She noted these materials contained valuable information about open meetings law, executive sessions, and other governance topics.

Councilor Fisher suggested the Council consider holding a retreat focused on operating norms, code of conduct, and goals. Council discussed past trainings. City Manager Cramer offered to reach out to CIRSA representatives for information about training options they could provide.

Members of City Council

Councilor Heller had no report.

Councilor Eber had no report.

Mayor Pro Tem Hoellen commended the Police Department for their handling of horses that were running loose on University Boulevard. He reported that local residents Tracy and Blake Ebel had assisted by allowing the horses to be temporarily kept in their paddock.

Councilor Maguire had no report.

Councilor Robinson provided an update on the Opioid Abatement Council, noting they were in the granting period and allocating significant funds to substance abuse prevention and treatment programs in the county.

Councilor Fisher proposed reviving a volunteer appreciation event for board and commission members. The Council discussed previous formats for such events, with some noting attendance had been modest in the past, particularly when events were hosted at City Hall versus someone's home. Councilor Fisher offered to host the event at her home, suggesting April might be a good timeframe. The Council agreed this would be beneficial for thanking volunteers and improving connections between Council and board members. Councilor Maguire suggested each board and commission chair could promote the event for their group.

City Manager, City Staff, City Attorney

City Manager Cramer presented the updated 2026 Work Plan format, explaining that it now had two distinct sections: an operational plan covering day-to-day City functions

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and a strategic plan for longer-term initiatives. He noted this structure would help staff focus better and provide clearer information to Council.

City Manager Cramer then discussed workload concerns for the first quarter of 2026, particularly in the Community Development and Public Works departments. He explained that Community Development was managing an all-time high in building permits and six active site plan reviews, necessitating the hiring of consultants to assist with the workload.

For Public Works, City Manager Cramer identified four projects that might be delayed to address capacity issues: the Eastside Farmhouse renovation, Quincy Farm grass parking area, Quincy Farm annual plan, and e-bike regulations review. After discussion, the Council agreed to postpone the grass parking area project and e-bike review, maintain the Eastside Farmhouse project timeline, and delay the Quincy Farm annual plan by approximately one month.

Community Development Director Workman informed the Council that House Bill 26-1001 had been introduced, which would allow construction of up to three-story apartments on school district, transit district, and housing authority properties. He noted the bill was scheduled for hearing on February 3 and that CML was coordinating testimony from local officials. Mayor Brown noted the importance of coordinating testimony.

Director Workman also reported receiving a proposal for the NEXUS study from TischlerBise, which he would be reviewing with Parks Manager Black.

Police Chief Lyons highlighted the department's end-of-year crime statistics, noting a second consecutive year of double-digit decreases in all crime categories. He credited Council support for public safety priorities, including personnel, equipment, and technology investments. Chief Lyons also reported that the department's case clearance rate for 2024 had been 13% (compared to a 16% national average), and that 2025 clearance rates were approaching 23%, which he described as an exceptional improvement.

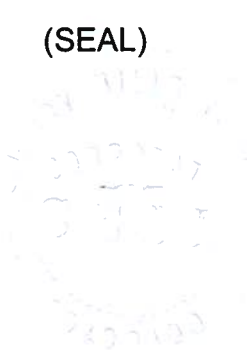
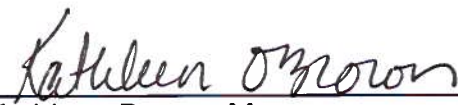
Councilor Maguire asked about the electronic ticketing contract. Chief Lyons explained the new system would better interface with the City's court and finance systems, improving efficiency in citation processing.

Manager Black thanked Council for their input on project priorities and noted that the unicorn art project from the Winter Celebration was now on display in the City Hall lobby.

ADJOURNMENT

The meeting adjourned at 9:22 PM.

(SEAL)



Kathleen Brown, Mayor


Laura Gillespie, City Clerk