

AGENDA
REGULAR MEETING OF THE CITY COUNCIL
480 S. ALLISON PARKWAY
CITY OF LAKEWOOD, COLORADO
HYBRID MEETING
APRIL 14, 2025
7:00 PM

To watch the Council meeting live, please use either one of the following links:

City of Lakewood Website: [Lakewood.org/CouncilVideos](https://lakewood.org/CouncilVideos)

Lakewood Speaks: Lakewoodspeaks.org

The City of Lakewood does not discriminate on the basis of race, age, national origin, color, creed, religion, sex, sexual orientation or disability in the provision of services. People needing reasonable accommodation to attend or participate in a City service program can call 303-987-7080 or TDD 303-987-7057. Please give notice as far in advance as possible so we can accommodate your request.

In accordance with City Council Policy 5.1(A), all virtual meeting participants are advised that technological issues, whether caused by the City's equipment or the user's equipment, shall not be grounds for canceling a public meeting.

How to Connect to Provide Public Comment: Online participants may post written comments of any length to LakewoodSpeaks.org, an online forum for public comments.

ITEM 1 – CALL TO ORDER

ITEM 2 – ROLL CALL

ITEM 3 – PLEDGE OF ALLEGIANCE

ITEM 4 – STATEMENT OF CONFLICT OF INTEREST

ITEM 5 – INDUCTION CEREMONY – FOR NEWLY ELECTED WARD 3 AND WARD 4 CITY COUNCIL MEMBERS

ITEM 6 – RECEPTION

ITEM 7 – PROCLAMATION - EARTH WEEK 2025

ITEM 8 – INITIAL PUBLIC COMMENT

Anyone who would like to address the Council on any matter other than an agenda item will be given the opportunity. Speakers should limit their comments to three minutes.

CONSENT AGENDA

ORDINANCES ON FIRST READING

ITEM 9 – O-2025-14 – AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 1275 S. TELLER ST., LAKEWOOD, COLORADO FOR MUNICIPAL PURPOSES, INCLUDING ACCEPTANCE OF A DEED THEREFOR

ITEM 10 – O-2025-15 – AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 10500 W. 25TH AVE, LAKEWOOD, COLORADO FOR OPEN SPACE AND PARK PURPOSES, INCLUDING ACCEPTANCE OF A DEED THEREFOR

ITEM 11 – – REQUEST FOR SPECIAL CITY COUNCIL MEETINGS

END OF CONSENT AGENDA

ITEM 12 – GENERAL PUBLIC COMMENT

ITEM 13 – GENERAL BUSINESS

ITEM 14 – MAYOR AND CITY COUNCIL REPORTS

A. MAYOR

B. COUNCIL MEMBERS BY WARD

ITEM 15 – ADJOURNMENT

STAFF MEMO

DATE OF MEETING: APRIL 14, 2025 / AGENDA ITEM NO. 5

To: Mayor and City Council

From:

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council.

NEXT STEPS: None

ATTACHMENTS: None

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

STAFF MEMO

DATE OF MEETING: APRIL 14, 2025 / AGENDA ITEM NO. 6

To: Mayor and City Council

From:

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council.

NEXT STEPS: None

ATTACHMENTS: None

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

STAFF MEMO

DATE OF MEETING: APRIL 14, 2025 / AGENDA ITEM NO. 7

To: Mayor and City Council

From:

Subject: **Proclamation - Earth Week 2025**

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council.

NEXT STEPS: None

ATTACHMENTS: 1. Proclamation - Earth Week 2025

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

PROCLAMATION

EARTH WEEK 2025

WHEREAS, Earth Day is celebrated on April 22nd and Arbor Day on April 25th, and both days present a time to recognize the importance of preserving our natural resources; and

WHEREAS, in 1970, Senator Gaylord Nelson created the first Earth Day, a "national teach-in on the environment," with events taking place at tens of thousands of sites across the United States and an estimated participation of 20 million Americans; and

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture the creation of Arbor Day, a special day set aside for the planting of trees, which was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day and Earth Day are globally recognized events that provide opportunities to reflect and acknowledge that environmental health affects life, social structures, food production, disease, and economies around the world and to reaffirm the importance of preserving our natural resources; and

WHEREAS, environmental health affects life, social structures, food production, disease, and economies around the world; and

WHEREAS, the City of Lakewood understands that we are all stewards of this earth and have a responsibility to affect change for the world we share with our contemporaries everywhere, and that we will leave to those who survive us to preserve for future generations; and

WHEREAS, the City of Lakewood is a leader in sustainability efforts and has hosted an annual Earth Day celebration since 2009 to help educate citizens and raise awareness of local and global environmental issues and living a more sustainable lifestyle; and

WHEREAS, the City of Lakewood has been recognized again this year as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting ways.

NOW, THEREFORE, on behalf of the City Council and the people of the City of Lakewood, I, Wendi Strom, Mayor of the City of Lakewood, Colorado, by virtue of the authority vested in me, do hereby proclaim

APRIL 22 IS EARTH DAY, AND APRIL 25 IS ARBOR DAY.

GIVEN under my hand and Seal of the City of Lakewood, this 14th day of April 2025.

Wendi Strom, Mayor

STAFF MEMO

DATE OF MEETING: APRIL 14, 2025 / AGENDA ITEM NO. 8

To: Mayor and City Council

From:

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council.

NEXT STEPS: None

ATTACHMENTS: None

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

STAFF MEMO

DATE OF MEETING: APRIL 14, 2025 / AGENDA ITEM NO. 9

To: Mayor and City Council
From: Travis Parker, Chief of the Sustainability & Community Development Branch
Subject: **Purchase of Municipal Property at Emory Elementary School**

SUMMARY STATEMENT: The Jefferson County Public School District is interested in selling the approximately 17 acre property containing Emory Elementary School to the City of Lakewood. City staff is requesting that City Council grant the City Manager the authority to enter into a purchase and sale contract to buy the 17 acre site for \$4,000,000, and to take any further action necessary to this transaction.

BACKGROUND INFORMATION: In 2023, the Jefferson County School District made the difficult decision to identify a number of schools for closure. As the District has begun the challenging process of selling the closed school properties, they have sought to transfer ownership to entities, like Lakewood, that will continue to use the properties to build community in a manner that will support JeffCo Public School students and their families.

In 2024, the District began discussions with Lakewood staff about selling Emory Elementary to the City. The City Staff considered the District's interest in using the property in support of JeffCo students and families, the values and priorities of the Lakewood City Council and growing areas of need within the community. They were able to develop a vision in which the purchase of Emory Elementary can be used to target each of these goals and areas of concern.

If the proposed purchase of Emory Elementary is approved by the City Council, the property will be subdivided into two separate parcels. A ten-acre lot on the west side of the property containing building(s) and a parking lot will be utilized to support existing community partnerships focusing on empowering individuals and families to build pathways to lasting economic stability. The seven acres containing sports fields will be retained by the City for municipal purposes with no long-term use of the site yet identified.

The attached ordinance will grant the City Manager the ability to negotiate and execute a contract to purchase the property and to take such further action as is necessary to carry out this transaction.

BUDGETARY IMPACTS: The negotiated price of this land is \$4,000,000. It will be paid from the general fund.

STAFF RECOMMENDATIONS: Staff recommends approval of the ordinance to allow purchase of the Emory School site.

ALTERNATIVES: City Council could reject the purchase proposal and not buy the property.

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council.

NEXT STEPS: The City Manager will negotiate and execute a purchase and sale agreement with Jefferson County Public Schools and initiate subdivision of the property. City staff will begin negotiations with the Action Center of Lakewood regarding utilizing the ten-acre parcel in support of community needs and priorities.

Any contract for sale of real property to the Action Center would be brought to the City Council for approval.

ATTACHMENTS: 1. O-2025-14

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

O-2025-14

AN ORDINANCE

AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 1275 S. TELLER ST., LAKEWOOD, COLORADO FOR MUNICIPAL PURPOSES, INCLUDING ACCEPTANCE OF A DEED THEREFOR

WHEREAS, the City of Lakewood (the "City") desires to purchase approximately seventeen point two (17.2) acres of land generally located in the Northeast one-quarter of Section 23, Township 4 South, Range 69 West, of the 6th Principal Meridian, City of Lakewood, County of Jefferson, State of Colorado, and as identified in Exhibit A (the "Property"), for municipal purposes;

WHEREAS, the City will acquire the Property in accordance with the terms of a Purchase and Sale Agreement between the City and Jefferson County School District R-1 (the "Purchase Agreement");

WHEREAS, the City has sufficient funds in the General Fund to acquire the Property for municipal purposes, and the City Council desires to authorize expenditures therefrom to purchase the Property;

WHEREAS, the City intends to acquire the entire seventeen point two (17.2) acre site and then subdivide the property into two parcels to include a ten (10) acre site to be used as a family resource center and a seven point two (7.2) acre site to be used for municipal purposes;

WHEREAS, the ten (10) acre family resource site will be deed restricted by the Jefferson County School District to ensure the site shall be used for its intended purpose;

WHEREAS, the purchase price for the Property is not to exceed four million dollars (\$4,000,000.00);

WHEREAS, the City is acquiring this parcel in "as-is" condition but will perform a "due diligence" inspection of the Property that includes a title commitment, ALTA survey, and review of existing environmental reports and other documentation;

WHEREAS, the boundaries of the Property as identified in Exhibit A are an approximation; the City will have a final legal description of the site following completion of the ALTA survey;

WHEREAS, the purchase and sale of this Property is subject to compliance with the Jefferson County School District Property Disposition Process and approval of the Board of Education;

WHEREAS, the City Attorney's Office will review and approve the final Purchase Agreement as to form; and

WHEREAS, approval of this Ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects or denies any particular proposal related to this proposal identified herein.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, State of Colorado:

SECTION 1. The City Council for the City of Lakewood hereby declares its intent to purchase the Property as identified in Exhibit A, attached hereto and incorporated herein, in fee simple for municipal purposes.

SECTION 2. The purchase of the Property will serve a public purpose and further the health and welfare of the residents of the City by providing necessary resources to residents.

SECTION 3. The City Council hereby authorizes the City Manager or designee to execute all documents necessary to finalize the Purchase Agreement and other documents related to the acquisition of the Property.

SECTION 4. The City Manager or designee is hereby authorized to accept the instruments of conveyance of the property interests purchased pursuant to this Resolution from the Jefferson County School District R-1.

SECTION 5. The City Council hereby authorizes the expenditure of up to four million dollars (\$4,000,000.00) from the General Fund for fiscal year 2025 for the purchase of the Property.

SECTION 6. The City's Chief Financial Officer is hereby authorized and directed to pay amounts not to exceed four million dollars (\$4,000,000.00) for the acquisition of the Property upon receipt of appropriate documentation.

SECTION 7. If any provision of this Ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this Ordinance that can be given effect without the invalid portion, provided such remaining portions or application of the Ordinance are not determined by the court to be inoperable.

SECTION 8. This Ordinance shall take effect thirty (30) days after final publication.

I hereby attest and certify that within and foregoing Ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 14th day of April, 2025; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 17th day of April, 2025; set for public hearing to be held on the 28th day of April, 2025; read, finally passed and adopted by the City Council on the 28th day of April, 2025; and signed by the Mayor on the ____ day of April, 2025.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

EXHIBIT A



EXHIBIT A: EMORY SCHOOL SITE 17 ACRE +/- PARCEL
(approximate boundary)

STAFF MEMO

DATE OF MEETING: APRIL 14, 2025 / AGENDA ITEM NO. 10

To: Mayor and City Council
From: Travis Parker, Chief of the Sustainability & Community Development Branch
Subject: **Purchase of Open Space at Vivian Elementary School**

SUMMARY STATEMENT: The Jefferson County Public School District is interested in selling approximately 2 acres of the site containing Vivian Elementary School to the City of Lakewood. City staff is requesting that the City Council grant the City Manager the authority to enter into a purchase and sale contract to buy the site for \$596,720, and to take any further action necessary for this transaction.

BACKGROUND INFORMATION: In 2023, the Jefferson County School District made the difficult decision to identify a number of schools for closure. As the District has begun the challenging process of selling the closed school properties, they have sought to transfer ownership to entities, like Lakewood, that will continue to use the properties to build community in a manner that will support JeffCo Public School students and their families.

In 2024, the District began discussions with Lakewood staff about selling a portion of the Vivian Elementary site to the City for public park purposes. City Staff considered the District's interest in using the property in support of JeffCo students and families, the values and priorities of the Lakewood City Council and growing areas of need within the community to develop a vision in which the purchase of land can be used to target each of these goals and areas of concern.

The City determined that a three-acre park would be of an adequate size to allow the community to continue to meet, recreate and sustain a strong community. Understanding that a portion of that site would be used for residential development, the City calculated that the parkland dedication associated with that development would result in a required dedication of approximately one acre. To achieve the goal of establishing a park of approximately three acres, Lakewood negotiated to purchase two acres of the Vivian site for \$596,720. City staff are currently working with the developer to design the site to create a unified park of approximately 3 acres to include the portion purchased by the City and the portion to be dedicated by the developer.

The attached ordinance will grant the City Manager the ability to negotiate and execute a contract to purchase the property for park purposes and to take such further action as is necessary to carry out this transaction.

BUDGETARY IMPACTS: The negotiated price of this land is \$596,720. Those funds will be taken from the general fund.

STAFF RECOMMENDATIONS: Staff recommends approval of the ordinance to allow the purchase of acreage at Vivian Elementary School to be used for park purposes.

ALTERNATIVES: The City Council could reject the purchase proposal and not buy the property.

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council.

NEXT STEPS: The City Manager will negotiate and execute a purchase and sale agreement with the school

district.

ATTACHMENTS: 1. O-2025-15

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

O-2025-15

AN ORDINANCE

AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 10500 W. 25TH AVE, LAKEWOOD, COLORADO FOR OPEN SPACE AND PARK PURPOSES, INCLUDING ACCEPTANCE OF A DEED THEREFOR

WHEREAS, the City of Lakewood (the "City") desires to purchase approximately two (2) acres of land generally located in the Northeast one-quarter of Section 33, Township 3 South, Range 69 West of the 6th Principal Meridian, City of Lakewood, County of Jefferson, State of Colorado, and as identified in Exhibit A (the "Property"), for the purpose of preserving the Property for open space and park purposes;

WHEREAS, the City will acquire the Property in accordance with the terms of a Purchase and Sale Agreement between the City and Jefferson County School District R-1 (the "Purchase Agreement");

WHEREAS, the City has unexpended balances in the General Fund for park and open space acquisition, and the City Council desires to authorize expenditures therefrom to purchase the Property;

WHEREAS, the purchase of the Property for open space and park purposes aligns with one of the City's goals to purchase land for open space and park property;

WHEREAS, upon learning of the sale of the existing elementary school on the Property, City residents expressed strong interest in the City acquiring all or a portion of the Property to be held for open space and park purposes;

WHEREAS, the purchase price for the Property is not to exceed five hundred and ninety-six thousand seven-hundred and twenty dollars (\$596,720.00);

WHEREAS, to reduce the cost to the City to purchase the Property, the City is applying for financial assistance from Jefferson County Open Space through the Jefferson County Land Conservation Grant Program ("Grant Funding");

WHEREAS, if awarded, the City's share of the property acquisition cost may be lowered by up to twenty-five percent (25%) of the total cost, potentially bringing the City's contribution for the property acquisition down to four hundred forty-seven thousand five hundred and forty dollars (\$447,540.00);

WHEREAS, the City is acquiring this parcel in "as-is" condition but will perform a "due diligence" inspection of the Property that includes a title commitment, ALTA survey, and review of existing environmental reports and other documentation;

WHEREAS, the boundaries of the Property as identified in Exhibit A are an approximation; the City will have a final legal description of the two-acre site following completion of the ALTA survey;

WHEREAS, the purchase and sale of this Property is subject to compliance with the Jefferson County School District Property Disposition Process and approval of the Board of Education;

WHEREAS, the City Attorney's Office will review and approve the final Purchase Agreement as to form; and

WHEREAS, approval of this Ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects or denies any particular proposal related to this proposal identified herein.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, State of Colorado:

SECTION 1. The City Council for the City of Lakewood hereby declares its intent to purchase the Property as identified in Exhibit A, attached hereto and incorporated herein, in fee simple for open space and park purposes.

SECTION 2. The purchase of the Property will serve a public purpose and further the health and welfare of the residents of the City by providing additional open space and parkland.

SECTION 3. The City Council hereby authorizes the City Manager or designee to execute all documents necessary to finalize the Purchase Agreement, the Grant Funding application, and other documents and agreements related to the acquisition of the Property.

SECTION 4. The City Manager or designee is hereby authorized to accept the instruments of conveyance of the property interests purchased pursuant to this Resolution from the Jefferson County School District R-1.

SECTION 5. The City Council hereby authorizes the expenditure of up to five hundred and ninety-six thousand seven hundred and twenty dollars (\$596,720.00) from the General Fund for fiscal year 2025 for the purchase of the Property.

SECTION 6. The City's Chief Financial Officer is hereby authorized and directed to pay amounts not to exceed five hundred and ninety-six thousand seven-hundred and twenty dollars (\$596,720.00) for the acquisition of the Property upon receipt of appropriate documentation.

SECTION 7. Any and all Grant Funding received shall reimburse the City's General Fund from which the above expenditure will be made.

SECTION 8. If any provision of this Ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this Ordinance that can be given effect without the invalid portion, provided such remaining portions or application of the Ordinance are not determined by the court to be inoperable.

SECTION 9. This Ordinance shall take effect thirty (30) days after final publication.

I hereby attest and certify that within and foregoing Ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 14th day of April, 2025; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 17th day of April, 2025; set for public hearing to be held on the 28th day of April, 2025; read, finally passed and adopted by the City Council on the 28th day of April, 2025; and signed by the Mayor on the ____ day of April, 2025.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

Exhibit A



STAFF MEMO

DATE OF MEETING: APRIL 14, 2025 / AGENDA ITEM NO. 11

To: Mayor and City Council
From: Jay Robb, City Clerk
Subject: **Request for Special City Council Meetings**

SUMMARY STATEMENT: City staff have identified the need to schedule and reschedule some upcoming Special Meetings for the City Council.

Request to Reschedule the Special Meeting for City Attorney Review. At the February 24, 2025, Regular Council Meeting, the Council called three Special Meetings for the annual reviews of the City Manager and City Attorney. The Special Meeting originally called for the City Attorney's review needs to be rescheduled from April 28th to May 5th as shown below:

- **April 28th — 6:00PM Special Council Meeting**
~~Executive Session — Review of the City Attorney's annual performance evaluation~~
- **May 5th – 5:30PM Special Council Meeting - Virtual**
Executive Session - Review of the City Attorney's annual performance evaluation

Request for Other Upcoming Special Meetings. Staff have identified the need for two other upcoming Special Meetings as shown below:

- **June 16th – 7:00PM Special Council Meeting - Hybrid**
Public Hearing and 2nd Reading Ordinance - Zoning Code Update

BACKGROUND INFORMATION: A "Special Meeting" of the City Council is a meeting held at other than the designated dates and times of a Regular Council meeting. Policy 05.5 of the Council Policies and Procedures Manual provides that: "a Special Meeting may be scheduled either by majority vote of the City Council at a Regular Meeting or by a "Notice of Special Meeting" signed by the Mayor and three Council members and delivered to all Council members at least 24 hours in advance of the Special Meeting.

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: Approval of the special meetings being requested.

ALTERNATIVES: Staff can route a request to the Council for any of the Special Meetings being requested. The request(s) must be signed by the Mayor and three Council Members in order to be scheduled.

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council.

NEXT STEPS: If approved, staff will schedule the Special Meetings in accordance with the Colorado Open Meetings Law.

ATTACHMENTS: None

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney

STAFF MEMO

DATE OF MEETING: APRIL 14, 2025 / AGENDA ITEM NO. 12

To: Mayor and City Council

From:

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council.

NEXT STEPS: None

ATTACHMENTS: None

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney