

AGENDA
REGULAR MEETING OF THE CITY COUNCIL
480 S. ALLISON PARKWAY
CITY OF LAKEWOOD, COLORADO
HYBRID MEETING
AUGUST 24, 2026
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

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ITEM 1 – CALL TO ORDER

ITEM 2 – ROLL CALL

ITEM 3 – OPENING ITEMS

ITEM A. – PLEDGE OF ALLEGIANCE

ITEM B. – STATEMENT OF CONFLICT OF INTEREST

3C PROCLAMATION - LOVE LAKEWOOD DAY

**3D PRESENTATION FROM THE LAKEWOOD ADVISORY COMMISSION
- TENANT SUPPORT**

ITEM E. – 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 4 – – FIRST READING ORDINANCES

ITEM A. – O-2026-31 – ENACTING CHAPTER 14.31 OF TITLE 14 OF THE LAKEWOOD MUNICIPAL CODE TO ADOPT BY REFERENCE THE COLORADO WILDFIRE RESILIENCY CODE, 2025 EDITION, WITH DELETIONS AND AMENDMENTS, AND FURTHER ADOPTING THE CORRESPONDING 2025 COLORADO WILDFIRE RESILIENCY CODE MAP

ITEM 5 – APPROVING MINUTES OF THE CITY COUNCIL MEETINGS

END OF CONSENT AGENDA

RESOLUTIONS

ITEM 6 – RESOLUTIONS

ITEM A. – CITY MANAGER CONTRACT

ITEM B. – R-2026-58 – RESOLUTION FOR SALES TAX BALLOT QUESTION

**ORDINANCES ON SECOND READING
AND PUBLIC HEARINGS**

ITEM 7 – – SECOND READING ORDINANCES

ITEM A. – O-2026-29 – AUTHORIZING SUPPLEMENTAL APPROPRIATIONS TO THE 2026 ANNUAL BUDGET IN THE AMOUNT OF \$225,000 IN THE GENERAL FUND TO PAY FOR EXPENSES RELATED TO THE GENERAL ELECTION TO BE HELD ON NOVEMBER 3, 2026

ITEM B. – O-2026-30 – AN ORDINANCE TO REPEAL AND REPLACE CHAPTER 5.29 OF THE LAKEWOOD MUNICIPAL CODE PERTAINING TO COMMERCIAL WASTE HAULER LICENSING

ITEM 8 – CLOSING ITEMS

ITEM A. – GENERAL BUSINESS

8A CITY COUNCIL REQUEST

ITEM B. – EXECUTIVE REPORT

ITEM C. – MAYOR AND CITY COUNCIL REPORTS

ITEM D. – ADJOURNMENT

STAFF MEMO

DATE OF MEETING: AUGUST 24, 2026 / AGENDA ITEM NO. 3

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: AUGUST 24, 2026 / AGENDA ITEM NO. 3C

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: 1. Proclamation - Love Lakewood Day

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

P R O C L A M A T I O N
LOVE LAKEWOOD DAY

WHEREAS, the City of Lakewood values the strength of its community, which is rooted in compassion, service, and civic engagement; and

WHEREAS, Love Lakewood Day, held annually in September, brings together volunteers from all walks of life to serve neighbors, improve neighborhoods, and uplift the entire city through acts of kindness and generosity; and

WHEREAS, a coalition of civic, faith-based, non-profit, and service organizations, leads this effort by organizing meaningful projects that connect people through shared action; and

WHEREAS, on September 19, 2026, individuals and groups from across the City will come together to complete service projects such as beautifying local schools, cleaning public spaces, and assisting local nonprofits; and

WHEREAS, Love Lakewood Day exemplifies the spirit of unity and the importance of giving back, making the City a more inclusive, supportive, and thriving place to live for all; and

WHEREAS, the City commends all volunteers, organizers, and supporters of Love Lakewood Day for their commitment to making a lasting difference through collective action.

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:

SEPTEMBER 19, 2026, AS LOVE LAKEWOOD DAY

GIVEN under my hand and Seal of the City
of Lakewood, this 24th day of August 2026.

Wendi Strom, Mayor

STAFF MEMO

DATE OF MEETING: AUGUST 24, 2026 / AGENDA ITEM NO. 3D

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: 1. 2026 LAC Report-Tenant and Mobile Home Resident Support

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

Lakewood Advisory Commission
Research Project: Tenant and Mobile Home Resident Support

Diversity Committee

July 15, 2026

ASSIGNMENT SUMMARY

Councilors I. Cruz and Rein submitted a request for the Lakewood Advisory Commission (LAC) to study strategies that council and the city may take to ensure tenant and mobile home support and resources are available to help keep people housed and to ensure fair competition in the housing market. The project should include the following:

1. Identify policies and protections that exist for renters and mobile park residents;
2. Suggest policies and strategies the city may adopt to strengthen protections for renters and mobile park residents;
3. Recommend how the city may better educate renters and mobile park residents of their rights to safe and quality housing free of discrimination, including warranty of habitability protections; and
4. Propose policies and strategies that will help ensure that landlords operate transparently, honestly, and with integrity in providing safe and quality housing free of discrimination so that landlords are not competing with those who choose not to do business in such a manner.

Additionally, the council requests the LAC's feedback on strategies to ensure that all community voices, including those from renters, mobile home park residents, and residents in neighborhoods that have been underrepresented, are part of the process of establishing new policies regarding this issue.

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INTRODUCTION

This report describes recommendations for how tenants and mobile home residents can be supported in the context of the assigned research topic. Goals include keeping residents stably housed and reducing opportunities for landlords to improperly treat or displace tenants and mobile home residents. The overarching intent of all recommendations is to help all people in Lakewood have dignity and stability in their housing so that they may be more broadly thriving members of our community.

The recommendations discussed throughout this report attempt to take into account the specific context in which Lakewood exists. Furthermore, this report aims to prioritize policies that have been successfully implemented in other places within and beyond Colorado.

Our recommendations include seven items:

- A. Centralize housing resource navigation support
- B. Create a rental licensing program
- C. Establish an emergency rental assistance fund
- D. Provide tenant legal assistance and mediation opportunities
- E. Foster establishment of tenant associations
- F. Prepare a rent stabilization framework
- G. Facilitate ownership pathways for mobile home residents

The recommendations are not given in order of importance or impact, but rather in an order loosely following how some build upon others. How they relate to one another is described at various points throughout the report within the text of particular recommendations.

These recommendations are generally brought forward and discussed independent of budgetary or other resource limitations, although some particularly important aspects related to those considerations are occasionally mentioned.

Many of the recommendations involve complex new programs requiring extensive legal considerations that take significant time to evaluate. It is therefore generally recommended to begin the implementation process as soon as possible by establishing clear guidelines and goals of any potential new concept and directing city legal resources to investigate options and eventually draft actual policy for council consideration. In parallel, budget committee and related staff efforts should be leveraged in order to understand costs of any program considered relative to available resources.

1. CONTEXT AND PROBLEMS FACING TENANTS AND MOBILE HOME RESIDENTS

Four overarching challenges faced by tenants in Lakewood are briefly listed below. The following sub-sections describe these issues and their context in more detail.

- High and burdensome housing costs
- Lack of stability and predictability of costs from year to year
- Limited options for remedying poor living conditions
- High rates of eviction and displacement

A. Basic tenant landscape in Lakewood

Renters and mobile home residents face unique challenges compared to homeowners due to not owning the unit or parcel where they reside and being in finite-term rental agreements which can be subject to major change from one year to the next. While homeowners can face financial hardship in a variety of unexpected ways, the long term month to month baseline costs are generally more stable and predictable compared to renters. This lack of cost stability for renters can result in unexpected dramatic rises in cost from one year to the next which can ultimately lead to displacement, homelessness, and a cascade of spiraling problems and hardship.

Homeowners have broad autonomy in how resources are allocated in terms of upkeep and maintenance, unlike renters. Even if a landlord has legal obligations related to upkeep, when those obligations are not upheld tenants have challenging pathways to remedy the problem. A tenant might be faced with obtaining costly legal representation in order to raise an issue. Furthermore, fear of eviction often discourages renters from advocating for themselves in those situations. Overall, these factors can result in problems experienced by tenants being ignored rather than addressed.

In Lakewood about [42%](#) of households are renter-occupied. The Lakewood [Strategic Housing Plan](#) (SHP) that was adopted in February 2024 noted that housing affordability conditions for renters have significantly worsened in the past five years. The SHP noted that the amount of renters who are “cost burdened” (paying more than 30% of their income on housing) increased from 39% in 2000 to over 58% in 2021. Most of those cost burdened renters are “low income,”

meaning they earn less than 80% of the area median income (AMI). Approximately 13,000 renters in Lakewood are both low income and cost burdened by their rental costs.

The SHP also noted that renters have much lower housing satisfaction than home owners, with a total of 42% of renters responding that they are either somewhat unsatisfied or very unsatisfied with their housing, compared to only 9% of homeowners. Among renters, 16% of survey respondents describe their unit condition as “below average” or “poor.”

The SHP highlighted four key overarching strategies that can be used to work towards better meeting the housing needs of all people living in Lakewood:

- Keep residents stably housed
- Expand housing choices and services for residents
- Invest in affordable housing
- Expand overall affordable housing supply

Within those strategic concepts, specific tools identified in the SHP include anti-displacement programs, eviction prevention, and improved access to housing resources within and beyond Lakewood. Resident stability in mobile home parks was another topic mentioned in the report due to those residents being at particularly high risk of displacement. Language access for non-English speaking residents was another issue highlighted with regards to housing resource access.

B. Challenges specific to mobile home residents

Homeowners and residents of mobile home parks face a number of issues that threaten the affordability and habitability of their homes. The [American Planning Association](#) identified the following general challenges for residents of mobile home parks:

- Vulnerability to natural disaster
- Underinvestment in infrastructure
- Rising lot rents
- Home replacement challenges
- Housing safety and quality
- Management practices

Furthermore, the affordability of mobile home lot rentals has been threatened by purchases of mobile home parks by [private equity groups](#). Mobile home owners have a unique set of

constraints compared to apartment renters when lot rental costs increase because despite their name, mobile homes are not often truly mobile. The costs to move and relocate a mobile home are often beyond the means of their owners. Moreover, homeowners often find it difficult to sell their homes due to low resale values of mobile homes partly due to [barriers would-be buyers face](#) in financing purchases of a mobile home.

C. Eviction context and effects

The eviction process in Lakewood is handled by the Jefferson County court system, though Lakewood could still provide resources and support specifically to its residents which can be used to help navigate that system.

One [Colorado-wide study](#) from 2017 to 2021 found that landlords had legal counsel in 77% of eviction cases, compared to renters having such counsel 1% of the time. The report noted how this disparity in legal support leads to outcomes that overly favor landlords. In recent years, eviction rates in Denver have risen to record levels, with nearly 16,000 evictions in Denver in 2025, according to data provided by the Denver County Court. Eviction statistics are not readily available for Lakewood, though the housing trends in Lakewood and Denver tend to be closely related, so it is very likely that eviction rates in Lakewood are following a similar trend.

One [study from 2023](#) explored the explicit link between eviction and homelessness. An eviction was found to increase the probability of needing emergency shelter in the following year by 300%. A [2018 study](#) of evicted renters in Seattle found that 62% of evicted tenants ended up in either some form of unsheltered homelessness or emergency housing. Overall, the link between experiencing an eviction and experiencing homelessness is strong.

D. The Warranty of Habitability

Colorado's warranty of habitability standards were enacted in 2008 as part of HB08-1356 which is a bedrock of tenant rights in the state. It has been updated several times in the nearly two decades since its initial passage. It defines many of the tenant rights and minimum safety and health standards for rented housing units in Colorado.

Among others, some topics covered by the warranty of habitability include a right to:

- Reasonable amounts of hot water
- Adequate heating
- Clean and sanitary common areas free from filth and garbage

- Requirement of appropriate response to rodent/pest infestation
- Compliance with all applicable codes in relation to tenant health and safety

Some exceptions exist, for example in cases of natural catastrophe affecting the dwelling. Otherwise, if a dwelling becomes uninhabitable according to the criteria defined by the warranty of habitability, the tenant may seek termination of the lease, rent nonpayment, damage claims, or other measures. It is generally the responsibility of the tenant to pursue those options on their own or with legal help that they obtain themselves. Lack of knowledge or resources (for example, access to a lawyer or ability to cover legal representation costs) can be an impediment to tenants exercising those rights.

Currently there is no proactive enforcement of Warranty of Habitability violations by any state, county, or municipal entity in Lakewood. If a tenant believes that a landlord is not providing them with housing in compliance with the Warranty of Habitability, they have to notify the landlord themselves. If the problem is not remedied, the tenant may escalate the issue through complaints to relevant authorities or bring legal action themselves directly against the landlord.

Enforcement of Warranty of Habitability is primarily left to local municipalities. The Denver Regional Council of Governments (DRCOG) Denver Regional Accountable Health Community Housing Workgroup (DRAHCHW) [published a guide](#) to Colorado's Habitability Law which includes how to address a Warranty of Habitability concern through three escalating steps.

The first step is to notify the landlord about the health or safety concern. The second step is to essentially file a complaint with the relevant local health department or other government agency. For Jefferson County, the local agency listed is the Jefferson County Public Health Department (JCPH). The third step is to independently seek help from an attorney in navigating the legal system and potentially suing the landlord. As mentioned earlier, a large number of renters are low income, and therefore the prospect of paying legal fees can be a major financial barrier. Without a well-resourced local enforcement authority, the majority of tenants are left without the means to exercise their right to a safe and habitable home.

E. Other general policies and protections that exist for tenants in Colorado

Below is a list of some general tenant protection bills of particularly high importance and relevance to this report:

- [HB20-1332](#) - Prohibits housing discrimination based on source of income
- [SB20-224](#) - Prohibits certain landlord actions related to immigration or citizenship status

- [SB23-184](#) - Limits renter income requirements and security deposit and allows a tenant to assert discrimination as an affirmative defense in an eviction proceeding
- [HB23-1095](#) - Limits various provisions in rental agreements, for example certain types of fees
- [HB23-1120](#) - New eviction protections for tenants receiving certain forms of public assistance, including required mediation in some cases
- [HB24-1098](#) - Prevents tenants from being evicted without a specifically qualifying cause, such as failure to pay rent, and requires landlords to provide reasonable lease extensions except for specific situations such as major renovation
- [SB24-094](#) - More warranty of habitability updates and clarifications, such as notice requirements for landlords to address habitability concerns and other landlord obligations
- [HB25-1090](#) - Prohibits so-called “junk fees” and requires full disclosure of costs up front in lease language, and restricts up-charging of third party services
- [SB25-020](#) - Permits local governments to place negligent multi-family property landlords under third-party receivership in order to enforce habitability standards when landlords are significantly in violation

F. Policies and protections specific to mobile home park residents

Below are some state statutes mainly relevant to mobile home residents specifically. In addition to tenancy rights, many deal with oversight mechanisms for mobile home parks.

- Mobile Home Park Act (MHPA): Initially passed in 1985 to regulate responsibilities between mobile home park landlords and residents, and has been built upon since then
- [HB 20-1201](#) - Created an opportunity for residents to purchase their park if the landlord intends to sell or change the use of the land
- [HB 22-1287](#) - Expanded time window to purchase parks from landlords intending to sell the land and provided residents a right of first refusal, added requirements that landlords attend public meetings, and clarified landlord responsibilities for repairs and maintenance
- [HB 23-1257](#) - Created a program to test water quality in mobile home parks, enforce quality standards, and fund solutions to water quality issues
- [HB 24-1294](#) - Updated landlord/owner responsibilities, strengthened tenant protections, enhancing language accessibility, and clarified rent-to-own contract provisions

Some of the key protections for mobile home residents at the state level include:

- Right of First Refusal: Residents, often through an association, have the opportunity to purchase the park if the owner decides to sell or change the land use.
- Rent Stabilization: While rent control is not currently legal in Colorado, park owners are limited to one rent increase per 12-month period, with specified minimum notice periods.
- Eviction Protections: Laws provide stricter regulations around evictions, including minimum notice periods (at least 90 days for non-renewal) and defined possible grounds for removal. Eviction is only permitted for specific reasons outlined in the MHPA, and not simply for rule violations unless they pose a threat to property or the health and safety of others.
- Improved Maintenance Standards: Legislation requires park owners to maintain and repair park premises, including infrastructure and utilities.
- Oversight and Accountability: The Mobile Home Park Oversight Program (MHPOP) at the Division of Housing in the Department of Local Affairs provides a mechanism for dispute resolution, investigation, and enforcement of the MHPA.

Jefferson County created a Mobile Home Park District [policy](#) intended to provide designated areas for residential use of mobile homes within the unincorporated area of Jefferson County. This policy emphasizes the need for adequate public utilities such as water and sanitation; it also outlined the allowed land uses, building, lot and rental space standards (including minimum setbacks) and other general requirements.

The purview of municipalities related to mobile homeowners and tenants is situated within state and county laws and ordinances. Under Colorado law (sections 38-12-1104 and 38-12-1105 C.R.S.), the state of Colorado has authority to enforce aspects of tenant law related to mobile homes. Specifically, the Mobile Home Park Act Dispute Resolution and Enforcement Program within DOLA (Department of Local Affairs) has these responsibilities:

- Register and collect registration fees for mobile home parks
- Collect and annually report upon data related to disputes and violations of the "Mobile Home Park Act"
- Produce and distribute educational materials concerning the Mobile Home Park Act and the program
- Create and maintain a database of mobile home parks
- Take complaints, conduct investigations, make determinations, impose penalties, and participate in administrative dispute resolutions when there are alleged violations of the Mobile Home Park Act

Colorado state statutes (section 30-11-128 C.R.S.) grants counties the authority to “adopt, administer, and enforce ordinances and resolutions to provide for the safe and equitable operation of mobile home parks throughout the unincorporated areas of the county.” It further allows “one or more contiguous counties and any municipality or town within each county may enter into intergovernmental agreements to extend the applicability of any ordinance or resolution adopted under this section to and throughout any participating county, municipality, or town.”

2. RECOMMENDATIONS FOR SUPPORTING TENANTS AND MOBILE HOME RESIDENTS

This section will expand upon the list of recommendations briefly listed at the start of the introduction of this report. These items represent possible approaches Lakewood can take towards improving the lives of tenants and mobile home residents in the city. As the recommendations are mostly aimed at similar fundamental issues, they are very interconnected and often complementary in nature. Some points of particularly important synergy between them are noted throughout the report.

A. Centralize housing resource navigation support

Currently there is no centralized initial point of contact for the broad range of issues a tenant in Lakewood might face. A wide range of relevant entities exist at the municipal, county, state, and federal level. The complexity and fragmented nature of tenant support networks create challenges and barriers in their utilization. At the state level Colorado Housing Connects runs a helpline which offers some assistance, but does not necessarily provide the comprehensive, personalized, and ongoing support that an individual or family might need.

One existing entity might deal just with something like rental assistance, while another handles legal support related to an eviction, and another handles mediation, and so forth – but a tenant’s needs might touch on all three of those topics, among others. Getting access to resources in a timely and efficient manner along with Lakewood-specific knowledge can sometimes allow vulnerable tenants to avoid an eviction or other abrupt displacement that can often lead to spiraling difficulties and [harder to solve problems](#).

Lakewood could address this gap by establishing a centralized entity for resource connection. The Housing & Thriving Communities department would probably be the place where this work most closely fits, although depending on the scope and activities some parts of the work may logically connect with other departments or even non-government organizations/non-profits.

A centralized tenant-oriented entity would create a foundation that could benefit many of the other recommendations in this report. Any resource available to tenants is more impactful if they can first of all know it exists. A “one stop shop” within the city of this kind could also spearhead education and outreach to ensure that tenants are made aware of the existence and availability of such support, and of their rights more broadly.

Outreach could include generation and distribution of literature on tenant rights and landlord

responsibilities, and it could highlight recent changes to state law that residents may be particularly under-informed about. A version of any tenant information literature could be tailored specifically for mobile home park residents in order to better convey information relevant to that particular housing type. Any such publication should emphasize easy to understand language. Other municipalities have undertaken comparable efforts, for example in [Fort Collins](#) and [Boulder](#). There is also easy to understand information available on the [DOLA Mobile Home Park Oversight Program](#) webpage. The point in time when a tenant signs a new lease is a great opportunity to receive this kind of educational material, and the city could consider mandating that city-created material be provided any time a lease is signed. Outreach should also take into account that some demographics are more vulnerable to mistreatment, which can guide proactive outreach and resource allocation.

Essentially all of the further recommendations in this report would be bolstered by the existence of a central tenant-oriented government entity. For example, a rental licensing program could connect to education and outreach if part of the licensing process included informing tenants of other existing tenant-related programs and rights. Any tenant facing potential displacement can benefit from seamless connection to mediation, legal support, emergency rental assistance, and any other support mechanism.

B. Create a rental licensing program

A rental licensing program can be used to ensure basic compliance of landlords with relevant laws and basic habitability requirements. While sometimes referred to as a “rental registry,” such a program is more accurately a “licensing” program because within such a program it is not simply a landlord providing information to the city about its intent to rent a given property. It is instead a program in which the city imposes processes and requirements to ensure that a given landlord is operating in compliance with relevant rules, and if not then the landlord faces consequences. Consequences could be that a license can be revoked by the city and/or fines can be imposed if a landlord is found not in compliance.

Such an approach is comparable to how many other types of businesses and enterprises are regulated such that inspections, fees, and transparency are the norm due to the possibility of major hardship resulting from situations where a business behaves improperly. As such, even if a rental licensing program were managed by a department such as Housing & Thriving Communities, some aspects might operate best in partnership with other departments. For example, inspections and code compliance activities may logically be handled in partnership with the Code Compliance department. The licensing aspect might connect to the typical operations and expertise of the Business Licensing and Tax department. Lakewood currently has

a [short-term rental licensing program](#) which does not apply to rental properties more broadly, but the details and experience of that program might nonetheless guide implementation of a broader-scope program.

Rental licensing programs exist in many other places throughout the country, including several cities in Colorado that have implemented such programs including Denver, Boulder, and Fort Collins, among others. [The Denver program](#) was initially passed in 2021 and rolled out gradually over the following few years.

One major challenge was enforcement of compliance, with [some landlords](#) preferring to pay the (initially very low) fines rather than comply with the requirements of the program. In 2025 maximum penalties for unlicensed rentals were approved to be [increased](#) from \$999 to \$5,000 per violation due to a struggle with low compliance, and the increase took effect in 2026.

In egregious cases where fines and other attempts to remedy a building with poor living conditions or treatment of tenants fail, receivership is a possible solution that has been bolstered at the state level by a Colorado senate bill in 2025 ([SB25-020](#)). Obtaining compliance through condemning or otherwise vacating a building causes the undesired consequences of displacing and upending the lives of tenants, whereas receivership allows that to be avoided while still addressing the problems faced by those same tenants.

Part of the licensing process in Denver includes inspections of a small random selection of rental units. The landlord was given freedom to select which inspector they hired from a city-created list of [authorized inspectors](#). This raised concern about the impartiality of the inspectors. In a typical real estate transfer, a home buyer selects and hires an inspector, not the seller. Similarly, it is important for a licensing authority to ensure thorough and impartial inspections of units that they might inspect. That could be accomplished if a licensing authority handled the hiring or contracting of such inspections themselves.

The costs associated with such a rental licensing program might generally be handled through a fee system which is tied to the actual costs of running such a program. In that way it might be possible for such a program to be funded without having to navigate cumbersome TABOR hurdles or by pulling from other city spending priorities.

As compliance involves inconvenience and at times costs, for example if repairs are necessary in order to meet Warranty of Habitability standards, support for existing affordable housing units could be considered in order to support them further. For example, reduced inspection demands or fees for existing affordable housing within the city.

A licensing program can also give the city a way to collect data on what rents and other fees are being charged by landlords throughout the city, ownership information, unit sizes and types, occupancy and vacancy rates, overall rental stock, eviction rates, displacement statistics, and other data which can be used to inform broader housing policy. Overall, a rental licensing program can give policymakers a thorough understanding of the housing landscape where it is currently largely opaque and unknown, and that can help guide land use and housing policy even more broadly than just rental housing issues.

Another important aspect of a rental licensing program is the opportunity to facilitate a more transparent and fair market. If complaint information is available to renters, they can more easily seek landlords that provide safe and fair conditions. Price fixing and lack of transparency have been a source of [inflated housing costs and judicial investigations](#) in recent years. Complaint information about a specific building or landlord can help foster fair competition and better outcomes for renters. Furthermore, aggregate data about pricing trends collected through a rental licensing program and shared publicly can give tenants better ability to navigate the market and negotiate fair rates. For example, if a given rental type typically rents for \$2000-2500, and one is listed for \$3000, then potential renters can know to take more care in assessing the price and value of that particular unit.

City-driven compliance can be much more effective than a tenant trying to advocate for such compliance as an individual with limited resources. Any newly crafted program should carefully take into account lessons learned in Denver and elsewhere in order to ensure widespread compliance and effective enforcement of requirements.

C. Establish an emergency rental assistance fund

One [study](#) showed that individuals and families at risk of being evicted that were provided with emergency financial assistance were 81% less likely to experience homelessness in the following six months. The study highlights how emergency financial assistance can help someone in a vulnerable situation bridge a hardship and maintain stable housing, thus avoiding the knock-on spiraling effects that can result from eviction.

Beyond the human toll, this kind of investment can reduce downstream costs of eviction such as emergency sheltering and medical care, such that for each \$1 spent on temporary rental assistance there is a [savings](#) on other government spending between \$2 and \$5.

At the state level there is mainly the Colorado Emergency Rental Assistance Program ([ERAP](#))

which currently exists to provide emergency rental assistance. Jefferson County also operates an assistance [fund](#) which can provide assistance to eligible people.

A Lakewood-specific program would be an opportunity for the city to bring added emergency rental assistance resources to tenants in order to provide more chances for stability and avoidance of homelessness. Importantly, a locally funded and controlled program has the potential to be much more rapid in responding to urgent needs when an eviction is imminent. When a tenant is behind on rent due to a temporary incident and is facing an eviction as a result, the timeliness of support is critical to prevent an eviction and its associated spiraling effects. State and federal programs often have bureaucratic requirements that result in funds being granted on a much longer timeline than an eviction process, opening a very specific gap that can be addressed by a local and more responsive program.

This recommendation related to rental assistance relates strongly to the following one which deals with mediation and legal representation because all of those things are tactics which mainly focus on preventing eviction and displacement. Navigating the three and a sort of “triage” for which is best utilized when is something which would be best handled by a centralized tenant resource authority described earlier.

D. Provide tenant legal assistance and mediation opportunities

As previously described, renters rarely have legal representation in eviction cases. That can lead to dramatically skewed outcomes. Studies have explored the effect of providing tenants with access to legal representation in the eviction process. A [New York City study](#) found that 84% of tenants with legal representation avoided eviction in 2023. A [Minnesota study](#) from 2016 to 2018 found that 78% of fully represented tenants avoided an eviction on their record, compared to 6% of unrepresented tenants.

Mediation prior to going to court is another important strategy, and it is one that has been shown to improve outcomes greatly not only [for tenants](#), but also for [landlords](#). It can be very costly for a landlord to go through the process of a unit becoming vacant and then doing the work of arranging residency of a new tenant. Similarly, a tenant that is displaced can cause dramatic effects such as disruption to the lives and schooling of children, employment disruptions, or even homelessness.

Lakewood has a [mediation program](#), but expanding utilization and access is a way to improve its impact and something that should be pursued. The program could also be expanded through increased volunteer mediator recruitment/utilization and/or adding professional support for the

program. Expanded participation could be achieved through mandated participation in some sort of mediation process prior to filing an eviction as a way to reduce unnecessary displacement and better the overall outcomes for both tenants and landlords. Legal constraints related to mandated mediation are topics that would need to be explored properly prior to implementation, as well as what outcomes can be mandated vs. non-binding. Outreach and education about the existing program is another way to increase utilization in the absence of a mandate. Mediation is not only a tool that can be utilized after an eviction has already been threatened or filed, but also something that can improve relationships and handling of conflict between tenant and landlord more broadly. The broader uses and benefits of mediation beyond the scope of this report should be considered alongside any efforts related to avoiding tenant displacement.

[Many cities](#) have implemented right-to-counsel for tenants facing eviction. One study in [Philadelphia](#) found that for each \$1 spent on eviction legal defense there was a more than \$12 savings in other government expenditures, such as downstream emergency housing and medical services related to eviction, homelessness, and related hardship. A [Detroit-based](#) study found that for each \$1 invested in eviction defense there was a \$6 savings in other spending. While a return of \$6-12 for each dollar invested is a wide range, it shows how immensely such a program can benefit both tenants and government budgets.

Lakewood could implement an eviction defense program in order to improve the fairness of the legal system in the context of housing and displacement. Denver has an [eviction defense program](#) that can serve as a reference program for Lakewood. In particular, that program partners with established entities that provide the actual legal services, and those same partners could be considered by Lakewood as well in the implementation of such a program.

The Denver eviction defense program is means-tested in that free legal support is given to people making less than 80% of the AMI, although in practice anyone facing the economic hardship associated with eviction will likely qualify, and such a barrier might only create unnecessary bureaucratic processes and hurdles that prevent deserving individuals from benefiting from the program.

Specific local/regional partners that are well positioned as partners in implementing eviction defense legal support include the [Community Economic Defense Project](#), [Colorado Legal Services](#), and [Colorado Poverty Law Project](#). All have experience with providing legal services to tenants facing eviction and similar challenges.

E. Foster establishment of tenant associations

There is a nationwide [trend](#) of increased participation in tenant associations and tenant unions. For example, the [Denver Metro Tenants Union](#) was formed in 2023. The usage of the word “union” and “association” is sometimes blurred, but a union typically refers to a broader network, while an association usually refers to a more localized group such as a specific project or development.

A tenant association can serve many purposes. At a basic level, it allows centralized communication between a group of tenants and a landlord so that concerns and problems can be more effectively communicated and negotiated. In Lakewood the city actively supports neighborhood associations, and the support of tenant associations could be done in a similar way in order for groups of residents with shared interests to better voice their shared perspective on matters of city policy.

There are various ways Lakewood could foster tenant association formation and effectiveness. One is by anti-retaliation [regulations](#) which can protect tenants against retaliatory eviction or other mistreatment by landlords in response to tenant association formation. Regulations can also be implemented to ensure that landlords hear a collective tenant association voice when it exists, for example as done in [San Francisco](#).

In the same way that Lakewood fosters neighborhood associations, tenant associations could be supported through a registration network in order to formalize those structures. Grant programs support neighborhood associations in pursuing projects, and similarly tenant associations could be allowed to apply for grants in order to build and strengthen community relationships in a given location. Earlier a possible link between rental licensing and affordable housing was noted, where affordable housing units could be treated such that some of the costs of licensing were reduced. Similarly, incentives could be made for buildings that facilitated establishment of tenant associations and committed to regular communication with representatives.

F. Prepare a rent stabilization framework

The concept of rent stabilization exists in many different cities, states, and countries in a wide variety of ways. A common approach is to limit annual increase in rent, for example at some percentage linked to inflation rates. Exceptions are often given, such as for new construction or cases of major renovation, so that those two activities are not unduly discouraged. Some sort of board or commission is often formed to define the parameters of rent stabilization in order to

seek a balanced approach that limits cost and reduces hardship and uncertainty for renters while not overly burdening landlords.

Currently rent stabilization at the municipal level is forbidden by state law according to the Rental Housing Act of 1981. There were recent efforts to repeal that ban in [2019](#) and [2023](#), and those efforts appear [likely to continue](#).

Lakewood could proactively prepare for and advocate for any overturning of statewide rent stabilization pre-emption by designing draft policy or trigger laws that could be put into motion quickly in the event of a less restrictive statewide policy context. Preparation can include research into best practices of implementation in order to ensure the benefits of rent stabilization are realized while minimizing any unintended negative consequences.

Another pathway to stabilizing rent on a more narrow scale is to encourage and incentivize deed restriction that includes rent stabilization or other cost-controlling measures. Such measures may not be restricted at the state level the way that city-wide stabilization efforts are currently. Incentives could include more flexibility in unit density on a given parcel or reduced fees and costs associated with city services or requirements.

G. Facilitate ownership pathways for mobile home residents

Under HB 20-1201, residents of mobile home parks, often through an association, have the opportunity to purchase the park if the owner decides to sell or change the land use. Resident ownership can provide more stability and control for mobile home park residents, as described [here](#). To date, [thirteen](#) resident-owned mobile home parks have been created since 2018 throughout Colorado. In those cases a co-op and a Board of Directors are created, who then execute a purchase and sales agreement with the current landlord of the mobile home park. [SB22-160](#) provides grant funding for mobile home parks to organize and seek funding to establish the co-op.

Some Colorado municipalities and counties have provided financial support for such efforts through forgivable loans ([Boulder County](#)), direct financial assistance ([City of Glenwood Springs](#)), deferred loans ([City of Golden](#)), and grants ([City of Littleton](#)).

For any tenant population, rent or lease to own options can provide ownership pathways that may not be otherwise available. Under such an agreement, a tenant has the option to purchase the rental property at a specified price and time giving the tenant time to save money and build credit. The property owner benefits by continuing to receive rental income and ultimately sale

of the property. In certain situations, this can benefit a landlord and the tenant. For instance, if a landlord is seeking to sell a property, but concerned about tax implications, like capital gains, they can arrange a rent to own to receive the income over a longer period of time. The landlord could also hold a promissory note on the sale of a real property and receive additional income from interest in lieu of a tenant with bad credit failing to be able to get traditional financing.

Lakewood can support this avenue of home ownership by developing and disseminating information about such opportunities and providing guidance and support to residents interested in pursuing such pathways.

3. CONNECTIONS TO COMPREHENSIVE PLAN

In this section some specific points in the [Envision Lakewood 2040](#) comprehensive plan that link directly to the recommendations made will be highlighted. This section is not comprehensive, as many aspects of the comprehensive plan relate in various direct and indirect ways to how tenants are supported.

That plan includes one overarching vision statement, five guiding principles, 25 goals, and 160 strategies which each fit with one or more of the goals. The strategies are “specific, vetted approaches” to achieving goals.

The vision statement reads, “Lakewood is a welcoming, inclusive, sustainable and innovative community with thriving neighborhoods, attainable housing, economic opportunity, inspiring parks and vibrant cultural amenities.”

One of the five guiding principles is “Opportunity and Mobility” which includes the following two points:

- Promote housing as a basic need to ensure housing stability.
- Expand housing options and services for residents to ensure residents are supported and have access to safe, accessible, and affordable housing.

Three of the goals that connect most directly to housing include:

- Goal 2: Create a safe environment for all communities and people in Lakewood.
- Goal 19: Foster a diverse housing market in Lakewood by expanding access to a variety of affordable and accessible housing options that cater to the needs of all residents
- Goal 20: Make homelessness rare, brief, and singular for any household’s experience through early, efficient, and effective connections to temporary, transitional, and permanent housing, health, income, and supportive services

The strategies that closely relate to challenges faced by tenants include:

- Strategy 106 - Minimize Displacement: Minimize the involuntary displacement of vulnerable populations, such as low-income households, older adults, and people with disabilities, as the city grows and changes. Use tools to allow reinvestment in and preservation of existing housing stock, and allow appropriately scaled infill such as accessory dwelling units, duplexes, and tandem houses.

- Strategy 110: Strategic Planning for Housing: Update Lakewood’s Strategic Housing Plan every three years to identify and scale evidence-based practices, invest in effective programs, and evaluate innovative housing solutions to ensure that housing policies and programs are data-driven and supportive of current housing needs, including an abundance of attainable housing to meet the long-term diverse needs of our residents.
- Strategy 112: Strengthen Housing Partnerships: Deepen participation in industry and civic networks of affordable housing and homelessness response and strengthen partnerships opportunities with Jefferson County, non-profit agencies, and organizations, especially focused on permanent supportive services.
- Strategy 113: Improve Housing Quality: Improve Housing Quality Standards (HQS) in ownership and rental housing through existing and innovative rehabilitation programs, using a variety of funding sources such as Community Development Block Grant (CDBG) funds.
- Strategy 114: Expand Homeownership: Improve access to homeownership, especially among low-income residents and marginalized groups, through Down Payment Assistance programs or partnerships with nonprofit housing developers.
- Strategy 115: Assistance for Renters: Connect renters with legal resources to ensure quality living conditions and prevent evictions
- Strategy 116: Expanded Mediation Services: Expand mediation services to proactively assist tenants who are at-risk of eviction, by engaging landlords and tenants in mediation before their cases reach the County Court responsible for evictions.
- Strategy 120: Assess Housing Needs Continuously in the Community: Support a common housing needs assessment that can identify individual or family housing needs in community/institutional sectors such as business, healthcare, justice, and education
- Strategy 121: Regional Collaboration for Housing Access: Partner with neighboring communities to identify and connect individuals and families to housing opportunities.
- Strategy 122: Eviction Prevention: Explore innovative partnerships and means to identify housing insecurity, prevent eviction, and keep individuals and families in their homes when possible.

STAFF MEMO

DATE OF MEETING: AUGUST 24, 2026 / AGENDA ITEM NO. 3E

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: AUGUST 24, 2026 / AGENDA ITEM NO. 4

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: AUGUST 24, 2026 / AGENDA ITEM NO. 4A

To: Mayor and City Council
From: Maria D'Andrea, Director of Public Works
Subject: **Colorado Wildfire Resiliency Code & Map Adoption**

SUMMARY STATEMENT: The wildfire resiliency code aims to protect lives and property by reducing ignition risks through measures that limit ember intrusion and prevent flame spread — two major causes of home loss during wildfires. SB23-166 created the Wildfire Resiliency Code Board, which developed the 2025 Colorado Wildfire Resiliency Code and Map identifying the minimum Wildland-Urban Interface areas. Jurisdictions within these areas must adopt building and fire codes that meet or exceed the state's standards. City staff recommends updating Lakewood's municipal code to adopt the 2025 Colorado Wildfire Resiliency Code and corresponding map, with specific deletions and amendments, to align with state law and strengthen community wildfire resilience.

BACKGROUND INFORMATION: In 2023, the Colorado State Legislature passed Senate Bill 23-166, creating the Wildfire Resiliency Code Board, (Board). The Board was tasked with adopting the necessary minimum codes and standards for hardening structures and reducing wildfire risk in the defensible space surrounding structures in the Wildland-Urban Interface (WUI) in Colorado, resulting in the creation of the 2025 Colorado Wildfire Resiliency Code (CWRC). The Board also defined the WUI areas, resulting in the creation of the 2025 Colorado Wildfire Resiliency Code Map (CWRC Map), which establishes the minimum areas impacted by the CWRC. Jurisdictions with authority to adopt building and fire codes and which are located within the WUI area must adopt a code that meets or exceeds the minimum standards of the State's Code, in accordance with C.R.S. 24-35.5-1237.

Structure hardening is the practice of making a home less likely to ignite from the heat or direct contact with flames or embers. Examples of building elements that would be subject to structure hardening include roofing, ventilation openings, siding, windows and doors with glass, deck surfaces and framing, and exterior doors. Defensible space is the reduction of combustible fuels around a building to slow the spread of fire and reduce exposure to radiant heat and direct flame.

Jefferson County was mandated to adopt a wildfire resiliency code as it is included within the WUI area established by the State. On March 10, 2026, Jefferson County adopted a wildfire resiliency code and updated its WUI Overlay Map to include areas of development within Lakewood and Jefferson County that abutted the State WUI Map areas. The County's new WUI map is based on the best-available science and observations of fire behavior along the Colorado Front Range. Factors determining the WUI boundaries included proximity to large areas of vegetation, such as grasslands, that could burn at a moderate to high intensity and the presence of fuel breaks such as highways. The Jefferson County code would have impacted approximately 27,000 properties in Lakewood.

Based on the County's detailed analysis, City staff recommended modeling Lakewood's new regulations on Jefferson County's code and map. On April 27, 2026, the Lakewood City Council considered adopting Jefferson County's regulations and a WUI Boundary Map, derived from the County's WUI Overlay Map, to maintain consistent standards and support a unified regional approach to wildfire protection. After receiving community feedback, City Council voted on May 11, 2026, to table the proposal to allow more time for review, including reassessment of the State code.

To comply with the CWRC requirements, the City was required to adopt wildfire resiliency regulations by April 1, 2026, and begin enforcement by July 1, 2026. Staff has informed the Board that the City Council considered a draft code in May 2026 and would be evaluating the state CWRC later in 2026.

The proposed CWRC would apply to new buildings, major additions, and significant exterior renovations within areas of Lakewood, as depicted on the CWRC Map. The Map identifies three separate fire intensity zones: Low Intensity (yellow), Moderate Intensity (orange), and High Intensity (red). There are no High Intensity properties identified in Lakewood. For purposes of applying code requirements, the state has identified two Classes based on the fire intensity. Class 1 requirements will be applied in the Low Intensity (yellow) zone, and Class II requirements will be applied in the Moderate (orange) and High (red) Intensity zones. The proposed code is not retroactive. It would apply to the construction of new buildings, and the exterior alteration of existing buildings, such as building additions, deck replacements, re-siding, and re-roofing. It applies to all land uses, including residential, commercial, industrial, institutional, and mixed-use projects. The CRWC would impact approximately 350 properties in Lakewood. The following exemptions are included in the proposed CWRC:

- interior-only alterations;
- small-scale exterior wall work affecting under 25 percent of all exterior walls;
- roof-covering work affecting under 25 percent of the roof covering;
- other exterior alterations affecting under 25 percent of the exterior of a structure;
- routine restorative work such as painting or staining; work required to preserve a historic structure;
- small detached non-habitable accessory structures under 120 square feet and located at least 10 feet from an occupiable structure;
- barns used solely for agricultural purposes and located more than 50 feet from any occupiable or habitable structure; and
- fences located more than 8 feet from a structure.

Jefferson County's code differs from the CWRC in that it allows an exemption from the defensible space requirement. Under the Jefferson County code, trees and other vegetation around a structure do not need to be removed if more than 25% of the roof is replaced. In contrast, the CWRC requires perimeter hardening whenever roofing work affects more than 25% of the structure.

The Building Department staff will apply the code requirements through the building plan review and inspection processes. In addition, staff will review proposed map amendments, evaluate defensible space compliance, and assist property owners and contractors in identifying fire-resistant materials and understanding when and where compliance with the code is required.

Associated costs include administrative expenses for plan reviews and inspections. For property owners and contractors, compliance may involve additional material or construction costs for items such as fire-resistant siding, ember-resistant vents and decking, and creating defensible space through vegetation management, which may result in higher costs to the property owner.

Property owners would have the option to conduct a "ground truthing" review of the wildfire hazard or fire intensity classification of their property. This would require hiring a qualified professional who would analyze the specific property. This analysis would then be reviewed and, if appropriate, approved by staff which would relieve the property owner from the requirements of the code.

The Board of Appeals (BOA) held a public hearing and adopted Resolution No. 2026-3 on August 11, 2026, recommending adoption of the 2025 Colorado Wildfire Resiliency Code and Colorado Wildfire Resiliency Code Map as the official map of the City of Lakewood for the purposes of Chapter 14.31 of the Lakewood Municipal Code.

BUDGETARY IMPACTS: Staff will not require any specialized training to administer and enforce the new requirements. No additional or new fees will be required when seeking a building permit for work under these new requirements.

If a property requests a ground truthing review, staff is recommending a fee for this service, based on the number of hours required to review the submittal. This fee will be considered by City Council in a

separate resolution on September 21, 2026.

STAFF RECOMMENDATIONS: Staff recommends that the City Council adopt by reference the Colorado Wildfire Resiliency Code, 2025 Edition, with deletions and amendments as noted in the ordinance, and adopt the corresponding 2025 Colorado Wildfire Resiliency Code Map.

ALTERNATIVES: The City could reconsider the Jefferson County-based code and map.

PUBLIC OUTREACH: This item was promoted for public input on the *Lakewood Together* platform. Since May 24, 2026, there have been 427 visits to the site, with the CWRC Map as the most popular item. Since the *Lakewood Together* project page went live on Feb. 24, there have been 3,352 visits. Also, on July 30, a newsletter was sent to the 83 participants who are following this project with updates, particularly about the Aug. 12 open house. On Aug. 4, a newsletter was sent to the 3,219 participants on *Lakewood Together* and all registered organizations to update them on several projects, including this project.

A public open house meeting was held on August 12, 2026. Notice of this meeting was mailed to each property owner located within Lakewood's CWRC map area.

NEXT STEPS: City staff will take necessary steps to implement the code.

ATTACHMENTS:

1. Ordinance O-2026-31
2. City of Lakewood (State Based) WUI Map
3. BOA RESOLUTION NO. 2026-3
4. WUI Open House Letter

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

AN ORDINANCE

ENACTING CHAPTER 14.31 OF TITLE 14 OF THE LAKEWOOD MUNICIPAL CODE TO ADOPT BY REFERENCE THE COLORADO WILDFIRE RESILIENCY CODE, 2025 EDITION, PUBLISHED BY THE COLORADO WILDFIRE RESILIENCY CODE BOARD, WITH DELETIONS AND AMENDMENTS AS SET FORTH BELOW, ESTABLISHING PENALTIES FOR VIOLATIONS THEREOF, AND FURTHER ADOPTING THE CORRESPONDING 2025 COLORADO WILDFIRE RESILIENCY CODE MAP,

WHEREAS, the City of Lakewood is a home rule municipality organized under Article XX of the Colorado Constitution and the authority of the Home Rule Charter of the City of Lakewood (City Charter);

WHEREAS, Sections 1.2 and 2.1 of the City Charter vests all municipal legislative powers in the City Council for the City of Lakewood (the "City") and authorizes the City Council to establish those laws necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the morals, order, comfort, and convenience of such municipality and the inhabitants thereof;

WHEREAS, through Colorado Senate Bill 2023-166, the Colorado State Legislature created the Wildfire Resiliency Code Board (the "Board"), and tasked the Board with creating a model wildfire resiliency code based on best practice approaches to hardening structures and reducing fire risk in the defensible space surrounding structures in the wildland-urban interface, and in response, the Board created the 2025 Colorado Wildfire Resiliency Code (the "CWRC");

WHEREAS, Senate Bill 2023-166 also tasked the Board with identifying the areas of Colorado that are within the wildland-urban interface, and in response, the Board created the Colorado Wildfire Resiliency Code Map (the "CWRC Map");

WHEREAS, Senate Bill 2023-166 further requires the governing body with jurisdiction in an area within the CWRC Map's designated wildland-urban interface that has the authority to adopt building or fire codes to adopt a code that meets or exceeds the minimum standards set forth in the CWRC;

WHEREAS, the City has the authority to adopt both building and fire codes, and therefore Senate Bill 2023-166 in conjunction with Colorado State Senate Bill 2025-142, requires the City to adopt a code that meets or exceeds the minimum standards set forth in the CWRC;

WHEREAS, City's Building Official has reviewed the CWRC and the CWRC Map, and recommends the adoption thereof subject to certain amendments and deletions;

WHEREAS, adoption of the CWRC and the CWRC Map provides enhanced fire safety measures for affected properties and will give the City the opportunity to study the impacts to affected properties before pursuing a more stringent wildfire resiliency code;

WHEREAS, the Board of Appeals was established by Lakewood Municipal Code (L.M.C.) section 12.12.010 and is charged with reviewing proposed additions, changes, or amendments to the City's building codes and to make recommendations to the City Council with respect to the adoption thereof;

WHEREAS, the Board of Appeals has reviewed, considered, and recommended for adoption, the CWRC and the CWRC Map;

WHEREAS, the City has provided the notices of public hearing required by C.R.S. 31-16-203, which state the time and place of the hearing, indicate that copies of the primary code and the secondary code proposed for adoption are on file with the City Clerk and open to public inspection, and include a description of the purpose and subject matter of the Colorado Wildfire Resiliency Code as well as the name and address of the agency that promulgated such code;

WHEREAS, approval of this Ordinance on first reading is intended only to confirm that the City Council desires to comply with the City's Charter by setting a public hearing to provide City staff and the public the opportunity to present evidence and testimony regarding the proposal; 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 the proposal.

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

SECTION 1. The recitals set forth above are incorporated as if set for therein.

SECTION 2. Chapter 14.31 of the Lakewood Municipal Code is hereby enacted as follows:

14.31.010 - Colorado Wildfire Resiliency Code, 2025 Edition, adopted by reference, generally.

In accordance with Colorado Revised Statutes Section 31-16-201, *et seq.*, and the Lakewood City Charter, the Colorado Wildfire Resiliency Code, 2025 Edition, including Appendix A: Permits, Appendix B: Construction Documents, and Appendix C: Inspection and Enforcement, as published by the Colorado Wildfire Resiliency Code Board, hereinafter "Colorado Wildfire Resiliency Code," is

hereby adopted by reference, subject to the deletions, amendments, and additions contained in this chapter. Whenever the Colorado Wildfire Resiliency Code references any of the International Codes adopted by the International Code Council, such references shall be understood to refer to the 2021 edition of the relevant International Code.

14.31.020 – Purpose of the Colorado Wildfire Resiliency Code.

The purpose of the Colorado Wildfire Resiliency Code is to establish the minimum regulations for the safeguarding of life and property protection. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present.

14.31.040 – Local amendments to certain provisions of the Colorado Wildfire Resiliency Code.

Certain provisions of the Colorado Wildfire Resiliency Code, as indicated in this section, are hereby amended.

A. The provisions of Chapter 1 shall include the following amendments:

1. Subsection 101.1 is replaced with the following:

101.1 – Title. These regulations shall be known as the Colorado Wildfire Resiliency Code as adopted by the City of Lakewood, herein referred to as “this code.”

2. Section 103 is deleted in its entirety.

3. Subsection 104.1 is replaced with the following:

104.1 - Powers and duties of the code official. The Building Official is hereby authorized to enforce the provisions of this code and shall be the *code official* for the purposes of this code.

4. Subsection 104.7 is replaced with the following:

104.7 – Official records. Official records shall be maintained in accordance with the Colorado Open Records Act and City of Lakewood record retention policies.

5. Subsection 104.7.1 is deleted.

6. Subsection 104.7.2 is deleted.
7. Subsection 104.7.3 is deleted.
8. Subsection 104.7.4 is deleted.
9. Subsection 104.7.5 is deleted.
10. Subsection 104.8 is deleted.
11. Subsection 104.8.1 is deleted.
12. Subsection 106.1 is replaced with the following:

106.1 - Fees General. Fees shall be established pursuant to Section 14.01.060 of the Lakewood Municipal Code.

B. The provisions of Chapter 3 shall include the following amendments:

1. Subsection 302.1 is replaced with the following:

302.1 Declaration. The *wildland-urban interface* areas within the City of Lakewood are those areas designated on the 2025 Colorado Wildfire Resiliency Code Map as having a *fire intensity classification* of Low Intensity Non-Federal, Moderate Intensity Non-Federal, or High Intensity Non-Federal.

2. Subsection 303.1 is replaced with the following:

303.1 Mapping of Wildfire Hazard Areas. The 2025 Colorado Wildfire Resiliency Code Map shall be the official map of the City of Lakewood for the purposes of this code. All wildfire hazards within the City of Lakewood, except as modified under section 304 of this code, shall be as designated on the 2025 Colorado Wildfire Resiliency Code Map.

3. Subsection 303.1.1 is deleted.
4. Subsection 303.1.2 is deleted.
5. Subsection 303.3 is replaced with the following:

303.3 Applicability of Code Provisions. The requirements of this code shall apply to all parcels located within designated *wildland urban interface* as identified by the corresponding *fire intensity classifications* on the 2025

Colorado Wildfire Resiliency Code Map. The level of structure hardening, *defensible space*, and other mitigation measures required shall correspond to the applicable *fire intensity classification* - Low, Moderate, or High - as designated by the 2025 Colorado Wildfire Resiliency Code Map. Structures and parcels identified with low *fire intensity classification* shall be constructed and maintained in accordance with the provisions for Class 1 structure hardening and site and area requirements. Structures and parcels with moderate to high *fire intensity classifications* shall be constructed and maintained in accordance with the provisions for Class 2 structure hardening and site and area requirements.

14.31.070 – Penalties for violations of the 2025 Colorado Wildfire Resiliency Code.

- A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken and decided so as to permit such action, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this title, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020 of the Lakewood Municipal Code. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that the prohibited conditions are maintained shall constitute a separate offense.
- B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

14.31.080 – Appeals.

The Board of Appeals has authority to hear and decide appeals or orders, requirements or decisions of the Building Official relating to the application and interpretation of this Code or arising out of the permitting process. Such appeals shall be made in conformance with Chapter 14.12 of the Lakewood Municipal Code.

SECTION 3. All provisions of Title 14 of the Lakewood Municipal Code not expressly amended hereby shall remain unaltered by this Ordinance and in full force and effect.

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SECTION 4. The 2025 Colorado Wildfire Resiliency Code Map as shown on Exhibit A is hereby adopted as the official map of the City of Lakewood for the purposes of Chapter 14.31 of the Lakewood Municipal Code.

SECTION 5. This Ordinance shall take effect thirty (30) days after final publication.

SECTION 6. If any provision of this Ordinance is 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 that such remaining portions or application of this Ordinance are not determined by the court to be inoperable.

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a regular meeting of the Lakewood City Council on the ____ day of April, 2026; published by title in the Denver Post and in full on the City of Lakewood's website at www.lakewood.org, on the ____ day of ____, 2026; set for public hearing to be held on the ____ day of ____, 2026; read, finally passed and adopted by the City Council on the ____ day of ____, 2026; and signed by the Mayor on the ____ day of ____, 2026.

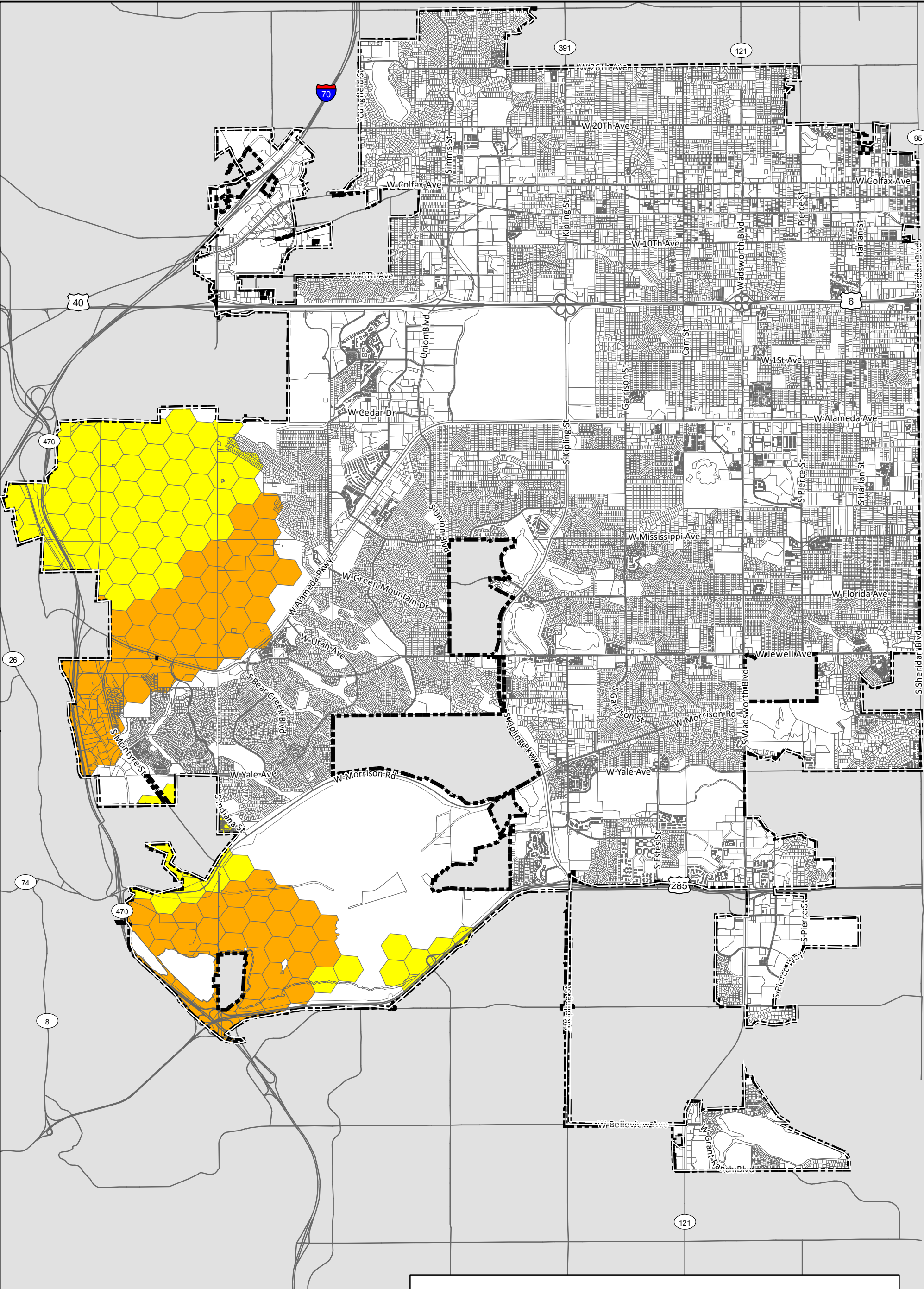
Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney



Colorado Wildfire Resiliency Code - Lakewood Impact Exhibit

Official Map found at:
<https://experience.arcgis.com/experience/34c113129c044004bc672ca5493378de>

 City of Lakewood Boundary

Fire Intensity Classification

-  Class 1 - Low Intensity
-  Class 2 - Moderate Intensity
-  Class 2 - High Intensity

0 4,000 8,000 Feet



RESOLUTION NO. 2026-3
RESOLUTION OF THE CITY OF LAKEWOOD BOARD OF APPEALS

WHEREAS, City of Lakewood ("City") staff has proposed the adoption of Chapter 14.31 of the Lakewood Municipal Code (L.M.C.) to enact the Colorado Wildfire Resiliency Code, 2025 Edition, as published by the Colorado Wildfire Resiliency Code Board, with certain local deletions and amendments, all in compliance with the requirements of Colorado Senate Bill 23-166;

WHEREAS City staff has also proposed for adoption the 2025 Colorado Wildfire Resiliency Code Map as the official map of the City of Lakewood for the purposes of L.M.C. Chapter 14.31;

WHEREAS, pursuant to L.M.C. section 14.12.020(G)(1), the Lakewood Board of Appeals has the responsibility of reviewing all proposed additions to any codes in Title 14 of the L.M.C. and providing recommendations to City Council thereon; and

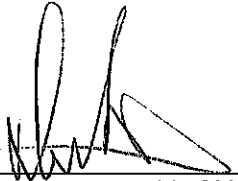
WHEREAS, on August 11, 2026, the Board of Appeals held a public hearing to discuss the proposed adoption of Chapter 14.31 of the Lakewood Municipal Code and the corresponding 2025 Colorado Wildfire Resiliency Code Map.

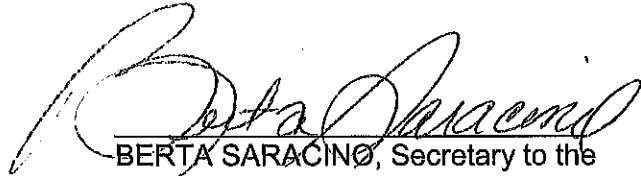
NOW, THEREFORE, BE IT RESOLVED by the Board of Appeals of the City of Lakewood, Colorado that:

1. Section 1. The Board of Appeals has reviewed, considered and recommended for adoption Chapter 14.31 of the Lakewood Municipal Code to enact the Colorado Wildfire Resiliency Code, 2025 Edition, as published by the Colorado Wildfire Resiliency Code Board, with certain local deletions and amendments;
2. Section 2. The Board of Appeals has reviewed, considered, and recommended for adoption the 2025 Colorado Wildfire Resiliency Code Map as the official map of the City of Lakewood for the purposes of Chapter 14.31 of the Lakewood Municipal Code.
3. Section 3. The adoption of Chapter 14.31 and the corresponding 2025 Colorado Wildfire Resiliency Code Map will promote the health, safety, and welfare of the inhabitants of the City.
4. Section 4. The adoption of Chapter 14.31 and the corresponding 2025 Colorado Wildfire Resiliency Code Map is desirable and necessary in light of local conditions prevailing within the City and the Denver metropolitan area pursuant to Section 14.12.020(G)(1) of the Lakewood Municipal Code.

Motion was made by MEMBER Keith Peetz and seconded by MEMBER Douglas Porter to RECOMMEND the above-referenced decision to the Lakewood City Council, which passed by a vote of 7 to 7. The roll having been called, the vote of the Lakewood Board of Appeals was as follows:

Dennis Mateski	yes
Diane Vollmer	yes
Douglas Porter	yes
Jason Summers	yes
John Barnhart	yes
Kathryn Christensen	yes
Keith Peetz	yes


Dennis Mateski, CHAIRMAN of the BOA


BERTA SARACINO, Secretary to the
BOA

CERTIFICATION

I, BERTA SARACINO, Secretary to the City of Lakewood Board of Appeals, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Lakewood Board of Appeals at a Public Hearing held in Lakewood, Colorado, on the 11th day of August, 2026 as the same appears in the minutes of said hearing.


Date approved


Berta Saracino, Secretary to the BOA

470 South Allison Parkway
Lakewood, Colorado 80226-3127
303.987.7500 Voice
303.987.7057 TDD

Date: July 24, 2026

You are invited to a City of Lakewood Public Works Open House regarding the mandated Colorado Urban Wildfire Code.

Join us at:

470 Allison Parkway
Lakewood, Colorado 80226
Date and Time: August 12 from 5:00 p.m. to 7:00 p.m.

Learn about the new Colorado Urban Wildfire Code mandated by the State and what it means for Lakewood residents, property owners, and community partners. If your property is located within the Urban Wildfire Interface area identified by the State, it will be subject to new rules and regulations intended to address wildfire concerns and improve community safety. City staff will be available to share information, answer questions, and discuss how these statewide requirements will be applied locally.

We look forward to seeing you there and appreciate your interest in keeping Lakewood safe and resilient.

Sincerely,



Keith Hensel
City Engineer



**MINUTES
SPECIAL MEETING OF THE CITY COUNCIL
CITY OF LAKEWOOD**

5:30PM SPECIAL COUNCIL MEETING

August 10, 2026

Minutes are not a verbatim transcription, but rather an attempt to capture the intent of the speaker by the City Clerk.

ITEM 1 – CALL TO ORDER

Mayor Strom called the Special meeting to order at 5:32 p.m.

ITEM 2 – ROLL CALL

Councilors Present: Councilor Liz Black
Councilor Isabel Cruz
Councilor Ken Cruz
Councilor Bill Furman
Councilor Jacob LaBure
Councilor Roger Low
Councilor Paula Nystrom
Councilor Dave Rein
Councilor Glenda Sinks
Councilor Jeslin Shahrezaei
Mayor Wendi Strom, Presiding

Councilors Absent: None

Others in attendance: Alison McKenney Brown, City Attorney
Jay Robb, City Clerk
Bernadette Salazar, Deputy City Clerk

Full and timely notice of this City Council meeting had been given, and a quorum was present.

ITEM 3 – STATEMENT OF CONFLICT OF INTEREST

Mayor Strom read the Statement of Conflict of Interest.

ITEM 4 – MOTION FOR EXECUTIVE SESSION

CONTRACT NEGOTIATIONS WITH CITY MANAGER CANDIDATE(S)

ITEM 4A.

A motion to go into an executive session pursuant to C.R.S. 24-6-402(4)(e)(1) and Lakewood City Charter Section 2.15(c)(2) to determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators, and to instruct personnel and representatives to begin contract negotiations with one or more candidates in consideration for the executive position, including the necessary process to prioritize, for the purposes of negotiation, one or more finalists.

Mayor Pro Tem Shahrezaei made a motion to go into an executive session pursuant to C.R.S. 24-6-402(4)(e)(1) and Lakewood City Charter Section 2.15(c)(2) to determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators, and to instruct personnel and representatives to begin contract negotiations with one or more candidates in consideration for the executive position, including the necessary process to prioritize, for the purposes of negotiation, one or more finalists.

VOTE TO GO INTO EXECUTIVE SESSION

	AYES	NAYS		AYES	NAYS
BLACK	X		NYSTROM	X	
CRUZ I.	X		REIN	X	
CRUZ K.	X		SINKS	X	
FURMAN	X		SHAHREZAEI	X	
LABURE	X		STROM	X	
LOW	X				
TOTAL				11	0

Result: The motion passed 11-0.

ITEM 5 – ANY FURTHER BUSINESS OF THE BODY ARISING OUT OF THE EXECUTIVE SESSION

The Council adjourned into executive session at 5:34 p.m.

The Council returned from executive session at 6:38 p.m.

ITEM 6 – ADJOURNMENT

Seeing no further business, Mayor Strom adjourned the meeting at 6:38 p.m.
Respectfully submitted,

Jay Robb, City Clerk

STAFF MEMO

DATE OF MEETING: AUGUST 24, 2026 / AGENDA ITEM NO. 6A

To: Mayor and City Council

From:

Subject: **City Manager Contract**

SUMMARY STATEMENT: The adoption of Resolution R-2026-57 would approve the employment contract for Jonathan Cain, who was selected by the City Council for the position of City Manager.

BACKGROUND INFORMATION: Following the resignation of former City Manager Kathy Hodgson in March 2026, the City Council followed the steps below to conduct a national search for a new city manager.

- In April, the City Council issued a request for proposals for executive recruiting firms to assist with the national search and evaluation process for the next City Manager.
- In May, the nationwide recruitment began with the recruiting firm and City Council screening and evaluating applications.
- On July 21st, the City Council announced five finalists to move forward into the public phase of the selection process.
- On July 28th, video interviews with each of the five finalists were posted to the City's website, along with a public survey for community input.
- On August 6th, the City hosted morning interviews between staff and candidates, an afternoon reception with candidates and the business community, then an evening public reception to allow residents and community members to meet the finalists.
- On August 7th, the City Council held a special meeting to conduct interviews with the five finalists.
- On August 10th, the City Council convened a second special meeting to enter into contract negotiations with the finalist.
- Negotiations were completed, resulting in the proposed employment agreement with Jonathan Cain for Council's approval through Resolution R-226-57.

BUDGETARY IMPACTS: The employment contract for the incoming City Manager includes salary and benefits that have been reviewed and incorporated into the City's approved 2026 budget. No additional or unanticipated budget impacts are expected as a result of finalizing the employment agreement.

STAFF RECOMMENDATIONS: Staff recommends that the City Council adopt Resolution R-2026-57 approving the employment contract for Jonathan Cain as the next City Manager.

ALTERNATIVES: Council may choose not to adopt Resolution R-2026-57 or may postpone action to a future meeting to allow additional time for review.

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to

be considered by the Lakewood City Council.

NEXT STEPS: If Resolution R-2026-57 is adopted, staff will finalize onboarding arrangements and coordinate the transition plan for the new City Manager.

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: AUGUST 24, 2026 / AGENDA ITEM NO. 6B

To: Mayor and City Council
From: Holly Bjorklund, Chief of the Finance Branch
Subject: **Resolution for Sales Tax Ballot Question**

SUMMARY STATEMENT: At the request of the City of Lakewood's Budget and Audit Board, the attached resolution has been prepared to place a ballot issue before voters at the November 3, 2026 State General Election. The proposed ballot issue would authorize a voter-approved revenue change for the City of Lakewood.

BACKGROUND INFORMATION: Over the past few years, the Budget and Audit Board has reviewed the city's long-term financial outlook, including revenue trends, rising costs, and infrastructure needs, to better understand the challenges of maintaining current service levels. The Budget and Audit Board hired Magellan Strategies, an independent public opinion research firm, to conduct a statistically valid survey of likely voters on city services, funding priorities, and potential future ballot measures before developing recommendations for City Council.

The results of the May 2026 survey were shared at the July 20th joint study session of the City Council and the Budget and Audit Board Meeting, and council and the board expressed continued interest in moving forward with a ballot measure. At the July 29th Budget and Audit Board Meeting, the Board discussed and agreed to recommend ballot language for the purpose of authorizing a voter-approved revenue change for the City of Lakewood.

BUDGETARY IMPACTS: Final election costs are not known until after the election is held due to several costs being shared among the participating entities and the number of registered voters within each entity. The City Clerk's Office has requested a supplemental budget appropriation of \$225,000 for this election.

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: If City Council determines to pursue a ballot measure, staff will submit the final ballot language to the Jefferson County Clerk by September 4th.

ATTACHMENTS: 1. Resolution R-2026-57

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

A RESOLUTION

TO SUBMIT TO A VOTE OF THE REGISTERED ELECTORS OF THE CITY OF LAKEWOOD AT THE STATE GENERAL ELECTION ON NOVEMBER 3, 2026, A BALLOT ISSUE FOR THE PURPOSE OF AUTHORIZING AN INCREASE IN THE CITY OF LAKEWOOD'S SALES AND USE TAX RATE

WHEREAS, the Colorado Constitution, Article X, Section 20 (3)(a) limits the dates for voting on tax increases and other ballot issues to a state general election, biennial local district election or the first Tuesday in November of odd-numbered years; and

WHEREAS, the Lakewood City Council desires to submit to a vote of the registered electors of the City of Lakewood the question of whether the City's sales and use tax rate should be increased from three percent (3%) to three and one-half percent (3.5%), with food, as defined in Lakewood Municipal Code Section 3.01.020, including groceries, exempt from such additional one-half percent sales and use tax, with the resulting tax revenue dedicated to public safety purposes and traffic safety improvements, as more particularly set forth in the ballot issue below.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. The following ballot issue shall be submitted to a vote of the registered electors of the City of Lakewood (City) at the State General Election on November 3, 2026, an election which will be conducted as a coordinated election in conjunction with the Jefferson County Clerk and Recorder as previously approved in Resolution 2026-56:

CITY OF LAKEWOOD BALLOT ISSUE **XX**

SHALL CITY OF LAKEWOOD TAXES BE INCREASED BY UP TO \$17,600,000 IN THE FIRST FULL FISCAL YEAR (COMMENCING JANUARY 1, 2027) AND BY WHATEVER ADDITIONAL AMOUNTS AS ARE RAISED ANNUALLY IN EACH SUBSEQUENT YEAR, THROUGH THE IMPOSITION OF AN ADDITIONAL SALES AND USE TAX OF 0.5% (INCREASING CITY'S SALES AND USE TAX RATE FROM THREE PERCENT (3%) TO THREE AND A HALF PERCENT (3.5%)), PROVIDED THAT:

FOOD, AS DEFINED IN LAKEWOOD MUNICIPAL CODE SECTION 3.01.020 (WHICH INCLUDES GROCERIES), SHALL BE EXEMPT FROM SUCH ADDITIONAL HALF-PERCENT SALES AND USE TAX,

AND SHALL THE TAX REVENUES FROM SUCH ADDITIONAL HALF PERCENT SALES TAX BE USED ONLY FOR THE FOLLOWING SPECIFIC PURPOSES:

PUBLIC SAFETY PURPOSES, INCLUDING INVESTING IN CRIME PREVENTION AND HOMELESSNESS RESPONSE; AND

TRAFFIC SAFETY IMPROVEMENTS, INCLUDING MAINTENANCE AND

CONSTRUCTION OF STREETS AND SIDEWALKS, ROAD IMPROVEMENTS TO REDUCE VEHICLE SPEEDS, AND PEDESTRIAN AND BICYCLE SAFETY ENHANCEMENTS.

AND SHALL SUCH ADDITIONAL HALF PERCENT SALES AND USE TAX BE COLLECTED, RETAINED AND SPENT AS A VOTER APPROVED REVENUE CHANGE NOTWITHSTANDING ANY REVENUE OR EXPENDITURE LIMIT CONTAINED WITHIN ARTICLE X, SECTION 20, OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

YES _____

NO _____

SECTION 2. For purposes of C.R.S. § 1-11-203.5, this Resolution shall serve to set the title and content of the ballot issue set forth herein and the ballot title for such question shall be the text of the question itself.

SECTION 3. If the registered electors approve this measure, the City will increase its sales and use tax rate from three percent (3%) to three and one-half percent (3.5%), exempt food, as defined in Lakewood Municipal Code Section 3.01.020, including groceries, from such additional one-half percent tax, and collect, retain and expend the resulting tax revenues as set forth in the ballot issue, notwithstanding any revenue or expenditure limitation contained in Article X, Section 20, of the Colorado Constitution (TABOR) or any other law.

SECTION 4. The City Clerk shall submit the final ballot language to the Jefferson County Clerk and Recorder no later than September 4, 2026.

INTRODUCED, READ AND ADOPTED by a vote of _ for and _ against at a hybrid regular meeting of the City Council on August 24, 2026, at 7 o'clock p.m., at the Lakewood Civic Center, 480 South Allison Parkway, Lakewood, Colorado.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

STAFF MEMO

DATE OF MEETING: AUGUST 24, 2026 / AGENDA ITEM NO. 7

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: AUGUST 24, 2026 / AGENDA ITEM NO. 7A

To: Mayor and City Council
From: Jay Robb, City Clerk
Subject: **Supplemental Appropriations for Election Costs**

SUMMARY STATEMENT: The proposed ordinance authorizes a supplemental appropriation of \$225,000 to fund costs associated with the November 3, 2026, coordinated General Election. The supplemental appropriation will provide funding for election administration costs associated with potential City ballot measures, including proposed Charter amendments and a proposed sales tax measure.

BACKGROUND INFORMATION: On August 10, 2026, City Council will vote on four draft amendments to the Lakewood City Charter that, if approved, will be placed on the ballot for a November 3, 2026, Coordinated General Election.

Additionally, during the July 20, 2026 Study Session and joint meeting of the Budget and Audit Board and City Council, both bodies directed staff to prepare a ballot measure proposing a sales tax increase for consideration by voters at the November election.

The City Clerk's Office is responsible for coordinating the City's participation in the coordinated election with Jefferson County and administering all election-related activities necessary to place City questions on the ballot. Based on estimates provided by the City Clerk's Office, the City's share of election administration costs is expected to be approximately \$225,000.

Because these election costs were not anticipated during development of the 2026 Revised Budget, a supplemental appropriation is necessary to provide budget authority for these expenditures.

BUDGETARY IMPACTS: Approval of the ordinance will appropriate \$225,000 from General Fund reserves to the General Fund operating budget for election administration costs.

The appropriation will fund costs associated with conducting the November 3, 2026, Coordinated General Election, including expenses incurred through Jefferson County for ballot preparation, printing, mailing, tabulation, and other election administration services.

STAFF RECOMMENDATIONS: Staff recommends approval of the supplemental appropriation ordinance on first reading to appropriate \$225,000 for election administration costs and set the ordinance for a public hearing and second reading.

ALTERNATIVES: If Council does not approve the supplemental appropriation, the city would not have budget authority to fund the election administration costs associated with City ballot measures. As a result, the city would not submit ballot measure language to Jefferson County for placement on the November 3, 2026, coordinated General Election ballot.

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

NEXT STEPS: If the ordinance is approved, staff will work with the City Clerk's Office and Jefferson County to complete all required election administration activities for the November 3, 2026, Coordinated General Election. Election costs will be paid as invoiced and tracked within the General Fund election budget.

ATTACHMENTS: 1. Ordinance O-2026-29

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

AN ORDINANCE

AUTHORIZING SUPPLEMENTAL APPROPRIATIONS TO THE 2026 ANNUAL BUDGET
IN THE AMOUNT OF \$225,000 IN THE GENERAL FUND TO PAY FOR EXPENSES
RELATED TO THE GENERAL ELECTION TO BE HELD ON NOVEMBER 3, 2026

WHEREAS, Article XII, Section 8 of the City Charter allows the City Council to make supplemental appropriations by ordinance during the fiscal year for unanticipated expenditures required for the operation of the City of Lakewood (the "City") using monies not anticipated in the adopted budget that are available to the City;

WHEREAS, Section 3.04.060 of the Lakewood Municipal Code (L.M.C.) requires approval by the City Council for any unbudgeted purchase;

WHEREAS, the request referenced below would constitute unbudgeted purchases that must be approved by City Council;

WHEREAS, the City Clerk's Office estimates that it will cost the City approximately two hundred and twenty-five thousand dollars (\$225,000) to pay the County the City's portion of the election administration costs;

WHEREAS, the City anticipates entering into an Intergovernmental Agreement with Jefferson County to facilitate the election;

WHEREAS, C.R.S. 31-20210(1)(b) authorizes the City Council to adopt an ordinance submitting a proposed charter amendment to a vote of the registered electors of the City;

WHEREAS, Ordinances O-2026-25 through O-2026-28 include four proposed changes to the City's Charter;

WHEREAS at the July 20th Study Session and joint meeting of the budget and audit board, City Council members and the Budget and Audit Board directed that a resolution supporting a ballot measure for a sales tax increase be drafted for consideration by the City Council at a regular meeting, and if approved, such ballot measure would be included on the November General Election;

WHEREAS, the City Council hereby finds and determines that approving these supplemental appropriations requests are and shall be in the best interest of the residents of the City;

WHEREAS, approval of this Ordinance on first reading is intended only to confirm that the City Council desires to comply with the Lakewood Municipal Code by setting a public hearing to provide City staff and the public an opportunity to present evidence and testimony regarding the proposal; 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 hereby appropriates and authorizes the expenditure of two hundred and twenty-five thousand dollars (\$225,000) from the unappropriated fund balance of the General Fund to fund the costs of the City's portion of the election administration costs arising out of the 2026 General Election, all pursuant to the terms of an IGA between Jefferson County and the City of Lakewood.

SECTION 2. This Ordinance shall take effect thirty (30) days after final publication.

SECTION 3. 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.

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 10th day of August 2026; published by title in the Denver Post and in full on the City of Lakewood's website at www.lakewood.org on the 13th day of August, 2026; set for public hearing to be held on the 24th day of August, 2026; read, finally passed and adopted by the City Council on the 24th day of August, 2026; and signed by the Mayor on the __ day of August, 2026.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

STAFF MEMO

DATE OF MEETING: AUGUST 24, 2026 / AGENDA ITEM NO. 7B

To: Mayor and City Council

From: Travis Parker, Chief of the Sustainability & Community Development Branch
Katie McKain, Sustainability Manager

Subject: **Amending Chapter 5.29 LMC - Hauler Licensing**

SUMMARY STATEMENT: An ordinance repealing and replacing Chapter 5.29 of the Lakewood Municipal Code pertaining to Commercial Waste Hauler Licensing.

BACKGROUND INFORMATION: The City of Lakewood adopted its Commercial Waste Hauler licensing code in 2014. Now, more than twelve years later, Colorado's waste landscape and the City's business licensing processes have evolved significantly. Ordinance 2026-30 repeals and replaces Chapter 5.29 of the Lakewood Municipal Code to modernize the licensing and regulatory framework for the City's commercial waste hauler program and to align the code more closely with the City's Zero Waste goals, Colorado's Extended Producer Responsibility program, and other City business licensing codes. The current Code consists of 11 relatively brief sections, whereas the proposed replacement expands to 19 sections and establishes more detailed licensing, enforcement, and operational requirements. Key updates include:

- Adding new definitions and amending existing ones, with a particular focus on clarifying the scope of the license.
- Requiring waste haulers that provide residential recycling services to participate in Colorado's EPR Program and prohibiting them from charging City residents for services reimbursed through the State program.
- Prohibiting the commingling of recyclables and trash in the same vehicle unless required safeguards are in place.
- Increasing waste haulers' general liability insurance requirements from \$1M to \$3M.
- Detailing how license applications are reviewed, approved, and denied.
- Establishing a fixed annual renewal period rather than rolling license renewals.
- Authorizing the City Clerk to promulgate Rules & Regulations for the proper administration of the Code.
- Establishing an enforcement framework for noncompliance that includes both a hearing process and an avenue for appeals.

More detailed information is available in the following resources:

- [LakewoodCo.gov/FreeRecycling](https://lakewoodco.gov/FreeRecycling)
- Q2 Council Priority Update
- Sustainability Advisory Committee Meeting Presentations from (Jan 2026-May 2026)
- Current 5.29 Commercial Waste Hauler Code (2014)

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: The Department of Sustainability and Community Development recommends the adoption of the Ordinance to support the City's efforts to modernize Chapter 5.29 and bring it into alignment with the City's Zero Waste goals, Colorado's Extended Producer Responsibility program, and other City business license codes.

ALTERNATIVES: The City Council could choose not to adopt the proposed Ordinance, thereby leaving the existing code in place.

PUBLIC OUTREACH: This item has been promoted through regular communication channels to be considered by the Lakewood City Council. Additionally, City staff carried out the following public outreach efforts:

- Inviting all currently licensed waste haulers in the City to provide feedback on the proposed Ordinance by email or phone.
- Presenting and discussing the proposed Ordinance at Lakewood's Sustainability Advisory Committee meetings from January 2026 through May 2026, during three recorded public meetings posted on the City's website.
- Publishing a dedicated waste hauler specific informational webpage in early June 2026.
- Posting updates on the Council Goals webpage.

NEXT STEPS: None

ATTACHMENTS: 1. Ordinance O-2026-30

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

AN ORDINANCE

AN ORDINANCE TO REPEAL AND REPLACE CHAPTER 5.29 OF THE LAKEWOOD MUNICIPAL CODE PERTAINING TO COMMERCIAL WASTE HAULERS

WHEREAS, waste haulers within the City of Lakewood (the “City”) generate significant traffic on City roads and State highways through their hauling activities, contributing to road wear, air pollution, and noise;

WHEREAS, as a result, the City Council of the City (City Council) regulates waste hauler licensing by ordinance to protect the public health and welfare of its residents;

WHEREAS, one of the top five priorities identified by the City Council for 2026 was to update the City’s waste hauler licensing provisions under Chapter 5.29 of the Lakewood Municipal Code;

WHEREAS, in 2022, the Colorado State Legislature passed HB22-1355 “Producer Responsibility Program for Recycling” (also known as the “Extended Producer Responsibility Program” or the “EPR Program”) which shifts the cost of recycling certain materials from taxpayers and local governments and to the companies that produce or sell recyclable packaging;

WHEREAS, participating jurisdictions may update local waste hauler licensing laws to require waste haulers offering residential recycling services to participate in the EPR Program so that recycling is provided to residents at no additional cost;

WHEREAS, the City Council desires to repeal and replace Chapter 5.29 of the Lakewood Municipal Code to align it with the requirements of the EPR Program and to streamline licensing fees, deadlines, and other waste hauler requirements;

WHEREAS, approval of this Ordinance on first reading is intended only to confirm that the City Council desires to comply with the City Charter by setting a public hearing to provide City staff and the public the opportunity to present evidence and testimony regarding the proposal; 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 the proposal.

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

SECTION 1. Chapter 5.29 of the Lakewood Municipal Code is repealed and replaced as follows:

Chapter 5.29 - WASTE HAULERS

5.29.010 – Intent and Purpose.

The City Council of the City of Lakewood (the “City”) hereby finds that Waste Haulers operating within the City provide varying types and levels of service, resulting in disparities in service quality and access that may adversely affect the public health, safety, and welfare. It is therefore the purpose and intent of this Chapter to establish a uniform licensing and regulatory framework governing all Waste Haulers operating within the City to ensure the provision of equitable and environmentally responsible services, promote consistent standards of Waste collection and disposal, and reduce the financial burden on the City and its residents.

5.29.020 – Definitions.

As used in this Chapter, the following terms, phrases, and words shall have the following meanings:

City Clerk means the City Clerk for the City of Lakewood, Colorado or designee.

City Council means the City Council for the City of Lakewood, Colorado.

Dwelling Unit shall have the same meaning as set forth in Title 17, Article 14 of the Lakewood Municipal Code.

Licensee means a Waste Hauler that possesses a valid Waste Hauler License.

Neighborhood Group means a Homeowner’s Association, Sustainable Neighborhood Program participant, faith-based organization, or nonprofit operating within the City.

Person means an individual, firm, association, partnership, company, sole proprietorship, corporation, or similar entity.

Recyclables means Waste materials that have been separated from other Waste streams for processing into recovered raw materials through preprocessing or remanufacture and that are destined for processing and recovery at a recycling facility.

Residential Recycling Service Provider refers to any Waste Hauler who offers the collection of Recyclables as a service to residential customers.

Solid Waste (hereafter “Waste”) includes all discarded and abandoned materials such as trash, Recyclables, organics (yard Waste and food scraps), construction and demolition debris, and bulky items/junk (appliances, furniture) that are destined for disposal or processing at a transfer station, landfill, incinerator, materials recovery facility, compost site, or anaerobic digester.

The following materials are excluded from the definition of Waste in this Chapter:

- A. Materials that are intentionally set aside for reuse in substantially the same form as originally produced; or
- B. Liquid or hazardous Wastes as defined and regulated by the State and Federal government including but not limited to septage, sewage, and wastewater treatment plant byproducts.

Waste Hauler is a Person that provides routine Waste collection services for individuals, residents, homeowners associations, multifamily housing, institutions, or businesses for a fee.

Waste Hauler License (“License”) is the license issued by the City Clerk’s Office for the City of Lakewood pursuant to this Chapter.

5.29.030 – Authority

This Chapter shall be administered by the City Clerk. The City Clerk is authorized to adopt rules and regulations for the purpose of administering this Chapter and to make necessary amendments to the rules and regulations as needed.

5.29.040 – License required.

It is unlawful for any Person to operate as a Waste Hauler within the City without first obtaining a License.

5.29.050 – License not required.

The following Persons are not required to obtain a Waste Hauler License:

- A. A civic, community, benevolent, or charitable nonprofit organization that collects, transports and markets materials for resource recovery solely for the purpose of raising funds for a civic, benevolent, or charitable activity;
- B. A Person who collects, transports, or disposes of Waste generated by such Person or their household;
- C. A property owner or agent thereof who collects, transports, or disposes of Waste left by a tenant upon such owner’s property, so long as such property owner does

not provide Waste collection, transportation, or disposal services for compensation for tenants on a regular or continuing basis;

- D. A demolition or construction contractor or landscaper who produces, collects, transports, or disposes of Waste in the course of such occupation, where the Waste produced is merely incidental to the particular demolition or construction work being performed by such Person.
- E. An environmental services company permitted and specialized in the handling and transport of liquid or hazardous Wastes as defined and regulated by the State and Federal government. However, if such company also collects, transports, or disposes of Waste generated within the City on a routine basis, they shall be required to obtain a Waste Hauler License.

5.29.060 – Waste Hauler requirements.

- A. A copy of the Waste Hauler License shall be kept in each Licensee's vehicle while operating within the City.
- B. Licensee's vehicles shall meet all State and Federal motor vehicle safety requirements.
- C. Any Residential Recycling Service Provider shall participate in Colorado's Extended Producer Responsibility Program and shall not charge any customer eligible to receive free recycling services through Colorado's Extended Producer Responsibility Program for services that such Residential Recycling Service Provider may be reimbursed for.
- D. Waste Haulers shall not collect, transport, or dispose of Recyclables, Waste, and/or organics in the same vehicle unless such vehicle has a means to keep the Recyclables, Waste, and/or organic streams separate and vehicle is clearly labeled as such.

5.29.070 – Application.

- A. All applicants for a Waste Hauler License shall file an application for such license with the City Clerk on forms provided by the City Clerk.
- B. All applicants shall answer all questions on the application completely and truthfully or the application shall be denied pursuant to this Chapter.
- C. All applicants shall designate a single point of contact for all communications related to the application and, if subsequently issued, the License. All notices, requests for information, and correspondence issued by the City shall be directed

to the designated point of contact identified on the application. Applicants and Licensees shall be responsible for keeping the designated point of contact current shall notify the City Clerk of any change within ten (10) calendar days.

5.29.080 – License validity.

- A. All Licenses issued before October 1, 2026 shall be valid until March 1, 2027.
- B. New applications for Licenses may be submitted at any time.
- C. Each Licensee shall submit a License renewal application each year during the period beginning January 1 and ending March 1. Each License issued pursuant to this Chapter shall be valid through March 1 of the year immediately following the year of issuance. If a Licensee fails to renew its License by March 1, it shall not be eligible for License renewal and shall instead apply for a new license.

5.29.090 – License fee.

The annual License fee shall be payable to the City at the time a new application for a License is filed or at the time a renewal application is filed. The City Council shall have the authority to set and change the License fee via resolution. No license fee assessed under this Chapter shall be prorated.

5.29.100 – Insurance required.

Licensees shall maintain the following levels of insurance and provide a copy of the insurance to the City Clerk prior to obtaining a License:

- A. All motor vehicles used in the operation of the licensed business shall be insured under the laws of the State of Colorado.
- B. The Licensee shall at all times have Comprehensive General Liability Insurance with a minimum combined single limit of liability for bodily injury and property damage of three million dollars (\$3,000,000.00) per occurrence and in the aggregate.
- C. The City shall be named as additional insured.

5.29.110 – Data collection requirements.

- A. Any Person subject to this Chapter shall collect, maintain, and report data as required by the City for purposes of administration, compliance monitoring, and enforcement. The City Clerk shall specify by rules and regulations the type of data to be collected, the format of submission, and the frequency of reporting.

- B. All data collected pursuant to this Chapter shall be accurate, complete, and maintained in a manner that permits timely submission and verification by the City.
- C. Failure to provide required data, or the submission of incomplete or inaccurate data, are grounds for enforcement action as provided in this Chapter.

5.29.120 – Hours of operation.

- A. No Licensee shall operate any Waste compacting mechanism on any motor vehicle or engage in any Waste collection activity between the hours of 10:00 p.m. and 6:00 a.m., when such compacting or collection activities take place within three hundred (300) feet of a Dwelling Unit.
- B. Licensees may request a waiver of the restrictions described in this section if the Licensee is participating in a special Waste collection event offered by the City or Neighborhood Groups. A waiver application shall be submitted on a form provided by the City Clerk at least ten (10) days prior to the special Waste collection event.

5.29.130 – Disposal.

Licensees shall dispose of Waste in a State or Federally approved site or facility, and the disposal shall meet all Federal, State, County and City laws, rules, regulations, and requirements.

5.29.140 – Report of changes.

Licensees shall report any change in ownership, contact information, including the point of contact, change in insurance, or relocation of Waste Hauler's services to the City Clerk within ten (10) days of the change.

5.29.150 – Transferability.

Waste Hauler Licenses shall not be transferable.

5.29.160 - Decision-New applications; appeal.

- A. An application for a new License shall be administratively approved or denied by the City Clerk within thirty (30) days of the date of the filing of the complete application. The City Clerk shall deny a License application if:
 - 1. The application demonstrates or establishes that the proposed Licensee fails to conform to any requirement of this Chapter or other applicable law.
 - 2. The applicant knowingly made a false statement or knowingly gave false information in connection with the application.

3. The applicant, or a director or officer of a corporation, partner of a partnership, manager of a limited liability company, or manager of a Waste Hauler, has had a License revoked or suspended within three (3) years prior to the application.
 4. The applicant has been cited more than once for a violation of this Chapter in the year preceding the date the application was filed.
- B. In the event the City Clerk denies a new License application, the City Clerk shall prepare written findings of fact stating the reasons or basis for the denial. The City Clerk shall, within ten (10) days after the date of the City Clerk's denial, send a copy of the City Clerk's findings by certified mail, return receipt requested, to the address of the applicant.
- C. In the event the City Clerk denies a new Waste Hauler License application, the applicant shall have the right to request a public hearing before a hearing officer designated by the City Clerk. The applicant shall, within ten (10) days of the date of the mailing of the City Clerk's written findings and denial of the license application, make a written request to the City Clerk for a hearing. The hearing shall be conducted within thirty (30) days of the City Clerk's receipt of the written request for a hearing unless a later date is requested by the applicant in writing. If the applicant fails to request a public hearing within the allotted time, the City Clerk's decision to deny a License application shall become final.
- 5.29.170 – License revocation, suspension, or nonrenewal.
- A. Show Cause to Suspend or Revoke. The City Clerk may, with the assistance of the City Attorney's Office, bring a request for the suspension, revocation, or nonrenewal of a License before a hearing officer designated by the City Clerk to preside over such matters. The hearing officer may issue an Order to Show Cause why a License should not be suspended, revoked, or renewed for any one (1) or more of the following:
1. The Licensee has failed to comply with the insurance requirements of this Chapter;
 2. The Licensee has violated the hours of operation requirements of this Chapter;
 3. The Licensee has collected, transported, or disposed of Recyclables, Waste, and/or organics in the same vehicle without a means to keep the Recyclables, Waste, and/or organic streams separate.

4. The Licensee has charged a customer for services for which the Licensee may be reimbursed under Colorado's Extended Producer Responsibility Program.
 5. The Licensee is delinquent to the City for any taxes imposed pursuant to Lakewood Municipal Code Chapter 3.01.
 6. The Licensee has failed to comply with any requirement of this Chapter.
 7. The Licensee knowingly made a false statement or knowingly gave false information in connection with the renewal application.
- B. Hearing. Upon the issuance of an order to show cause, the hearing officer shall schedule a public hearing to be conducted within thirty (30) days of the date the Order to Show Cause was issued, unless the applicant or the City requests a different date.
- C. Hearing Officer's Order. Within fifteen (15) days of the hearing, the hearing officer shall issue a written order regarding the City Clerk's request for suspension, revocation, or nonrenewal of a License. Such order shall include written findings of fact stating the hearing officer's reasons or bases for the decision rendered in the order. Notwithstanding the foregoing, any suspension or revocation of a License shall not become effective for ninety (90) calendar days after the issuance of the Hearing Officer's order. This period is provided to ensure that Licensee can notify affected customers and to allow both the Licensee and those customers sufficient time to arrange for a replacement Waste Hauler.

5.29.180 – Penalties.

- A. It shall be unlawful for any Person to violate this Chapter. The penalty for a violation of any provision of this Chapter shall be as set forth in Chapter 1.16.020 of the Lakewood Municipal Code. Each violation shall be considered a separate and distinct offense.
- B. City of Lakewood Code Enforcement Officers, Lakewood Police Agents, or designated staff members of the City Clerk's Office, may conduct inspections, investigations, or audits of all Waste Haulers operating within the City and, when necessary, issue citations for violations of this Chapter.

5.29.190 – Hearings.

- A. All hearings under this Chapter shall be open to the public and shall otherwise be in accordance with rules and regulations promulgated by the City Clerk, which shall conform with the laws of the State and the ordinances and resolutions of the City.

- B. Any order issued by a hearing officer shall be final and may be appealed to the District Court pursuant to Colorado Rules of Civil Procedure § 106(a)(4).
- C. The City Attorney's Office shall represent the City Clerk at any hearing under this Chapter, or shall obtain outside counsel for such purpose in the event of a conflict of interest.

5.29.200 – Severability.

Should any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Chapter or application thereof to any Person or circumstance be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Chapter, or its application to any other Person or circumstance, and to this end, the provisions of this Chapter are declared to be severable.

SECTION 2. If any provision of this Ordinance is 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 that such remaining portions or application of this Ordinance are not determined by the court to be inoperable.

SECTION 3. This Ordinance shall take effect thirty (30) days after final publication.

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 10th day of August 2026; published by title in the Denver Post and in full on the City of Lakewood's website at www.lakewood.org on the 13th day of August, 2026; set for public hearing to be held on the 24th day of August, 2026; read, finally passed and adopted by the City Council on the 24th day of August, 2026; and signed by the Mayor on the ___ day of August, 2026.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

STAFF MEMO

DATE OF MEETING: AUGUST 24, 2026 / 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