

City of Brighton

*500 S. 4th Avenue
Brighton, CO 80601*



Meeting Minutes - Draft

Tuesday, August 19, 2025

6:00 PM

Council Chambers

City Council

**MAYOR - GREGORY MILLS
MAYOR PRO TEM - PETER PADILLA
COUNCIL MEMBERS:
CHRIS FIEDLER, TOM GREEN,
JAN PAWLOWSKI, JIM SNYDER,
ANN TADDEO, LLOYD WORTH**

1. CALL TO ORDER

Mayor Mills called the meeting to order at 6:00 p.m.

A. Pledge of Allegiance to the American Flag

Councilmember Pawlowski led the recitation of the Pledge of Allegiance to the American Flag.

B. Roll Call

Present: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

2. CONSENT AGENDA

A. Approval of the July 15, 2025, City Council Minutes

B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPOINTING JOAN COX AS A MEMBER OF THE BRIGHTON URBAN RENEWAL AUTHORITY WITH A TERM TO AUGUST 2030

Resolution No. 2025-47

C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPOINTING WAYNE SCOTT AS A MEMBER OF THE BRIGHTON URBAN RENEWAL AUTHORITY WITH A TERM TO AUGUST 2030

Resolution No. 2025-48

Motion by Councilmember Pawlowski, seconded by Councilmember Fiedler, to approve the Consent Agenda as presented. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

3. APPROVAL OF REGULAR AGENDA

Motion by Councilmember Green, seconded by Councilmember Taddeo, to approve the Regular Agenda as presented. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

4. CEREMONIES

A. Swearing In of New Board and Commission Member

City Clerk Natalie Hoel swore in the new Board and Commission member.

**5. PUBLIC INVITED TO BE HEARD ON MATTERS NOT ON THE AGENDA
(Speakers limited to three minutes)**

John Reed, Desiree Kezerle, and Tom Lampo spoke during public comment.

6. PUBLIC HEARINGS

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE SERVICE PLAN FOR MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NOS. 1 & 2; SETTING FORTH CERTAIN FINDINGS IN RELATION THERETO; APPROVING AN INTERGOVERNMENTAL AGREEMENT IN CONNECTION THEREWITH; AND SETTING FORTH OTHER DETAILS RELATED THERETO

Mayor Mills read the title of the Resolution into the record.

Mayor Mills opened the public hearing at 6:14 p.m. and City Clerk Natalie Hoel verified the required postings and publications (July 10, 2025, in the Brighton Standard Blade) for this public hearing were completed.

Mayor Mills asked City Council if there are any conflicts of interest or any ex-parte communications that need to be disclosed, there were none.

Senior Planner Nick Di Mario presented the Mountain View Estates Metro District Nos. 1-2 Service Plan and Intergovernmental Agreement (IGA). Courtney Diguardi with Butler Snow represents the City of Brighton Metro District Counsel and Jason Simmons with Hilltop Securities represents the City of Brighton Metro District Financial Advisor. The District organizers are from CW-Bluesky, LLC represented by their District Counsel the Law Office of Michael E. Davis, LLC, the District Financial Advisor Piper Sandler & Co., and District Engineers Redland.

The Mountain View Estates Subdivision is generally located north of Bridge Street, east of the Brighton Lateral Ditch, west of Telluride Street and the Adams County subdivision of Brighton East Horizons, and south of Baseline Road. The approximately 167-acre property is currently zoned as the Mountain View Estates Planned Development. The property was platted in 2013. The applicants are requesting approval of the Financial Service Plan for the proposed Mountain View Estates Metropolitan District. Metro Districts are proposed to fund the design and construction of public improvements and to provide maintenance services for the residents of the subdivision. The adopted Model Service Plan is used as a basis for each Metropolitan District application. This plan lays out the details for the proposed Metro District including the services provided and funding mechanisms. City Council has the authority to approve service plans for metro districts that are organized within the city.

The initial boundaries of District No. 1 are made up of Tract BB of the Mountain View Estates Filing No. 1 Subdivision. the initial boundaries of District No. 2 are made up of Tract F of the Mountain View Estates Filing No. 2 Subdivision. The Service Plan authorizes the remaining 167 acres of property to be included into the Metro District. Service Plans must include a multitude of items such as description of services, financial information, estimated population at build-out, estimated assessed valuation at build-out, general description of facilities to be constructed, estimated costs of land acquisition and engineering. The city requires a combined mill levy cap of 60 mills, debt service of 50 mills and operation and maintenance of 10 mills. Debt service payment shall not be more than 40 years, and the District shall notify potential property owners that they are located within the inclusion area.

The Service Plan details an estimated population of 1,435 people at full build-out. The district will need to spend approximately 55.5 million dollars for the installation of infrastructure and will need a borrowing authority of about 40.1 million dollars. Planner Di Mario presented the detailed public improvements required of the subdivision including roadway improvements, water and sewer improvements, storm drainage improvements, and parks and open space improvements.

The proposed IGA addresses enforcement requirements and assignability of the IGA, the construction of roadways and other public improvements, and notice requirements for the Notice of Inclusion against all property located within District's inclusion area. This will allow for future property homeowners to be aware that they are purchasing land within a Metropolitan District inclusion area.

Staff finds that the Service Plan meets all requirements of the Colorado Revised Statutes, that the Service Plan aligns with the city's Model Service Plan, and that the IGA sufficiently addresses the necessary information concerning construction and maintenance of improvements, and that in the proposed Metro Districts, there is sufficient, existing and projected need for organized service. That the existing service is inadequate for present and projected needs, and the proposed District can provide economical and sufficient services and has the financial ability to discharge the proposed indebtedness on a reasonable basis.

Written notice was published in the Brighton Standard Blade on July 10, 2025, and posted on the city website on August 4, 2025. Planning staff has not received any formal comments. City staff and outside reviewing partners have reviewed the proposed Metropolitan District Service Plan and found that it meets the minimum state requirements.

Mayor Mills asked if the applicant would like to add anything to the presentation.

Eric Eckberg with CW-Bluesky presented the timeline for the project since 2013 and highlighted the benefits of the new community. This includes a diversity of housing products with varying price points, an improved roadway network and open space. Storm drainage improvements will be made, and the city will be reimbursed for their portion of improvements that were previously completed. An elementary school site will be dedicated in Filing 2.

Mayor Mills asked if anyone in the audience wished to speak on behalf of or against the request, there was none.

Mayor Mills asked if any correspondence had been received, there was none.

Mayor Mills asked if there were questions from City Council.

Councilmember Green asked for the timeline for the infrastructure build-out and when homes will be built. Mr. Eckberg explained that they hope to begin work on infrastructure at the beginning of next year and homes should be built at the end of 2026 or the beginning of 2027. Councilmember Green asked how many acres the park will be. Planner Di Mario explained that both parks are less than five acres. Councilmember Green asked if there are any income aligned properties planned for this area and Mr. Eckberg stated that there are not.

Councilmember Worth asked for the timeline for the park development. Planner Di Mario explained that staff is in the process of negotiating a Development Agreement Amendment, but they will have to be completed prior to issuance of building permits.

Mayor Pro Tem Padilla asked for clarification that this is not a development plan, but consideration of the Metropolitan District Service Plan. Planner Di Mario stated that is correct, the Development Agreement Amendment will come back for approval.

Councilmember Snyder asked if Longs Peak Street and 27th Avenue will be included in this project. Planner Di Mario explained that anything within the development will be constructed.

Councilmember Green asked if the Metropolitan District is formed, will they file for the full 40 million dollars for financing. Katie Cooksey, Financial Advisor for the project explained that the debt cap will be set at 40 million dollars. When bonds are issued for this, it will be market determined by whatever interest rates are prevailing at the time.

Mayor Mills closed the public hearing at 6:35 p.m.

Motion by Councilmember Fiedler, seconded by Councilmember Green, to approve Resolution 2025-49. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

7. ORDINANCES FOR INITIAL CONSIDERATION

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AMENDING ARTICLE 15 OF THE BRIGHTON MUNICIPAL CODE RELATED TO BUILDINGS AND CONSTRUCTION

Mayor Mills read the title of the Ordinance into the record.

Chief Building Official Andy Ulmer presented the Brighton Municipal Code Article 15 Amendment. Article 15 of the Municipal Code, which adopts Codes by reference has been simplified and it now reflects the standard intended administrative adoption. This was done with input from the Brighton Fire Rescue District. To provide good customer service, there should be clear rules in a format that all customers expect and to have a minimal number of amendments for the city. The Home Builder Association has been informed of these changes. This change will modify the design criteria.

All jurisdictions struggle to staff an appeals board with qualified members. The Appeals Officer will hear issues that are directed to the Brighton Fire Rescue District and if there were an issue related to licensing. Staff recommends approval of the proposed Code amendments.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Fiedler, to approve the Ordinance. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, REPEALING ARTICLE 1-27 OF THE BRIGHTON MUNICIPAL CODE RELATED TO PUBLIC RECORDS

Mayor Mills read the title of the Ordinance into the record.

City Clerk Natalie Hoel presented the repealing of Article 1-27 of the Brighton Municipal Code. The city follows the Colorado Open Records Act (CORA), which governs the process, timing and obligations of the city regarding open records. Repealing Article 1-27 will eliminate the possibility of confusion and conflicts with state law. This will not affect the rights of the public to request records from the city.

Motion by Councilmember Fiedler, seconded by Councilmember Snyder, to approve the Ordinance. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

8. ORDINANCES FOR FINAL CONSIDERATION

9. RESOLUTIONS

- A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE SECOND AMENDMENT TO THE BRIGHTON CROSSING FILING NO. 7 DEVELOPMENT AGREEMENT AFFECTING AN APPROXIMATELY 20.905 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BRIDGE STREET, WEST OF MT. BIERSTADT STREET, EAST OF WOOTEN AVENUE AND SOUTH OF THE INTERSECTION OF SINGLETREE LANE AND BOWIE DRIVE, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO**

Mayor Mills read the title of the Resolution into the record.

Senior Planner Summer McCann presented the Second Amendment to the Brighton Crossing Filing No. 7 Subdivision Development Agreement. The applicant and property owner are Brookfield Residential LLC. The approximate 20.9-acre site is generally located to the north of East Bridge Street, west of Mt. Bierstadt Street, east of Wooten Avenue, and south of the intersection of Singletree Lane and Bowie Drive. This request is to accommodate additional public infrastructure, which will be tied to a new phase. The property was annexed in 1986 as part of the Bromley Park Annexation. The Filing No. 7 Development Agreement was approved in 2020, and the First Amendment was approved in 2023. This amendment added Phases 8 and 9. This amendment will memorialize the obligations of the developer regarding right-of-way dedication, roadway construction, utility extensions, and pedestrian connectivity. All improvements will be completed in one phase to be known as Phase 10. Staff notified the public on this agenda item on July 25, 2025. No formal comments have been received by Planning staff. The Development Review Committee and staff have reviewed this proposal and recommend approval.

Motion by Councilmember Green, seconded by Councilmember Fiedler, to approve Resolution 2025-50. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

- B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE CONSTRUCTION AND REIMBURSEMENT AGREEMENT ASSOCIATED WITH THE BROMLEY FARMS SUBDIVISION PLAN**

AND AUTHORIZING THE MAYOR TO EXECUTE THE REIMBURSEMENT AGREEMENT ON BEHALF OF THE CITY

Mayor Mills read the title of the Resolution into the record.

Senior Planner Nick Di Mario presented the Bromley Farms Construction and Reimbursement Agreement. The subject property is the Bromley Farms Subdivision generally located at the southeast corner of Bromley Lane and Chambers Road. The Agreement details the reimbursement of certain public improvements that are outside the bounds and impacts of the development. Examples of infrastructure that would be included in the reimbursement agreement are roadways and traffic signals, drainage systems, and open space improvements.

The purpose of the request is to approve the Bromley Farms Construction and Reimbursement Agreement for the Bromley Farms Subdivision. Planner Di Mario presented the history of the property. The Bromley Farms Subdivision Plan includes public improvement obligations both within and adjacent to the property. These obligations include improvements to Bromley Lane, Chambers Road, Kite Street, and South 15th Avenue and requires the construction of parks and open spaces, storm water, and water and sewer improvements. The public improvements that are not subject to the reimbursement agreement will be at the expense of the developer. The Subdivision Plan requires several off-site improvements to be designed and constructed by the developer with the possibility of, but not guarantee of, reimbursement by the city. Planner Di Mario presented the off-site improvements that are included in the reimbursement agreement. These improvements will be reimbursed using Development Impact Fees that are collected with the issued building permits.

Planner Di Mario presented the parameters of the reimbursement agreement and the improvements required by the developer. The property will include 429 single family lots and one multi-family lot with an estimated 330 units. It is estimated that the property will generate over three million dollars in Neighborhood and Community Park Impact Fees, over 2.6 million dollars in Transportation & Multimodal Impact Fees, and over 2.7 million dollars in Storm Drainage Impact Fees equating to a total of 8.4 million dollars, not considering other impact fees not subject to this Reimbursement Agreement.

The Development Review Committee, Finance Department and City Attorney's Office find that the improvements subject to reimbursement are regional in nature, and given that they are regional, the use of certain impact fees to reimburse the developer are an appropriate and legal use of the collected impact fees.

Motion by Councilmember Fiedler, seconded by Councilmember Snyder, to approve Resolution 2025-51. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING AND AUTHORIZING SETTLEMENTS IN THE OPIOID LITIGATION, AUTHORIZING THE CITY ATTORNEY TO EXECUTE SETTLEMENT DOCUMENTS ON BEHALF OF THE CITY, AND TO UNDERTAKE SUCH TASKS AS MAY BE REQUIRED TO FINALIZE SETTLEMENTS WITH PLAINTIFFS

Mayor Mills read the title of the Resolution into the record.

City Attorney Alicia Calderón explained that the city has been involved in the multi-district

opioid litigation. There have recently been settlements with eight additional corporate defendants and will have a gross value of 720 million dollars over several years. The city is seeking settlement authority to sign and to waive any other claims. The city will also receive a form to approve the Purdue Bankruptcy, this will require signing authority by the City Attorney. Any settlement funds will go to Region 8 and will then be distributed.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Taddeo, to approve Resolution 2025-52. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

10. UTILITIES BUSINESS ITEMS

Ordinances

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, VACATING A CERTAIN NON-EXCLUSIVE PERMANENT EASEMENT FOR WET UTILITIES GENERALLY LOCATED IN AND ACROSS A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO (FIRST READING)

Mayor Mills read the title of the Ordinance into the record.

Utilities Director Scott Olsen presented the South 27th Avenue Utility Easement Vacation. The original easement was dedicated to the city in 2010 for a 24" potable water main. The city has since designed a new non-potable water main in the same easement, which is located around an existing home. During construction, it was determined that the potable water main was not constructed in the existing easement. To install the non-potable main, it would conflict with structures on this property. The property owner has agreed to give the city new easements where the water lines are located if the existing easement is vacated. Staff recommends approval of the Ordinance vacating the existing easement because it contains no public infrastructure.

Motion by Councilmember Worth, seconded by Councilmember Green, to approve the Ordinance. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

11. GENERAL BUSINESS

12. REPORTS

A. By the Mayor

Mayor Mills attended the Movie and Drone show, the 27J Schools ribbon cutting, the Sister Cities 30th Anniversary celebration, the Employee BBQ, the Chamber luncheon, the 27J Henry Millan Merrit Award ceremony, the Brighton EDC Investor Appreciation event, the Cultural Arts celebration, the Platte Theater Arts fundraiser, the Sister Cities luau, the Water Treatment Plant tour, and participated in the BHS Scavenger Hunt. The Touch a Truck event

is Saturday, and the Budget Session begins at 5:00 p.m. on Tuesday.

B. By Department Directors

Public Works Director Greg Labrie presented an update on the Bridge Street Construction project and the 4th Avenue Paving project.

Utilities Director Scott Olsen presented an update on the Bridge Street Ditch Crossing project and the 8th Avenue Water Line project.

Community Development Director Holly Prather updated City Council on the Comprehensive Plan update.

C. By the City Attorney

D. By the City Manager

City Manager Michael Martinez expressed the importance of communication regarding city projects.

E. By City Council

Councilmember Fiedler attended the Sister Cities celebration. The Almost Home Awards Appreciation Breakfast is August 28th, Face is at the Armory on August 25th and the Almost Home Concert for a Cause is September 27th.

Mayor Pro Tem Padilla attended the Sue Corbett Active Adult Center at Eagle View dedication, the Sister Cities 30th Anniversary event, and the Metro Leadership Academy.

Councilmember Taddeo attended the Chamber luncheon and the Sister Cities event.

Councilmember Green attended the Chamber luncheon, the Brighton Cultural Arts Commission celebration, the Brighton Economic Development Investors event, and the Sister Cities event.

Councilmember Worth attended the Parks and Recreation Advisory Board meeting, the 27J Schools ribbon cutting, the Sue Corbett Active Adult Center at Eagle View dedication, the Employee BBQ, the Sister Cities event, and the Chamber luncheon.

Councilmember Pawlowski attended the Parks and Recreation Advisory Board meeting, the Movie and Drone show, the Sue Corbett Active Adult Center at Eagle View dedication, the Sister Cities event, and the Chamber luncheon.

13. EXECUTIVE SESSION

- A. Motion by Mayor Pro Tem Padilla, seconded by Councilmember Taddeo, to go into Executive Session at 8:11 p.m. pursuant to C.R.S. Section 24-6-402(4)(a) and (e) and Charter Section 5.4(C)(1) and (2). Motion passed by the following vote:**

Aye: 7 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

No: 1 - Councilmember Green

- B. Motion by Mayor Pro Tem Padilla, seconded by Councilmember Fiedler, to go into**

Executive Session at 8:12 p.m. pursuant to C.R.S. Section 24-6-402(4)(f)(I) and Charter Section 5.4(C)(5) for personnel matters related to the City Attorney evaluation. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Mayor Mills reconvened the meeting at 9:09 p.m.

14. ADJOURNMENT

Mayor Mills adjourned the meeting at 9:10 p.m.

CITY OF BRIGHTON, COLORADO

Gregory Mills, Mayor

ATTEST:

Natalie Hoel, City Clerk

Approval Date