

City of Brighton

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



Meeting Minutes - Draft

Tuesday, March 17, 2026

6:00 PM

Council Chambers

City Council

MAYOR - GREGORY MILLS

MAYOR PRO TEM - PETER PADILLA

COUNCIL MEMBERS:

**MELINDA CARBAJAL, RHIANON COLLINS,
CHRIS FIEDLER, TOM GREEN, JIM SNYDER,
ANN TADDEO, LLOYD WORTH**

1. CALL TO ORDER

Mayor Mills called the meeting to order at 6:01 p.m.

A. Pledge of Allegiance to the American Flag

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

B. Roll Call

Present: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

2. CONSENT AGENDA

A. Approval of the February 17, 2026, City Council Minutes

B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, TO AMEND ARTICLE 2-64 OF THE BRIGHTON MUNICIPAL CODE RELATED TO THE EMPLOYEES' RETIREMENT PLAN (FINAL READING)

Ordinance No. 2500

C. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AMENDING SECTION 1-24-10 AND ARTICLE 9 OF THE BRIGHTON MUNICIPAL CODE RELATING TO CRIMINAL OFFENSES AND PENALTIES (FINAL READING)

Ordinance No. 2501

D. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, REAPPOINTING LISA SNYDER AS THE WARD 2 MEMBER OF THE PARKS AND RECREATION ADVISORY BOARD WITH A TERM TO JANUARY 2030

Resolution No. 2026-29

E. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPOINTING JONATHAN TRAVIS AS AN ALTERNATE MEMBER OF THE BRIGHTON HISTORIC PRESERVATION COMMISSION TO FILL AN UNEXPIRED TERM TO JUNE 2029

Resolution No. 2026-30

F. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPOINTING BARB BACA AS A MEMBER OF THE BRIGHTON HOUSING AUTHORITY WITH A TERM TO NOVEMBER 2030

Resolution No. 2026-31

Motion by Councilmember Green, seconded by Mayor Pro Tem Padilla, to approve the Consent Agenda as presented. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

3. APPROVAL OF REGULAR AGENDA

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Green, to approve the Regular Agenda as amended to continue Items 7B and 7C to April 21, 2026. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

4. CEREMONIES

A. Swearing In of New Board and Commission Members

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

B. Government Procurement Month Proclamation

C. Performance and Leadership Academy Graduations

Management Analyst II Pearce Miller introduced the Performance and Leadership Academy graduates.

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

Tom Lampo, Robin Cring, Anelie Berube, and Gail Negaw spoke during public comment.

6. PUBLIC HEARINGS

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, CONSIDERING APPROVAL OF THE BRIGHTON CROSSING FILING NO. 9 SUBDIVISION PLAN AND CONSIDERING ACCEPTANCE OF ALL PUBLIC LANDS AND FACILITIES ASSOCIATED WITH THE SUBDIVISION PLAN FOR AN APPROXIMATELY 9.095 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BRIDGE STREET, SOUTH OF ROYAL PINE STREET, EAST OF APACHE PLUME STREET AND WEST OF THE SPEER CANAL, MORE PARTICULARLY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, 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.

Mayor Mills opened the public hearing at 6:29 p.m. and City Clerk Natalie Hoel verified the required postings and publications (February 5, 2026, on the City of Brighton Website) 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.

Planner Grey Shipman presented the Brighton Crossing Filing No. 9 Subdivision Plan. This Subdivision Plan for an approximate 9-acre property is generally located to the north of East Bridge Street, south of Royal Pine Street, east of Apache Plume Street, and west of the Speer Canal. The property was annexed in October 2025, was zoned Bromley Park under the Bromley Park PUD 35th Amendment and is currently zoned single family detached. The proposed development would create a total of sixty (60) single family detached lots and will be completed in two (2) phases. The developer will construct seventeen (17) lots in the first phase with the remaining forty-three (43) lots being completed in the second phase.

Offsite improvements will be done in the first phase of this development. The missing trail connections will be completed along the Speer Canal in Phase 1. The median along East Bridge Street will be completed from Golden Eagle Parkway along the extent of Brighton Crossing Filing No. 9. Onsite improvement includes water taps for the lots that do not currently have service, extending city water and sewer infrastructure along new public streets, new sidewalks, and curb and gutter. North Golden Eagle Fork will be privately owned and maintained by the metro district because the roadway does not meet the city's design standards. Without the private roadway, each lot would be required to have individual access onto North Golden Eagle Parkway, which would create several points of traffic conflict on the collector roadway.

The Future Land Use Map in the Comprehensive Plan designates this property as suitable for mixed use commercial land uses with a small portion designated as parks and open space. Staff feels that the mixed-use commercial use is generally inappropriate for this area. Because this property does not have good street frontage, staff does not feel that commercial development would be appropriate. All the surrounding areas are residential, so staff feels residential development is most appropriate.

The Comprehensive Plan generally recommends that development occurs in areas of existing infrastructure, which already exists nearby. The construction of the missing trail connection and a new median will ensure that this development creates a high-quality neighborhood with benefits for the neighborhood and the city. Staff have reviewed to make sure the requirements in the Land Use & Development Code are met and will continue to be met when a final plat application is submitted. The property is zoned Bromley Park single family detached, and the proposed subdivision meets those requirements. The city requires developers to submit performance bonds to the city before permits can be applied for and infrastructure will be inspected by city staff. The two phases proposed will ensure that public improvements are completed in a systematic manner and that adequate infrastructure is constructed before houses are built. This proposed development fills in a remaining part of Brighton Crossings and does not impede any future construction.

Public notice was provided in accordance with the Land Use & Development Code. Staff have not received any formal comments. On February 26, 2026, the Planning Commission unanimously recommended approval of the subdivision plan. The Development Review Committee reviewed the project. Staff recommends approval of the Brighton Crossing Filing No. 9 Subdivision Plan.

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

Anastasia Urban, Agent for Brighton Crossing LLC. Ms. Urban explained that the applicant has agreed to all the proposed conditions in the Subdivision Plan and presented the context on how this subdivision plan fits within the Brighton Crossing Master Plan development.

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.

Mayor Pro Tem Padilla asked for an explanation of the Golden Eagle Fork roadway. Ms. Urban explained that it comes from a desire to limit the access off the primary road. It will function like a frontage road, there will be a small strip separating Golden Eagle from Golden Eagle Fork and it will function as a one way. There should not be any traffic congestion. Mayor Pro Tem Padilla asked if the residents will be able to make a left turn out of the fork and Ms. Urban stated they would be able to make a left turn or a right turn. The details of the plan are being worked on now.

Councilmember Green expressed concern that residents will turn left onto Golden Eagle Fork when coming from the south and expressed concern that residents are turning left onto Bridge Street from Golden Eagle Parkway. Ms. Urban explained that the median on Bridge Street will be extended so no left out will be allowed. Councilmember Green asked if parking will be allowed on North Golden Eagle Fork. Ms. Urban explained that will be determined as part of the technical review and that enforcement will be up to the metro district.

Mayor Mills recommended that Ms. Urban check with Public Works to determine if these plans need to be approved by CDOT. Mayor Mills asked if there are any changes to the storm water plans. Ms. Urban explained that the access road is in place to maintain the stormwater facility.

Mayor Mills closed the public hearing at 6:50 p.m.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Taddeo, to approve Resolution 2026-32. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AMENDING CHAPTER 15 OF THE BRIGHTON MUNICIPAL CODE; ADOPTING BY REFERENCE THE 2025 EDITION OF THE 2025 COLORADO WILDFIRE RESILIENCY CODE; AND SETTING FORTH AMENDMENTS THERETO (FINAL READING)

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

Mayor Mills opened the public hearing at 6:52 p.m. and City Clerk Natalie Hoel verified the required postings and publications (February 26 and March 5, 2026, 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.

Chief Building Official Andy Ulmer presented the adoption of the 2025 Colorado Wildfire Resiliency Code. The city has small areas that fall within the state wildland urban interface map. Under SB 25-142 the city must adopt the Colorado Wildfire Resiliency Code by April 1, 2026. Chief Building Official Ulmer answered questions from the first reading of the Ordinance. One builder in the city is currently using cement-based siding actively. It is unknown how or if an insurance company will factor CWRC into their modeling. The WUI map should be updated every three (3) years per 8CCR 1507-39.

The overlap occurs in the northern portion of the city. To counter the fire risk, the Code prescribes to harden the exterior structure and to create defensible space around the buildings and structures. Community Development staff will keep applicants for future development aware of these requirements early in the process. This Code will have no immediate impact on any existing structure. If changes are made to the structure over time, those elements would be required under this Code to be brought to compliance. Hardening a structure means that the surface of the structure is to present a less flammable noncombustible surface to wind driven embers and direct flame. Class 1 will cause no significant costs to a home. A commercial structure with a flat roof would have a cost increase. Class 2 would cause an increase in cost for cement based exterior trim, 20-minute exterior doors, and decking material. Vegetation will be thinned and spread out to reduce fire fuel. Fencing within 8' of a structure would have to be noncombustible. Staff recommends adoption of the Colorado Wildfire Resilience Code.

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 what would happen if Council does not adopt this Code. Chief Building Official Ulmer explained that he does not know what would happen if there was a fire and this Code was not in place. Councilmember Green stated that since there is no immediate impact to the current homes in Jacobs Run, they would not be subject to this change so the city would not be liable if they burned down. Chief Building Official Ulmer stated he cannot answer questions about liability. Councilmember Green does not agree that there is no immediate impact because a homeowner would have to conform to this Code if they wanted to remodel their home. Chief Building Official Ulmer explained that the homeowner would not be prohibited from remodeling, they would just have to use the materials required in the Code.

Mayor Pro Tem Padilla asked if the city limits extend beyond Jacobs Run and are not yet developed. Chief Building Official Ulmer stated that is correct, there are several subdivisions that would fall under Class 2. Mayor Pro Tem Padilla asked if all the possible developments would be limited to residential estate development. Community Development Director Holly Prather explained that there are several subdivisions that have been approved and fully entitled that have not begun construction. Any additions over 500 sq. ft. to existing structures would also have to comply with these regulations. Mayor Pro Tem Padilla asked if some of the entitled properties are more dense than estate residential and Director Prather stated that is correct.

Councilmember Snyder asked if there were a fire and the city had not adopted this Code, would the city be liable for not following the state guidelines. City Attorney Alicia Calderón explained that anyone can file a lawsuit for any reason. Someone could potentially file a lawsuit and allege a connection. There is no direct liability in the legislation. Prior to this change, the cities could adopt the Code, this changed the "may" to a "shall".

Councilmember Fiedler asked if the homeowner could choose to use these materials and City Attorney Calderón stated that is correct.

Mayor Mills closed the public hearing at 7:05 p.m.

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

Aye: 7 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, and Councilmember Taddeo

No: 2 - Councilmember Carbajal, and Councilmember Worth

C. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE AMENDMENT OF CERTAIN ARTICLES OF THE LAND USE AND DEVELOPMENT CODE TO ADDRESS COLORADO WILDFIRE RESILIENCY REQUIREMENTS (FIRST READING)

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

Mayor Mills opened the public hearing at 7:10 p.m. and City Clerk Natalie Hoel verified the required postings and publications (February 9, 2026, on the City of Brighton Website) for this public hearing were completed.

Community Development Director Holly Prather explained that this item is tied to the previous Ordinance. This Ordinance makes reference to the Colorado Wildfire Resiliency Code and since that Code was not adopted by City Council, staff would like direction on moving forward with this item.

Mayor Pro Tem Padilla asked to see changes to the landscape requirements that do not add significant costs to a development.

City Manager Michael Martinez recommended that the City Council vote to postpone the item to a later date.

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

Mayor Mills closed the public hearing at 7:14 p.m.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Green, to continue the Ordinance to a later date. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

D. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE BROMLEY PARK PLANNED UNIT DEVELOPMENT 36TH AMENDMENT FOR AN APPROXIMATELY 1.650 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTHEAST OF THE INTERSECTION OF BOWIE DRIVE AND NORTH 50TH AVENUE, SOUTH OF CHICORY CIRCLE, AND WEST OF PURPLE MUSTARD COURT, MORE PARTICULARLY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, 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.

Mayor Mills opened the public hearing at 7:16 p.m. and City Clerk Natalie Hoel verified the required postings and publications (February 9, 2026, on the City of Brighton Website) 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 Summer McCann presented the Bromley Park Planned Unit Development 36th Amendment. The project contact is Cadence Development LLC working on behalf of the applicant and property owner Blaine LLC. The 1.65-acre site is generally located to the northeast of the intersection of Bowie Drive and North 50th Avenue, south of Chicory Circle, west of Purple Mustard Court, and north of Firestone. The site was last zoned in 2023 under the Bromley Park PUD 30th Amendment. Most of the permitted uses and development standards are still based on the previously approved 23rd Amendment. The site does not have a specific underlying zone district, instead it follows a defined list of permitted uses. The property has been platted.

This request is to allow a daycare as a permitted use and to establish associated development standards specific to a daycare. The daycare was not one of the uses listed as approved under the 23rd Amendment. This change falls within the bounds of a Major PUD Amendment, which is a form of a Zoning Map Amendment. As the site is already platted, the developer would need a site plan before development could occur. As the Bromley Park Land Use Regulations do not provide review criteria for an amendment process staff used the conversions of PUD criteria found in the Land Use & Development Code Section 2.04 C. This criterion most closely aligns with a PUD amendment process.

The site is significantly impacted by drainage and gas easements and totals roughly 60'. Within this area construction is limited to what the easement holders would allow, which significantly restricts the overall use of the property. The specific provisions of this PUD include building design that allows for a reduced window transparency to support privacy and security of the daycare. Parking is also being provided at a lower rate than was in the Land Use & Development Code but still reflects the operational needs of a daycare. To accommodate the site layout, the parking lot setback is being reduced from 40' to 18' while the building will be set back 85'. To minimize visual and noise impacts, the reduced setback area will be enhanced with landscaping and an 8' masonry wall to the north. The provisions of this amendment will apply only to a daycare, so all other permitted uses on the site would still need to comply with that existing 40' setback and the previously approved design standards. If there is a change of use in the future after the building is constructed, staff may require further site plan review to ensure appropriate buffering and screening are provided.

City Council shall use the review criteria in the Land Use & Development Code Section 2.04 C. The previously approved PUD allows for a range of commercial uses including restaurant and retail; however, a daycare is generally more compatible with the nearby residential uses due to its defined hours, predictable traffic patterns, and limited evening and weekend activity. While the parking lot setback is being reduced, the building setback is being increased to 85', and there is enhanced landscaping and an 8' wall provided to mitigate visual and noise impacts. If a daycare is not developed, all other permitted uses will follow those previously approved standards. The proposal includes a safeguard requiring future site plan review if the use changes allowing for additional screening and community input as needed.

The proposal must meet all the review criteria for a Zoning Map Amendment. The rezoning of the property will help to support policies of the Comprehensive Plan. The Future Land Use portion of the Comprehensive Plan has designated the property as commercial, which aligns with its current zoning and permitted uses. The proposed PUD Amendment meets other policies of the Comprehensive Plan. The site is located in an area that is largely built out and has benefitted from prior planning and infrastructure investment. The project functions as infill development on the last vacant parcel within the original planned commercial center, which includes the adjacent King Soopers. The Amendment introduces a compatible neighborhood serving use. The proposed daycare compliments the surrounding commercial and residential

development and focuses growth within an area of existing investment. The Amendment allows development that fits the character of the surrounding area with setbacks, buffering, screening and alignment with the existing standards. The building will meet the current Code with minor adjustments to window transparency for privacy. The site can be served by city infrastructure, and a future developer will pay the applicable costs to connect. Since the last zoning designation established in 2019, the area has seen significant residential growth. Allowing a daycare on the property would introduce another service that supports nearby families, while remaining compatible with the surrounding neighborhood.

All posting was completed in accordance with the Land Use & Development Code and information for the hearing was posted on various social media sites. A neighborhood meeting was held on August 25, 2025. Planning staff has not received any formal comments. The Development Review Committee has reviewed the proposal and recommends approval. The Planning Commission heard the request on February 26, 2026, and unanimously recommended approval. Staff finds that the proposal meets the review criteria in the Land Use & Development Code and therefore recommends approval of the Bromley Park PUD 36th Amendment.

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

Lucy Dinneen with Cadence Capital Investments spoke about Kindercare Learning Centers and their excitement to be in Brighton and to serve the community. Two (2) neighborhood meetings were held because nobody attended the first meeting. They have received the support from the gas line utility and the metro district, both holding easements on the property. Ms. Dinneen explained the site plan, the landscaping plan, and the orientation of the building and the playgrounds to keep anything from being placed in the easements.

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 Snyder expressed concern regarding the reduction in parking when there are events with the parents. Ms. Dinneen explained that a traffic study was done, and it was determined that this amount of parking is more than sufficient. This business does not operate like a school with events, it is a business for childcare. Councilmember Snyder asked if the planning staff sees this request as troublesome in any way and Planner McCann stated it is not.

Mayor Pro Tem Padilla asked what would happen if the use of the building changes from a daycare to another use. Planner McCann explained that the parking situation for another use would be looked at when the building permit was being reviewed. Ms. Dinneen explained that another use could add parking where the playgrounds are currently located.

Councilmember Green liked the layout of the site and stated that King Soopers has adequate parking. Councilmember Green asked how many parking spaces The Learning Experience has. Planner McCann stated that she does not know, but it was developed under the Bromley Park Land Use Regulations which were developed in the 1980's, so it is not built to today's standards.

Mayor Mills closed the public hearing at 7:35 p.m.

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

Aye: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Mayor Mills called for a break at 7:36 p.m.

Mayor Mills reconvened the meeting at 7:47 p.m.

7. CONSOLIDATED ITEMS FOR SEQUENTIAL REVIEW

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ANNEXING TO THE CITY OF BRIGHTON APPROXIMATELY 88.303 ACRES OF CONTIGUOUS LAND, IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, TO BE KNOWN AS THE GREIN PROPERTY NO. 2 ANNEXATION (FINAL READING)

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

The applicant asked that this item be continued to April 21, 2026.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Collins, to continue the Ordinance to April 21, 2026. Motion passed by the following vote:

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

No: 1 - Councilmember Green

B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE GREIN PROPERTY PLANNED DEVELOPMENT FOR AN APPROXIMATELY 88.303 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF THE LONGS PEAK STREET ALIGNMENT, SOUTH OF EAST BASELINE ROAD, EAST OF THE FULTON DITCH AND WEST OF THE NORTH 27TH AVENUE ALIGNMENT AND THE BRIGHTON LATERAL DITCH, MORE PARTICULARLY LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO (FINAL READING)

This item was continued to April 21, 2026.

C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE GREIN PROPERTY ANNEXATION NO. 2 ANNEXATION AGREEMENT FOR THE APPROXIMATELY 88.303 ACRES OF CONTIGUOUS LAND, GENERALLY LOCATED TO THE NORTH OF THE LONGS PEAK STREET ALIGNMENT, SOUTH OF EAST BASELINE ROAD, EAST OF THE FULTON DITCH AND WEST OF THE NORTH 27TH AVENUE ALIGNMENT AND THE BRIGHTON LATERAL DITCH, IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

This item was continued to April 21, 2026.

8. **ORDINANCES FOR INITIAL CONSIDERATION**
9. **ORDINANCES FOR FINAL CONSIDERATION**
10. **RESOLUTIONS**
11. **UTILITIES BUSINESS ITEMS**

Ordinances

- A. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AMENDING SECTIONS OF ARTICLE 13-4 OF THE BRIGHTON MUNICIPAL CODE REGARDING WATER DEDICATION AND SERVICE OUTSIDE OF THE CITY, AND SECTION 13-12-55 REGARDING WASTEWATER SERVICE OUTSIDE OF THE CITY (FINAL READING)**

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

Utilities Director Scott Olsen presented the Water Dedication and Extraterritorial services. The demand for higher density products is increasing in the city, this would allow for more affordable housing. Current city Code requires the same water dedication for densities of eleven (11) units per acre and higher. Staff worked with consulting engineers to evaluate the usage data it shows that the denser products use less water and therefore should be dedicating less water. Some of the less dense products in the eight (8) to nine (9) per acre range could also be reduced. Director Olsen presented the amended water dedication tier.

Some instances have been identified in which approving a request for service to those not annexed in the city may benefit. The city needs property for right of way at a property located at one of the proposed Sable Boulevard intersection improvements. The property does not have another location for a septic system to be placed. In order to allow for the continued use of the property as a residential property, it makes sense to allow extraterritorial service and allow the property to connect to city utilities. In order to allow City Council to review these individual instances, staff is proposing a change to the Code to require a written agreement to be approved by City Council for any extraterritorial service.

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

Aye: 7 - Mayor Mills, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, and Councilmember Worth

No: 2 - Mayor Pro Tem Padilla, and Councilmember Taddeo

Resolutions

- B. **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE FIRST AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE CITY OF BRIGHTON AND BRANNAN SAND AND GRAVEL COMPANY, LLC FOR THE PLANT 3 SITE AND A PORTION OF PHASE 18 OF KEN MITCHELL LAKES, AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID FIRST AMENDMENT**

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

Councilmember Taddeo recused herself from this item.

Utilities Director Scott Olsen presented the First Amendment to the Brannan Sand and Gravel Company Lease Agreement at Ken Mitchell Lakes. The city purchased this property from Ready Mixed Concrete Company, a subsidiary of Brannan Sand and Gravel Company LLC following completion of mining activities in 2020. Compensation of that property was a seven (7) year lease back to Brannon so they could continue their salt squeegee operations and precast concrete activities. This equates to \$19,000 in rent for eighty-four (84) months. Brannan wishes to continue operations at the property. The city does have future plans for the property as a surface water treatment plant to support continued growth in the city. Design for this plant would not likely begin until 2045. Brannan and the city have negotiated a lease amendment that is mutually beneficial. The initial lease term is six (6) years with three (3) optional extensions of three (3) years each. From the date of execution of the First Amendment through end of original lease (August 17, 2027) rent will be \$14,734 per month. Beginning August 17, 2027, rent will be \$34,000 per month. Rent will increase by 2.5% for each successive renewal term, if exercised. All other terms of the original lease remain in force.

Motion by Councilmember Green, seconded by Councilmember Fiedler, to approve Resolution 2026-33. Motion passed by the following vote:

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

Recuse: 1 - Councilmember Taddeo

12. GENERAL BUSINESS

13. REPORTS

A. By the Mayor

Mayor Mills attended the Adams County Regional Partnership State of the Region event and the Metro Mayors Leadership Academy graduation.

B. By Department Directors

Utilities Director Scott Olsen presented an update on the Bridge Street Widening Project and the Lutz Pump Station Project.

Parks & Recreation Director Travis Haines presented an update on the opening of the Lutz Reservoir.

C. By the City Attorney

D. By the City Manager

City Manager Michael Martinez explained that the city will be looking at water restrictions in the next month.

E. By City Council

Mayor Pro Tem Padilla participated in the Metro Leadership Academy.

Councilmember Green attended the E-470 meeting.

Councilmember Worth attended the E-470 meeting, the Sustainability Advisory Board meeting, and the Legacy Foundation Meeting.

Councilmember Collins announced that the SPEAK walk is May 2nd and the Platte Valley Medical Center Ladies Night Out event has been postponed.

Councilmember Snyder attended the US 85 Coalition meeting.

14. EXECUTIVE SESSION

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Taddeo, to go into Executive Session at 8:28 p.m. pursuant to C.R.S. Section 24-6-402(4)(e) and Charter Section 5.4(C)(1) to determine a position on matters that may be subject to negotiation and to instruct negotiators. Motion passed by the following vote:

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

No: 1 - Councilmember Green

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

15. 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