

City of Brighton

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



Meeting Minutes - Draft

Tuesday, March 4, 2025

6:00 PM

Council Chambers

City Council

MAYOR - GREGORY MILLS

MAYOR PRO TEM - PETER PADILLA

COUNCIL MEMBERS:

CHRIS FIEDLER, TOM GREEN,

MATT JOHNSTON, JAN PAWLOWSKI,

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 Taddeo led the recitation of the Pledge of Allegiance to the American Flag.

B. Roll Call

Present: 8 - Mayor Mills, Councilmember Fiedler, Councilmember Green, Councilmember Johnston, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 1 - Mayor Pro Tem Padilla

2. CONSENT AGENDA

A. Approval of the February 4, 2025, City Council Minutes

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

Aye: 8 - Mayor Mills, Councilmember Fiedler, Councilmember Green, Councilmember Johnston, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 1 - Mayor Pro Tem Padilla

3. APPROVAL OF REGULAR AGENDA

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

Aye: 8 - Mayor Mills, Councilmember Fiedler, Councilmember Green, Councilmember Johnston, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 1 - Mayor Pro Tem Padilla

4. CEREMONIES

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

Tom Lampo prayed for the city.

6. PUBLIC HEARINGS

- A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE SINGH PROPERTY ZONING MAP AMENDMENT FOR AN APPROXIMATELY 10.59 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST 120TH AVENUE, SOUTH OF EAST 121ST PLACE, EAST OF WHEELING STREET, AND WEST OF POTOMAC STREET, MORE PARTICULARLY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH 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 6:07 p.m.

City Manager Michael Martinez stated that the applicant has asked that this item be continued to April 15, 2025.

Motion by Councilmember Green, seconded by Councilmember Fiedler, to continue the Ordinance to April 15, 2025. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Councilmember Fiedler, Councilmember Green, Councilmember Johnston, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 1 - Mayor Pro Tem Padilla

- B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ACCEPTING ALL PUBLIC LANDS AND FACILITIES ASSOCIATED WITH THE BRIGHTON CROSSING FILING NO. 7, 2ND AMENDMENT SUBDIVISION PLAN FOR AN APPROXIMATELY 20.90 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, MORE SPECIFICALLY LOCATED 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.

Mayor Mills opened the public hearing at 6:10 p.m. and City Clerk Natalie Hoel verified the required postings and publications (February 11, 2025, on the City of Brighton website) for this public hearing were completed.

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

Senior Planner Summer McCann presented the Brighton Crossing Filing No. 7, 2nd Amendment Subdivision Plan. The applicant is Brookfield Residential LLC. The 20.90-acre site is located 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. When considering the Subdivision Plan, staff used the review criteria found in the Land Use & Development Code. The property was annexed in 1986 as part of the Bromley Park Annexation and was platted in 2020 under the Brighton Crossing Filing No. 7 final plat. A portion of the property

was replatted in 2023 under the Brighton Crossing filing No. 7, 1st Amendment final plat. The property is currently zoned single family detached under the Bromley Park PUD, 33rd Amendment.

The proposal is for 126 lots and all improvements will occur in one phase for the development. As this property was previously platted, it remains under the obligations of the Brighton Crossing filing No. 7 development agreement. If the application is accepted by City Council, a Development Agreement amendment will be brought for consideration, which will add the specific obligations being discussed. Planner McCann presented the improvements associated with the subdivision, they include construction of public roadways and internal connections, enhance pedestrian connectivity, meet water dedication requirements, connect to city's water and sewer infrastructure, and implement private connections to existing stormwater infrastructure.

City Council shall use the review criteria in the Land Use & Development Code Section 2.02 D. 1. The subdivision plan will help to support policies of the Comprehensive Plan. The Future Land Use designation of the Comprehensive Plan has designated this area as low density residential; this aligns with its current zoning of single family detached. The subdivision plan follows traditional single family residential design patterns ensuring consistency with surrounding properties in terms of lot sizes, street alignment, and pedestrian connectivity. This design preserves the suburban character of the area while providing a seamless transition from the existing neighborhood.

The application aligns with several policies in the Comprehensive Plan. As adjacent lots along Bridge Street are already developed or are being developed, infill projects should be encouraged to enhance the corridors' appearance and value of investment. This development will integrate into the surrounding area, benefiting from the existing infrastructure. The developer will pay all applicable costs related to upgrading the utilities and roadways. The completion of adjacent sidewalks and the addition of internal pedestrian pathways will help to address the missing pedestrian connections. This property remains one of the last vacant parcels in an established area. The plan will promote infill development and prioritize this highly visible site along Bridge Street. The proposed subdivision plan fully complies with the Bromley Park Land Use Regulations meeting the lot and roadway specifications outlined in the PUD. It addresses utility placement, pedestrian connectivity, and the overall site layout ensuring alignment with both the physical and functional standards of the zone district.

The subdivision plan outlines the right-of-way that will be dedicated to the city and specifies the maintenance of common areas by the Brighton Crossing operation board. All technical reports have been reviewed by the Development Review Committee. The plan includes the necessary infrastructure improvements to mitigate the impacts identified in these studies. The plan aligns with the goals outlined in the Comprehensive Plan and supports the development of adjacent properties. It will not obstruct future infrastructure projects and is designed to enhance connectivity within Brighton Crossing. It has been determined that the proposed plan is appropriate and aligns with the city's objectives and requirements.

All posting was completed in accordance with the Land Use & Development Code. A neighborhood meeting was held on June 19, 2024. No formal comments have been received. The Development Review Committee reviewed the project and recommended approval. The Planning Commission heard the request on February 13, 2025, and unanimously approved the plan. Staff finds the plan is in compliance with the requirements of the Land Use & Development Code and recommends approval.

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

Chris Brantner with Brookfield Residential presented their plan for the Brighton Crossing Filing No. 7, 2nd Amendment and discussed the existing amenities in Brighton Crossing.

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 if there will be parking allowed along Singletree Lane. Mr. Brantner explained that parking will be allowed. Planner McCann explained that parking will be allowed on one side of Mt. Bierstadt Street and Bowie Drive. Councilmember Green asked for the width of the roadway and Planner McCann reported that it will be a 38 ft. right-of-way.

Councilmember Snyder asked what qualifies this development for a fee-in-lieu for water. Planner McCann explained that the Annexation Agreement has been in place since 1986, so they are grandfathered in.

Mayor Mills closed the public hearing at 6:27 p.m.

Motion by Councilmember Green, seconded by Councilmember Taddeo, to approve Resolution 2025-11. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Councilmember Fiedler, Councilmember Green, Councilmember Johnston, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 1 - Mayor Pro Tem Padilla

7. ORDINANCES FOR INITIAL CONSIDERATION

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AMENDING THE FORMAL SOLICITATION SECTION OF ARTICLE 3-8 OF THE BRIGHTON MUNICIPAL CODE REGARDING CONTRACTS AND PURCHASES OF FLEET VEHICLES AND EQUIPMENT

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

Procurement and Contracts Manager Kelsey Archuleta proposed amending the Municipal Code Section 3-8-50 regarding formal solicitations for vehicles and equipment. The amendment will require the collection of three competitive quotes for vehicle and equipment purchases.

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

Aye: 8 - Mayor Mills, Councilmember Fiedler, Councilmember Green, Councilmember Johnston, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 1 - Mayor Pro Tem Padilla

8. ORDINANCES FOR FINAL CONSIDERATION

9. RESOLUTIONS

- A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE INTRODUCTION AND CONSIDERATION OF AN ANNUAL PROCLAMATION SUPPORTING THE NATIONAL WESTERN STOCK SHOW AND KEEPING HOLIDAY LIGHTS UP TO WELCOME VISITORS**

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

City Attorney Alicia Calderón explained that this Resolution allows City Council to approve a Proclamation each year to ensure that everyone knows about the tradition of keeping holiday lights up until the end of the stock show.

Motion by Councilmember Pawlowski, seconded by Councilmember Taddeo, to approve Resolution 2025-12. Motion passed by the following vote:

Aye: 7 - Mayor Mills, Councilmember Fiedler, Councilmember Johnston, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

No: 1 - Councilmember Green

Absent: 1 - Mayor Pro Tem Padilla

10. UTILITIES BUSINESS ITEMS

Ordinances

- A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, GRANTING A PERPETUAL, NON-EXCLUSIVE EASEMENT TO UNITED POWER, INC. OVER A PORTION OF REAL PROPERTY GENERALLY LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID EASEMENT ON BEHALF OF THE CITY (FINAL READING)**

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

Councilmember Green recused himself.

Utilities Director Scott Olsen explained that the exhibit and legal description presented at first reading were incorrect. The corrected documents have been included in the packet.

Motion by Councilmember Snyder, seconded by Councilmember Fiedler, to approve Ordinance 2470. Motion passed by the following vote:

Aye: 7 - Mayor Mills, Councilmember Fiedler, Councilmember Johnston, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 1 - Mayor Pro Tem Padilla

Recuse: 1 - Councilmember Green

11. GENERAL BUSINESS**12. REPORTS****A. By the Mayor**

Mayor Mills announced that there will not be a Study Session meeting next week. Mayor Mills attended the State of the City, the Strategic Planning session, and the Economic Development Board meeting.

B. By Department Directors**C. By the City Attorney****D. By the City Manager**

City Manager Michael Martinez presented the Board and Commission vacancy update.

E. By City Council

Councilmember Worth volunteered at the Growing Grads program event.

Councilmember Pawlowski attended the E-470 meeting.

Councilmember Green attended the NATA meeting, the State of the City, the Strategic Planning session, and the Concert for a Cause for the Richard Lambert Foundation.

Councilmember Taddeo attended the State of the City, the Strategic Planning session and announced that Help for Homes is May 3rd.

Councilmember Fiedler attended the Historic Preservation Commission meeting, the State of the City, and the Lochbuie Sewer Board meeting.

Councilmember Snyder attended the CML Legislative Session and the CML Policy Committee meeting.

13. EXECUTIVE SESSION

Motion by Councilmember Taddeo, seconded by Councilmember Pawlowski, to go into Executive Session at 6:51 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 negotiations and to instruct negotiators. Motion passed by the following vote:

Aye: 7 - Mayor Mills, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

No: 1 - Councilmember Johnston

Absent: 1 - Mayor Pro Tem Padilla

Mayor Mills reconvened the meeting at 7:38 p.m.

14. ADJOURNMENT

Mayor Mills adjourned the meeting at 7:38 p.m.

CITY OF BRIGHTON, COLORADO

Gregory Mills, Mayor

ATTEST:

Natalie Hoel, City Clerk

Approval Date