City of Brighton

500 S. 4th Avenue
Brighton, CO 80601

Meeting Minutes - Draft

Tuesday, October 21, 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 6:01 p.m.

A. Pledge of Allegiance to the American Flag

Councilmember Fiedler 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 September 16, 2025, City Council Minutes

B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING EMPLOYEE BENEFITS FOR 2026 AND AUTHORIZING THE CITY MANAGER TO EXECUTE BENEFIT CONTRACT DOCUMENTS AND TO SET THE 2026 HOLIDAY SCHEDULE

Resolution No. 2025-71

C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ACCEPTING THE PROPOSAL OF WELLS FARGO BANK, NATIONAL ASSOCIATION FOR A NEW SNOWPLOW FLEET FOR THE CONTRACT AMOUNT OF FOUR MILLION TWO HUNDRED THOUSAND DOLLARS ($4,200,000), AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE CONTRACT ON BEHALF OF THE CITY

Resolution No. 2025-72

D. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPOINTING SOPHIA IMPERIOLI AS A MEMBER OF THE BRIGHTON HISTORIC PRESERVATION COMMISSION WITH A TERM TO JUNE 2029

Resolution No. 2025-73

Motion by Councilmember Green, 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 Pawlowski, 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 & Commission member.

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

Tom Lampo spoke during public comment.

6. PUBLIC HEARINGS

7. CONSOLIDATED ITEMS FOR SEQUENTIAL REVIEW

2026 Budget

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ADOPTING THE FISCAL YEAR 2026 BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES IN THE AMOUNTS SPECIFIED BELOW IN THE TOTAL AMOUNT OF $279,681,910 FOR THE FISCAL YEAR 2026 (PUBLIC HEARING)

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

Mayor Mills opened the public hearing at 6:09 p.m. and City Clerk Natalie Hoel verified the required postings and publications (October 9, 2025, in the Brighton Standard Blade) for this public hearing were completed.

Budget and Innovation Director Kathryn Mortensen explained that Items 7A – 7E will be presented together.

Management Analyst II Pearce Miller presented the highlights for the 2026 budget. These include over five million dollars in grant funding, eleven (11) new positions for the Water Treatment Plant, the Rec Plex, the new Budget and Innovation department, capital projects and operational needs. Management Analyst Miller presented the changes from the proposed budget including the full cost for the New Police Department building, corrected personnel costs in the Wastewater Fund, an increase in Legacy Foundation donations, grant allocations, continuation of water service line investigations, and the addition of a reserves account for the Fleet Fund. Management Analyst Miller presented a breakdown of the budget by type for a total budget of $279,681,910.

Director Mortensen presented the Lodging Tax Usage Resolution, which allows the city to utilize $250,000 of Lodging Tax Fund reserves for the move of the Brighton City Museum from Historic City Hall to the Historic 1886 Church.

Director Mortensen presented the Mill Levy Resolution. The mill levy must be set each year and sets the amount of property tax that will be collected by Adams County and Weld County on behalf of the city. The mill levy is fixed at 6.65 and the 2026 mill levy is project to result in $6,247,287 in revenue for the 2026 budget.

Director Mortensen presented the Donations Public Purpose Resolution that establishes the public purpose of donations to the Brighton Legacy Foundation, the Boys and Girls Club, Almost Home, Inc., and Colorado Legal Services.

Management Analyst I Rebecca Hefty presented the 2026 Fee Resolution. The Resolution includes a few changes to remove the group home and Officer Subpoena fees that are no longer charged by the city. A Probation Class Fee has been added for $60. The Micro Transit Program fees have been added. Language clarification has been made to certain fees in the Building Division. Inflationary Increases have been made to Permit Review Fees and Residential Housing Electrical Inspection fees. There was an addition of fees in the Building Division that are comparable to surrounding cities and clarifies the cost of providing that service. The Fee Resolution includes the revised Utility Rates for 2026.

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 the dumpster permit fee is for residential also and Director Mortensen stated she does not know. Councilmember Green stated that the city has not raised property taxes in over twenty years.

Mayor Pro Tem Padilla explained that the property tax received is only 2% of the city's overall budget. The use of Lodging Tax funds is outside of the normal usage because those funds are normally granted to the Economic Development Corporation and the Communications and Engagement Department, this fits the same purpose for Lodging Tax but is for a special project. Mayor Pro Tem Padilla asked if this was a smaller budget than last year. Director Mortensen stated this is correct but there will be an increase in quarter 1 next year with the capital carryover. Mayor Pro Tem Padilla explained that the city did not pass on the Metro Wastewater increase to the part of the community that is served by Lochbuie to see if there is a change in rate for Lochbuie. The fee for the Micro Transit Program is reasonable and makes this a very affordable program for residents.

Mayor Mills asked if the $89,000 for donations is a cash donation or does it include all the other services provided by the city. Director Mortensen explained that the $89,000 does not include any in kind donations.

Mayor Mills closed the public hearing at 6:25 p.m.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Fiedler, to approve Resolution 2025-74. 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, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2026, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE CITY OF BRIGHTON, COLORADO, AND SETTING THE MILL LEVY AT 6.650 MILLS FOR THE 2026 BUDGET YEAR

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

Motion by Councilmember Green, seconded by Councilmember Worth, to approve Resolution 2025-75. 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, SETTING FORTH CERTAIN FEES AND CHARGES ASSESSED BY THE CITY OF BRIGHTON, EFFECTIVE JANUARY 1, 2026

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

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Fiedler, to approve Resolution 2025-76. Motion passed by the following vote:

Aye: 6 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Pawlowski, Councilmember Snyder, and Councilmember Taddeo

No: 2 - Councilmember Green, and Councilmember Worth

D. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE DONATION OF FUNDS AS APPROPRIATED IN THE 2026 BUDGET AND FINDING A PUBLIC PURPOSE FOR THE USE OF THOSE FUNDS

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

Motion by Councilmember Worth, seconded by Councilmember Green, to approve Resolution 2025-77. 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

E. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ALLOCATING LODGING TAX RESERVE FUNDS TO THE BRIGHTON CITY MUSEUM

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

Motion by Councilmember Taddeo, seconded by Mayor Pro Tem Padilla, to approve Resolution 2025-78. 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

Brighton Crossing Annexation

F. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ANNEXING TO THE CITY OF BRIGHTON APPROXIMATELY 7.712 ACRES OF CONTIGUOUS LAND, IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, TO BE KNOWN AS THE BRIGHTON CROSSING ANNEXATION (FINAL READING)

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

Motion by Councilmember Taddeo, seconded by Mayor Pro Tem Padilla, to approve Ordinance 2487. 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

G. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE BROMLEY PARK PLANNED UNIT DEVELOPMENT 35TH AMENDMENT FOR AN APPROXIMATELY 7.712 ACRES OF PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BRIDGE STREET, SOUTH OF THE FUTURE ROYAL PINE STREET, EAST OF THE GOLDEN EAGLE PARKWAY ALIGNMENT, AND WEST OF I-76, 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 (FINAL READING)

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

Motion by Councilmember Pawlowski, seconded by Councilmember Fiedler, to approve Ordinance 2488. 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

H. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, CONSENTING TO THE INCLUSION OF CERTAIN REAL PROPERTY INTO THE BOUNDARIES OF THE BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 7

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

Associate Planner Stephanie Iiams presented the Brighton Crossing Metropolitan District No. 7 Inclusion Area Addition. The applicant is Brookfield Residential LLC. The property is generally located north of East Bridge Street, south of the future Royal Pine Street, east of the future Golden Eagle Parkway alignment, and west of I-76. The property is currently undergoing annexation into the city. Planner Iiams presented the history of the annexation and zoning process.

As part of the annexation, the property is to be included in the Brighton Crossing Metropolitan District No. 7 inclusion area boundary. This is necessary to facilitate the financing of public improvements and the long-term maintenance of specific infrastructure within the development. In accordance with the approved Service Plan, the Metro District *shall not include any properties into its boundaries without the prior consent of the City Council. A Resolution consenting to the inclusion of the property area within the District is before the Council for approval.*

Motion by Councilmember Green, seconded by Councilmember Snyder, to approve Resolution 2025-79. 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

I. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE BRIGHTON CROSSING ANNEXATION AGREEMENT FOR THE APPROXIMATELY 7.712 ACRES OF CONTIGUOUS LAND, GENERALLY LOCATED TO THE NORTH OF EAST BRIDGE STREET, SOUTH OF THE FUTURE ROYAL PINE STREET, EAST OF THE FUTURE NORTH GOLDEN EAGLE PARKWAY ALIGNMENT, AND WEST OF I-76, IN A PORTION OF THE SOUTHWEST 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.

Associate Planner Stephanie Iiams presented the Brighton Crossing Annexation Agreement. The property is generally located to the north of East Bridge Street, south of the future Royal Pine Street, east of the future Golden Eagle Parkway alignment, and west of I-76. The approximate 7.712-acre property is currently zoned Adams County A-3 (Agriculture 3). Prior to this presentation, City Council approved final reading of the Annexation Ordinance. The purpose of the Annexation Agreement is to generally identify the terms and adopted city codes, ordinances, and master plans that will apply to the development of the property.

The applicable focus areas are transportation, parks and open space, utility service and stormwater, zoning, inclusion into the Brighton Crossing Metropolitan District No. 7 and South Beebe Draw Metropolitan District, withdrawal of annexation, and general obligations. This agreement requires that the annexor shall cause the annexation of North Golden Eagle Parkway and comply with the standards set forth in the Development Agreement associated with the Brighton Crossing Filing No. 2, 8th Amendment Subdivision and require any unannexed areas of North Golden Eagle Parkway to be annexed and zoned prior to final acceptance for the Brighton Crossing Filing No. 2, 8th Amendment Subdivision. The Annexor shall make improvements to East Bridge Street and any improvements that may be required in the traffic impact study. All overhead utility lines shall be undergrounded, street lighting installed, design, construct, or upgrade additional water, sanitary and stormwater facilities to serve the property, and satisfy the water dedication requirement. Sufficient parks and open space have been dedicated by Brighton Crossing. The annexor agrees to design and construct the approximate 100’ long missing trail connection located north of Longspeak Street and east of the Speer Canal.

The city agrees to consider the proposal for single family detached zoning designation under the Bromley Park Land Use Regulations. An additional item specific to the Brighton Crossing Annexation is inclusion into the Brighton Crossing Metropolitan District No. 7 and the South Beebe Draw Metropolitan District. An IGA between the City and South Beebe adopted in March 2000 confirmed that the property is already within the South Beebe service area.

The annexor shall have the right to withdraw the Annexation Petition if either of the following occurs:

- *The City Council does not approve the zoning application.*
- *The City Council does not consent to the property's inclusion into the Brighton Crossing Metropolitan District No. 7.*

The annexor is required to complete subsequent land development applications including entering into a development agreement and is aware of the community benefit incentives and addressing requirements.

Staff finds that the Annexation Agreement is in line with city codes, plans, and policies, and therefore recommends approval.

Motion by Councilmember Pawlowski, seconded by Councilmember Snyder, to approve Resolution 2025-80. 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 INITIAL CONSIDERATION

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, TO UPDATE THE SALES TAX AND LICENSING SECTION OF THE MUNICIPAL CODE, ADD A SECTION REGARDING LICENSING OF MASSAGE FACILITIES, AND SIMPLIFY LICENSING FOR KENNEL FACILITIES

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

Revenue Manager Ana LeScoezec explained that the tax and licensing code update will create more flexibility and streamline the process to be more in line with current law.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Pawlowski, 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, AMENDING CERTAIN SECTIONS OF THE BRIGHTON MUNICIPAL CODE RELATING TO THE HISTORIC PRESERVATION COMMISSION

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

Senior Planner and Historic Preservationist Emma Lane presented the Historic Preservation Municipal Code Amendments. The Historic Preservation Commission has had difficulty filling the open positions on their board. With only four (4) members and a quorum of four (4), it has been difficult to schedule meetings. The State of Colorado Certified Local Government (CLG) program governs the HPC and requires four (4) meetings per year, this has been difficult to meet. The CLG Guidelines only require a minimum of five (5) members, so staff is proposing to lower the current number of seven (7) members to five (5). The bylaws of the HPC were updated in September to lower the number of members to five (5) and the quorum from four (4) to three (3). The CLG requirements also require forty percent of the HPC to be professional members, this number will also be reduced.

Motion by Councilmember Fiedler, seconded by Councilmember Taddeo, 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

9. ORDINANCES FOR FINAL CONSIDERATION

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AMENDING ARTICLES 4 AND 11 OF THE LAND USE AND DEVELOPMENT CODE TO INCLUDE REGULATIONS FOR NATURAL MEDICINE BUSINESSES

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

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Fiedler, to approve Ordinance 2489. 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

10. RESOLUTIONS

11. UTILITIES BUSINESS ITEMS

Resolutions

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AWARDING A MASTER PRICE AGREEMENT TO CORE AND MAIN LP FOR UTILITIES MAINTENANCE AND OPERATION SUPPLIES FOR THE INITIAL NOT-TO-EXCEED AMOUNT OF ONE MILLION DOLLARS ($1,000,000), AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE MASTER PRICE AGREEMENT ON BEHALF OF THE CITY

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

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Fiedler, to approve Resolution 2025-81. 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

12. GENERAL BUSINESS

13. REPORTS

A. By the Mayor

Mayor Mills attended the DRCOG meeting, the Metro Denver Economic Development Site Selector event, the Cemetery Walk, the roundtable with BizWest, and the Chili Cookoff. Tomorrow is the Police Department Community meeting, the Love's Truck Stop ribbon cutting is tomorrow at noon, the ADCOG dinner is tomorrow, the Chamber After Hours event is Thursday, and Harvestfest is Saturday.

B. By Department Directors

C. By the City Attorney

D. By the City Manager

City Manager Michael Martinez attended the award ceremony from the Colorado Parks and Recreation Association where for the 6th year in a row a City of Brighton employee Tyren King won an award. City Manager Martinez attended the American Public Works Association award ceremony where the city was given an award for the Michael Woodruff Municipal Service Center building. City Manager Martinez will be attending the International City and County Managers Association conference this week.

E. By City Council

Councilmember Pawlowski attended the E-470 meeting, the IBTTA National Convention, the Women Evolution event and met with Municipal Judge Barajas.

Councilmember Worth attended the City Council Candidate Forum, the 27J Candidate Forum, the Bird Conservancy of the Rockies fundraiser, the Youth Commission meeting and the Legacy Foundation meeting.

Councilmember Green attended the Chili Cookoff and announced that the Spooky Sprint 5K for Almost home is Saturday.

Councilmember Taddeo attended the Legacy Foundation meeting, the Candidate Forum, and met with Municipal Judge Barajas.

Mayor Pro Tem Padilla thanked the Youth Commission for their hard work on the Candidate Forum and announced that the Craft Fair at the Sue Corbett Active Adult Center at Eagle View is November 1st.

Councilmember Fiedler thanked everyone that is running for City Council and the 27J School Board and attended a meeting with Municipal Judge Barajas.

Councilmember Snyder attended the BURA meeting and the CML Policy Committee meeting.

Mayor Mills announced that there is no meeting next week.

14. EXECUTIVE SESSION

15. ADJOURNMENT

Mayor Mills adjourned the meeting at 7:27 p.m.

CITY OF BRIGHTON, COLORADO

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Gregory Mills, Mayor

ATTEST:

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Natalie Hoel, City Clerk

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Approval Date