

City of Brighton

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



Meeting Minutes - Draft

Tuesday, June 3, 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 Snyder 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 May 6, 2025, City Council Minutes**

Motion by Councilmember Pawlowski, seconded by Councilmember Worth, 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 Fiedler, 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**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**7. ORDINANCES FOR INITIAL CONSIDERATION****8. ORDINANCES FOR FINAL CONSIDERATION****9. RESOLUTIONS**

- A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE FIRST AMENDMENT TO THE AGREEMENT FOR AFFORDABLE HOUSING DUPLEX RENTAL ASSISTANCE DEMONSTRATION CONVERSION**

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

Affordable Housing Coordinator Shawn Weiman presented the First Amendment for Affordable Housing Duplex Rental Assistance Demonstration Conversion. The applicant is Debra Bristol, Executive Director of the Brighton Housing Authority and they have requested to amend an agreement that provided for fee reductions for the addition of sixteen affordable housing units located on North 5th Avenue, South 18th Avenue and Jessup Street. The new units and the existing units were to be restricted to 50% AMI incomes and annual reporting to be made using a CHFA form, however the CHFA form is no longer being used. There were changes in the scope of work so there were three units added instead of the proposed ten units. The amendment would remove the 5th Avenue and 18th Avenue properties from the terms of the agreement. The annual reporting of the Jessup units will be made by providing a list of rents, family sizes, bedroom counts, and income limits. No fee reductions were taken on the three added units. The Housing Authority chose not to add another obligation in addition to those with HUD, the state and the county by not taking these reductions. All of the 5th Avenue and 18th Avenue units are currently under HUD's Rental Assistance Demonstration Program, ensuring their preservation as affordable units. Given increased operating costs, the AMI restriction level at these units has exceeded 50% and may increase further. These thirteen units are counted in the Proposition 123 baseline. If a unit's AMI restriction rises above 60%, that unit would fall out of the count and would need to be replaced. The addition of 264 affordable units is expected to not only fill the Proposition 123 commitment, but it will also provide enough units to replace any that may be lost on 5th Avenue and 18th Avenue. If any of the units exceed 60% AMI, but remain under 80% AMI, they will count toward the need for approximately 400 units in that range as identified in the Housing Needs Assessment. Staff recommends approval of the amended agreement.

Motion by Councilmember Snyder, seconded by Councilmember Fiedler, to approve Resolution 2025-33. 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

11. GENERAL BUSINESS

A. Discussion of City Council Rules

City Attorney Alicia Calderón asked City Council to provide direction regarding changes that are needed in the City Council Rules of Procedure Governing Meetings.

12. REPORTS

A. By the Mayor

Mayor Mills attended the Highway 7 Coalition meeting, the DRCOG meeting, the NATA meeting, the Arbor Day tree planting at Pennock Elementary, and the Sister Cities picnic. Brighton Summerfest is Saturday.

B. By Department Directors

Chief of Police Matt Domenico gave an update on the new Blue Envelope Program that was recently brought to Brighton.

C. By the City Attorney

City Attorney Alicia Calderon announced that her office has a law clerk intern for the summer.

D. By the City Manager

Deputy City Manager Marv Falconburg presented the Board & Commission vacancy update and announced that the Olive Garden grand opening broke sales records for the state. There will be a grand opening of Benedict Park on June 17th.

E. By City Council

Councilmember Fiedler announced that 27J Schools will host a pep rally at 96th Avenue and Tower Road.

Mayor Pro Tem Padilla announced that Brighton Summerfest is Saturday, June 14th is the Adams County Pride event, and Friday is the retirement celebration for Sue Corbett.

Councilmember Taddeo announced that the Flix and Kicks events will be held on Thursdays this summer and there will be a band at the Armory on June 14th. Councilmember Taddeo attended a ride along with the Brighton Police Department.

Councilmember Green attended five graduations for 27J Schools and announced that Bromley Park and Pheasant Ridge are having their community yard sales this weekend.

Councilmember Worth attended a ride along with the Brighton Police Department.

Councilmember Pawlowski attended the Sister Cities picnic.

13. EXECUTIVE SESSION**14. ADJOURNMENT**

Mayor Mills adjourned the meeting at 7:19 p.m.

CITY OF BRIGHTON, COLORADO

Gregory Mills, Mayor

ATTEST:

Natalie Hoel, City Clerk

Approval Date