

City of Brighton

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



Meeting Minutes - Draft

Tuesday, December 17, 2024

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 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

Absent: 1 - Councilmember Johnston

2. CONSENT AGENDA

A. Approval of the November 19, 2024 City Council Minutes

B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPOINTING CURRENT ALTERNATE MEGAN MOTHERSHED AS AN AT-LARGE MEMBER OF THE PARKS AND RECREATION ADVISORY BOARD TO FILL AN UNEXPIRED TERM TO JANUARY 2026

Resolution No. 2024-96

C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPOINTING WILTON WEBB AS A MEMBER OF THE BRIGHTON HOUSING AUTHORITY TO FILL AN UNEXPIRED TERM TO NOVEMBER 2028

Resolution No. 2024-97

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

Absent: 1 - Councilmember Johnston

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

Absent: 1 - Councilmember Johnston

4. CEREMONIES

A. Swearing In of New Board and Commission Member

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

B. American Public Works Association Presentation of the Outstanding Public Works Employee Award to Joseph Huerta and Outstanding Manager of the Year Award to Joseph Leon

Peter Adler with the APWA Colorado Chapter Board of Directors recognized Joseph Huerta as the Outstanding Public Works Employee for a Medium Community, Joseph Leon as the Professional of the Year for Administrative Management and the project for Sustainability for a Medium Community.

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

Tom Lampo prayed for the city.

Mike Boutwell expressed concern regarding drug issues in the city.

6. PUBLIC HEARINGS**A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AMENDING CERTAIN ACCOUNTS IN THE GENERAL FUND, FLEET FUND, WATER FUND, WASTEWATER FUND, STORM DRAINAGE FUND, CEMETERY FUND, AND BENEFITS FUND; AND APPROPRIATING MONEY FOR EXPENDITURES IN THE AMOUNT OF \$1,000,000 TO SUPPORT INCREASED BENEFITS COSTS, AN IRRIGATION LEAK AT ELMWOOD CEMETERY, AND INCREASED FLEET MAINTENANCE SPENDING**

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

Mayor Mills opened the public hearing at 6:25 p.m. and City Clerk Natalie Hoel verified the required postings and publications (December 5, 2024 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.

Budget and Performance Manager Kathryn Mortensen presented the 4th Amendment to the 2024 budget. The amendment is needed for benefit costs, an irrigation leak at Elmwood Cemetery and fleet maintenance for a total of \$1,000,000. This brings the total 2024 budget to \$310 million.

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 how long the cemetery leak lasted and Manager Mortensen stated she did not know. Councilmember Green asked if the benefits fund has been corrected for next year. Manager Mortensen stated that it has been as much as it can be.

The budget is estimated for trends in the past years and some years are just different. There were significantly less of the stop loss claims this year.

Mayor Mills closed the public hearing at 6:31 p.m.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Pawlowski, to approve Resolution 2024-98. 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

Absent: 1 - Councilmember Johnston

7. ORDINANCES FOR INITIAL CONSIDERATION

8. ORDINANCES FOR FINAL CONSIDERATION

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING AN AMENDMENT TO CERTAIN ARTICLES OF THE LAND USE AND DEVELOPMENT CODE RELATING TO PUBLIC LAND AND MISSING MIDDLE HOUSING

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

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Taddeo, to approve Ordinance 2462. 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

Absent: 1 - Councilmember Johnston

B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE RIGHT-OF-WAY VACATION FOR AN APPROXIMATELY 0.012 ACRE PORTION OF RIGHT-OF-WAY GENERALLY LOCATED NORTH OF WEST BROMLEY LANE, SOUTH OF WEST JESSUP STREET, WITHIN SOUTH MAIN STREET RIGHT-OF-WAY, MORE PARTICULARLY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, 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 Ordinance into the record.

Motion by Councilmember Green, seconded by Councilmember Pawlowski, to approve Ordinance 2463. 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

Absent: 1 - Councilmember Johnston

9. RESOLUTIONS

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE PLACEMENT OF A PLAQUE ON LEGACY PATHWAY RECOGNIZING KEN KREUTZER FOR HIS SERVICE TO THE BRIGHTON COMMUNITY

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

Parks and Recreation Director Travis Haines presented the petition that was received regarding a plaque for Ken Kreutzer on Legacy Pathway and gave a brief history of his background. The Parks and Recreation Advisory Board recommended formal approval by City Council.

Motion by Councilmember Fiedler, seconded by Mayor Pro Tem Padilla, to approve Resolution 2024-99. Motion passed by the following vote:

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

Absent: 1 - Councilmember Johnston

Recuse: 1 - Councilmember Pawlowski

B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ACCEPTING THE PROPOSAL OF FCI CONSTRUCTORS, INC. FOR PHASE 2 OF THE BRIGHTON RECREATION CENTER EXPANSION PROJECT FOR THE CONTRACT AMOUNT OF ELEVEN MILLION SIX HUNDRED FORTY-ONE THOUSAND SEVEN HUNDRED SEVENTY-ONE DOLLARS (\$11,641,771) AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE CONTRACT ON BEHALF OF THE CITY

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

Assistant Director of Recreation Services Carleen Watts presented the Brighton Recreation Center Expansion Project and gave a brief history of the building. There is a growing demand for gym space and internal programming as well as the need to address working conditions for staff. The new first floor will feature a 4,900 sq. ft. new auxiliary gym, the relocation of gym storage, new space for AV Equipment, single stall restrooms, and custodial space. The rogue studio will be relocated and will now have an outdoor space. The second floor will have a renovated track, a cycling studio, day lockers and staff offices. Thirteen firms submitted qualifications. The panel determined FCI Constructors was the most responsive and responsible firm. Phase 1 was awarded for \$10,000. Staff recommends accepting the guaranteed maximum price for Phase 2 of construction for \$11,641,771.

Motion by Councilmember Green, seconded by Councilmember Worth, to approve Resolution 2024-100. 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

Absent: 1 - Councilmember Johnston

C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON,

COLORADO, ACCEPTING THE PROPOSAL OF HALLMARK, INC. AND APPROVING THE PROCUREMENT OF THE COLORADO FRONT RANGE TRAIL (CFRT) VETERAN'S PARK TRAIL CONNECTION PROJECT FOR THE CONTRACT AMOUNT OF NINE HUNDRED FORTY-EIGHT THOUSAND TWO HUNDRED FOURTEEN DOLLARS (\$948,214), AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE CONTRACT ON BEHALF OF THE CITY

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

Parks Planning Development and Grant Manager Ryan Smith presented the Colorado Front Range Trail (CFRT) Veteran's Park Trail Connection project. This is located west of Highway 85 and east of Veteran's Park. These 400 linear feet of trail will be constructed to complete the CFRT in the city. Three responses were received, and staff recommends accepting the bid of Hallmark Inc. as they were deemed the most responsive and responsible bid for \$948,214. The city's portion of the cost is \$722,099 and the remainder is from Adams County grant funding for \$226,115.

Motion by Councilmember Pawlowski, seconded by Councilmember Fiedler, to approve Resolution 2024-101. 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

Absent: 1 - Councilmember Johnston

- D. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING A FINAL PLAT AND DEVELOPMENT AGREEMENT FOR THE BRIGHTON CROSSING FILING NO. 2 8TH AMENDMENT SUBDIVISION, AN APPROXIMATELY 33.248 ACRES OF LAND, GENERALLY LOCATED TO THE SOUTH OF LONGS PEAK STREET, NORTH OF E. BRIDGE STREET, EAST OF THE BRIGHTON CROSSING FILING NO. 1 SUBDIVISION, AND WEST OF THE SPEER CANAL, MORE SPECIFICALLY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; AUTHORIZING THE MAYOR TO EXECUTE THE DEVELOPMENT AGREEMENT ON BEHALF OF THE CITY; AND SETTING FORTH OTHER DETAILS RELATED THERETO**

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

Senior Planner Nick Di Mario presented the Final Plat and Development Agreement for the Brighton Crossing Filing No. 2, 8th Amendment Subdivision that was continued from November 4, 2024. Since that time, staff and the applicant team have met to create a better roadway plan. Planner Di Mario gave a brief history of the property. The final plat is 33.248 acres and contains 161 lots for single family detached residential uses. The item was continued with the request that the North Golden Eagle Parkway connection to East Bridge Street be added to the project. The property has been consolidated into one phase; this will be Phase 13. North Golden Eagle Parkway will be required to be constructed from its intersection of Longs Peak Street to East Bridge Street prior to the issuance of any residential permits within the subdivision.

A concern about pedestrian connectivity was discussed at the November 4, 2024 meeting. The city is currently having discussions surrounding the opportunity of a north / south pedestrian crossing to the west of the North Golden Eagle Parkway and East Bridge Street intersection. As the pedestrian crossing is a regional improvement, it is not the responsibility of the developer, however, staff understands the importance of providing such a pedestrian connection. Staff will begin conversations and planning with the Colorado Department of Transportation surrounding the future pedestrian connection.

The Development Agreement obligations include infrastructure, design and maintenance of Pond 308, a fee in lieu of water dedication, and the construction of trails. The Development Agreement now includes a requirement to design and construct all North Golden Eagle Parkway and requires the developer to receive permission from Adams County to design and construct the roadway to City of Brighton standards. That conversation has already occurred, and Adams County is ok with the developer building the roadway to city standards. The developer is required to submit a change order to the city detailing the new infrastructure that will be associated with the extension of North Golden Eagle Parkway. The change order will need to be reviewed and approved by staff prior to the issuance of construction permits. The developer will be required to annex the remainder of the roadway prior to final acceptance. The petition for annexation has been submitted.

There are traffic circles within and adjacent to the property to assist with vehicular circulation as well as traffic control. These are located at the intersections of North Golden Eagle Parkway and Longs Peak Street and at North Golden Eagle Parkway and Royal Pine Street. The Longs Peak Street crossing the Speer Canal to the north of the property provides an additional speed control measure.

The Development Review Committee has reviewed the proposal and recommended approval. Pursuant to the motion made at the November 4, 2024 meeting the requested inclusion of the North Golden Eagle Parkway connection to East Bridge Street has been added as a requirement to the Development Agreement Amendment. Staff recommends approval of the Brighton Crossing No. 2, 8th Amendment Final Plat and the Brighton Crossing No. 2 Development Agreement 5th Amendment.

Chris Brentner with Brookfield Residential presented a history of the project.

Steve Parker expressed concern regarding overcrowding of the facilities in the area with current residents and that they will not be able to handle more residents.

Motion by Councilmember Green, seconded by Councilmember Taddeo, to approve Resolution 2024-102. 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

Absent: 1 - Councilmember Johnston

E. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING AN AMENDMENT TO THE 2025 FEES AND CHARGES FOR SERVICES PROVIDED BY THE CITY AS SET FORTH HEREIN

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

Budget and Performance Manager Kathryn Mortensen presented the amendments to the

2025 Fee Resolution. The changes include amending language to maintain consistency, adding some information that was left off when the Resolution was adopted in October, the removal of obsolete fees, correcting Recreation Center fees and the addition of fees regarding parking permits.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Pawlowski, to approve Resolution 2024-103. 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

Absent: 1 - Councilmember Johnston

F. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, EXPRESSING THE INTENT OF THE CITY TO BE REIMBURSED BY FUTURE FINANCING FOR EXPENSES RELATING TO THE CONSTRUCTION, EQUIPMENT, EXPANSION, AND IMPROVEMENT OF A NEW WATER TREATMENT PLANT

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

Finance Director Catrina Asher presented the Water Treatment Plant Bonding Reimbursement Resolution and gave the background regarding the project and financing since 2022. It is now time for the second round of financing. There are no changes to rates being proposed at this time. The bond issuance is targeted for February 2025 for \$85 million. The reimbursement Resolution is the first step in the bonding process and states that the city intends to reimburse itself with the future bond proceeds for costs that may be incurred from now till the bonds close.

Motion by Councilmember Snyder, seconded by Councilmember Worth, to approve Resolution 2024-104. 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

Absent: 1 - Councilmember Johnston

10. UTILITIES BUSINESS ITEMS

Resolutions

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING A REIMBURSEMENT AGREEMENT FOR THE CONSTRUCTION OF NON-POTABLE IRRIGATION LINES FOR VENTURE PARK

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

Utilities Director Scott Olsen presented the Brookfield Reimbursement Agreement for Venture Park for non-potable water infrastructure. The Chikuma non-potable well currently irrigates parks, median landscaping, and open spaces in Bromley Park and Brighton Crossings subdivision. The city wishes to expand this water service to Donelson Park, Venture Park, and Pierson Park. This portion of the project will install a water main through Venture Park during construction of the park to avoid disruption of the park in the future. The cost estimate

for this portion of the line is approximately \$314,000. Construction of the “missing links” of the system are budgeted in the 15-year CIP for the Utilities Department. Staff recommends approval of the resolution to continue toward achieving non-potable water service for parks and open spaces in the northeast portion of the city.

Motion by Councilmember Fiedler, seconded by Mayor Pro Tem Padilla, to approve Resolution 2024-105. 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

Absent: 1 - Councilmember Johnston

11. GENERAL BUSINESS

12. REPORTS

A. By the Mayor

Mayor Mills attended the CML Committee meeting, the Tip a Cop event, the Metro Mayors Caucus reception, the Chamber After Hours event, the Festival of Lights parade, the Raising Canes grand opening, the GALA for the hospital project, and the milk and cookies with Santa at the Alli Event Center.

B. By Department Directors

C. By the City Attorney

D. By the City Manager

City Manager Michael Martinez thanked everyone for their help with the Festival of Lights parade. Deputy City Clerk Erin Kelm is the Employee of the Year, Community Services Supervisor Shiloh Howlett is the Supervisor of the Year and the Cisco Integration from the IT Department is the Project of the Year. The Brighton Fire Rescue District approved the increase to their impact fees with a tiered approach over the next three years.

E. By City Council

Councilmember Worth attended the Parks & Recreation Advisory Board meeting, the Tree Lighting ceremony and the Employee Awards luncheon.

Councilmember Pawlowski attended the Parks & Recreation Advisory Board meeting, the Chamber After Hours event, the E-470 Board meeting, the Raising Canes ribbon cutting, the Chamber luncheon and the Festival of Lights parade.

Councilmember Green attended the NATA meeting, the Brighton Economic Development Corporation annual meeting and the Chamber luncheon.

Councilmember Taddeo attended the Brighton Economic Development Corporation annual meeting, the Brighton Employee Charities giftwrapping event, and the Festival of Lights parade.

Mayor Pro Tem Padilla attended the Housing Authority meeting and the Employee Awards luncheon.

Councilmember Fiedler attended the Chamber After Hours event, the Almost Home fundraiser and the Festival of Lights parade.

Councilmember Snyder attended the Festival of Lights parade and the Brighton Urban Renewal Authority meeting.

13. EXECUTIVE SESSION

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Pawlowski, to go into Executive Session at 8:03 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:

Mayor Mills reconvened the meeting at 8:41 p.m.

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

Absent: 1 - Councilmember Johnston

14. ADJOURNMENT

Mayor Mills adjourned the meeting at 8:42 p.m.

CITY OF BRIGHTON, COLORADO

Gregory Mills, Mayor

ATTEST:

Natalie Hoel, City Clerk

Approval Date