



# City of Brighton

500 S. 4th Avenue  
Brighton, CO 80601

## Meeting Agenda

### City Council

**MAYOR - GREGORY MILLS**  
**MAYOR PRO TEM - PETER PADILLA**  
**COUNCIL MEMBERS:**  
**CHRIS FIEDLER, TOM GREEN,**  
**JAN PAWLOWSKI, JIM SNYDER,**  
**ANN TADDEO, LLOYD WORTH**

#### *Notice of Non-Discrimination*

*It is the policy of the City of Brighton to provide equal services, programs and activities without regard to race, color, national origin, creed, religion, gender, gender identity, sex, sexual orientation, disability, or age and without regard to the exercise of rights guaranteed by state or federal law. The City of Brighton has a policy to provide language access services at no charge to persons with limited English proficiency (LEP) and persons with a disability who are served by the City.*

*For more information on non-discrimination or interpretation, please contact the City's Coordinator at [ADACoordinator@brightonco.gov](mailto:ADACoordinator@brightonco.gov) or 303-655-2096. The City will make reasonable accommodations in accordance with Colorado law and the Americans with Disabilities Act (ADA) or will arrange for an interpreter in accordance with Title VI of the Civil Rights Act. Any request for an interpreter must be made by 9:00 a.m. on the Thursday prior to the City Council meeting.*

*Si desea traducción o acomodaciones de acuerdo con la Ley de Derechos de Discapacitados ("ADA" en inglés) o Título VI de la Ley de Derechos Civiles, por favor comuníquese por correo electrónico a [ADACoordinator@brightonco.gov](mailto:ADACoordinator@brightonco.gov) o 303-655-2096. Cualquier petición para un intérprete debe ser pedido antes de las 9 a.m. el jueves anterior de la sesión del consejo.*

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Tuesday, December 2, 2025

6:00 PM

Council Chambers

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### **1. CALL TO ORDER**

A. Pledge of Allegiance to the American Flag

B. Roll Call

### **2. CONSENT AGENDA**

- A. [ID-271-25](#) Approval of the November 4, 2025 City Council Minutes

Attachments: [November 4, 2025](#)

### **3. APPROVAL OF REGULAR AGENDA**

*(Council may take a short break between 7:30–8:00 p.m.)*

### **4. CEREMONIES**

- A. [ID-277-25](#) Recognition of the Name That Snowplow Contest Winners
- B. [ID-274-25](#) Celebrating Brighton Youth Rugby Association's Historic Season

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

### **6. PUBLIC HEARINGS**

### **7. CONSOLIDATED ITEMS FOR SEQUENTIAL REVIEW**

- A. [ID-283-25](#) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION OF AN APPROXIMATELY 5.83 ACRES OF CONTIGUOUS LAND, KNOWN AS THE JAMES PROPERTY ANNEXATION, IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO (PUBLIC HEARING)

Attachments: [Draft Resolution of Annexation Eligibility](#)  
[Aerial Map by City Staff](#)  
[Public Notice on Website and Property Owner Notification](#)  
[Affidavit of Sign Posting](#)  
[Website Posting Proof](#)  
[Newspaper Proof of Publication](#)  
[Draft City Staff Presentation](#)

- B. [ID-284-25](#) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ANNEXING TO THE CITY OF BRIGHTON APPROXIMATELY 5.83 ACRES OF CONTIGUOUS LAND, IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, TO BE KNOWN AS THE JAMES PROPERTY ANNEXATION (FIRST READING)

**Attachments:**

[Draft Annexation Ordinance](#)  
[Aerial Map by City Staff](#)  
[Annexation Map by Applicant \(Exhibit B\)](#)  
[Signed Petition \(Exhibit C\)](#)  
[Public Notice on Website and Property Owner Notification](#)  
[Affidavit of Sign Posting](#)  
[Website Posting Proof](#)  
[Newspaper Proof of Publication](#)  
[Draft City Staff Presentation](#)

## **8. ORDINANCES FOR INITIAL CONSIDERATION**

- A. [ID-276-25](#) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ADDING ARTICLE 8-26 OF THE BRIGHTON MUNICIPAL CODE RELATING TO UNAUTHORIZED CAMPING ON PRIVATE PROPERTY

**Attachments:**

[ORD 2025 Camping on Private Property](#)  
[Private Property Camping Presentation - First Reading](#)

- B. [ID-282-25](#) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AMENDING ARTICLE 1-20 OF THE BRIGHTON MUNICIPAL CODE RELATED TO RIGHT OF ENTRY, ARTICLE 1-24 RELATED TO RESTITUTION, AND ARTICLE 2-16 RELATED TO CONTEMPT OF COURT

**Attachments:**

[ORD B.M.C. Updates - Right of Entry, FTA, Restitution - FINAL v2](#)  
[B.M.C. Right of Entry, FTA, Restitution - Redlines](#)  
[B.M.C. Updates - Right of Entry, FTA, Restitution PPT](#)

## **9. ORDINANCES FOR FINAL CONSIDERATION**

## **10. RESOLUTIONS**

- A. [ID-286-25](#) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE CONSTRUCTION AND REIMBURSEMENT AGREEMENT ASSOCIATED WITH THE BROMLEY FARMS SUBDIVISION PLAN, RESCINDING RESOLUTION NUMBER 2025-51, AND AUTHORIZING THE MAYOR TO EXECUTE THE REIMBURSEMENT AGREEMENT ON BEHALF OF THE CITY

**Attachments:**

[Draft City Council Resolution](#)  
[Developer Contribution Pages from Bromley Farms Subdivision Plan](#)  
[Draft Construction and Reimbursement Agreement](#)  
[Aerial Map by City Staff](#)  
[EXHIBIT A - Developer Contribution Pages from Bromley Farms Subdivision Plan](#)  
[EXHIBIT B - General Scope of Reimbursable Items](#)  
[EXHIBIT C - Regional Outfall Improvements Reach 1-4](#)  
[Website Notification](#)  
[Draft City Staff Presentation](#)

- B. [ID-281-25](#) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, CONCERNING AN APPLICATION FOR THE REDUCTION AND/OR SUBSIDY OF DEVELOPMENT IMPACT FEES, USE TAX, AND LAND DEDICATION SUBMITTED BY THE BRIGHTON HOUSING AUTHORITY

**Attachments:**

[BHA Ravenfield - City Fee Reduction Resolution](#)  
[BHA Ravenfield - City Fee Reduction Agreement](#)  
[Ravenfield AH Fee Reduction Application 7-30-25.ADA](#)  
[Ravenfield Fee Reduction Worksheet.ADA](#)  
[Ravenfield Fee Reductions CC Presentation 11-18-25](#)

- C. [ID-280-25](#) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING AN AMENDMENT TO THE 2026 FEES AND CHARGES FOR SERVICES PROVIDED BY THE CITY AS SET FORTH HEREIN

**Attachments:**

[RESO 25 - ADU Fee Amendment Resolution](#)  
[2026 Fee Resolution Amended Attachments with ADU Exceptions - Redlined](#)  
[ADU Fees Amendment Reso 12-2-25 CC Presentation 11-18-25](#)

## **11. UTILITIES BUSINESS ITEMS**

## **12. GENERAL BUSINESS**

## **13. REPORTS**

A. By the Mayor

B. By Department Directors

C. By the City Attorney

D. By the City Manager

[ID-264-23](#)

Board and Commission Vacancy Update

**Attachments:**

[NEW OPENINGS B&C December 2025](#)

E. By City Council

#### **14. EXECUTIVE SESSION**

#### **15. ADJOURNMENT**