

City of Brighton

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



Meeting Minutes - Draft

Tuesday, November 4, 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 Green led the recitation of the Pledge of Allegiance to the American Flag.

B. Roll Call

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

Absent: 1 - Mayor Pro Tem Padilla

2. CONSENT AGENDA**A. Approval of the October 7, 2025, City Council Minutes****B. 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 (FINAL READING)**

Ordinance No. 2490

C. 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 (FINAL READING)

Ordinance No. 2491

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

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

Absent: 1 - Mayor Pro Tem Padilla

3. APPROVAL OF REGULAR AGENDA

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

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

Absent: 1 - Mayor Pro Tem Padilla

4. CEREMONIES

A. Recognition of the Civic Academy Graduates

Communication and Engagement Director Kristen Chernosky recognized the Civic Academy Graduates.

B. Recognition of Tyren King for Receiving the CPRA Award

Parks & Recreation Director Travis Haines and Sports Supervisor Amanda Aburto recognized Sports Coordinator Tyren King for receiving the 2025 Outstanding New Professional of the Year award from the Colorado Parks and Recreation Association.

C. Law Enforcement Records Personnel Week Proclamation

Mayor Mills read the Proclamation into the record.

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

Tom Lampo and Jose Eliseo Castro spoke during public comment.

6. PUBLIC HEARINGS

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE HISTORIC LANDMARK DESIGNATION FOR 319 SOUTH MAIN STREET (FIRST READING)

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

Mayor Mills opened the public hearing at 6:27 p.m. and City Clerk Natalie Hoel verified the required postings and publications (September 9, 2025, on the City of Brighton website) 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.

Senior Planner and Historic Preservationist Emma Lane presented the Historic Landmark Designation for 319 South Main Street. The property is generally located to the south of Skeel Street, west and north of South Main Street, and east of Highway 85 and the Pavilions Development. Historic Landmark designation is an official designation of the City of Brighton declaring a site, structure, or a district that is historically, architecturally, or geographically significant to the history of Brighton, Colorado, or beyond. This designation ensures the preservation of the resource and creates funding opportunities for preservation or restoration such as grants and tax credits. When considering this designation, staff used the review criteria outlined in the Land Use & Development Code.

Planner Lane presented the background on the property including the first owner Daniel Carmichael. From the date of construction in 1902, the home was most likely built by Carmichael himself. While there is no concrete proof of the builder, if built by Carmichael the house would be the only known surviving house built by him. This is significant as Carmichael lived in Denver full time and would have likely built the home as a model to help sell other homes. The home has had numerous owners with notable reputation in Brighton. The property is now owned by Beatriz and Trevor Pfannenstiel.

The application must be reviewed against the eligibility of designation criteria, the policy and intent of the section, and the city's Comprehensive Plan. City Council shall use the criteria found in 10.03 B. 1. of the Land Use & Development Code, Historic Landmark Eligibility. The property must be at least fifty years old and must possess historical and/or architectural significance. Planner Lane presented the architectural characteristics of the house built in 1902. The nomination meets criteria in the social and historic category. Planner Lane presented the history of Daniel F. Carmichael and his significance to the Brighton community. This was one of the earliest homes to be built west of the railroad. Carmichael purchased the 240 acres making up the beginning of Brighton and was involved in building some of the original structures in town. The nomination for designation of 319 South Main Street helps protect and enhances use of the cultural resource within the city. The house provides a great example of Folk Victorian architectural style with its simplified features. The allowances of the Land Use & Development Code give landowners in terms of preservation of their resources, the designation gives a reasonable balance between property rights and public interest and therefore advances the policy and intent of Section 10.03 A of the Land Use & Development Code.

The Future Land Use portion of the Comprehensive Plan designates the property as Downtown, which is consistent with the combination of the residential building type and the current owners proposed conversion of the home to commercial use. The proposed historic landmark designation also meets other policies and strategies of the Comprehensive Plan. The Comprehensive Plan mentions that the historic properties within Brighton are a valuable resource that contribute to the fabric of the community and are an asset that the city should strive to retain. The Comprehensive Plan encourages reinvestment in the Downtown Urban Center, which this application aims to do. The application focuses on preservation and reuse of existing resources within the city.

All posting was completed in accordance with the Land Use & Development Code and public hearing information was posted on various social media sites. Staff has received no formal comment regarding this item. The appropriate staff has reviewed this project and recommends approval. The Historic Preservation Commission heard this item at a public hearing on September 25, 2025, and unanimously recommended approval. Staff finds that the proposal meets the review criteria in the Land Use & Development Code and therefore recommends approval of the 319 South Main Street Historic Landmark Designation.

Mayor Mills asked if the applicant would like to add anything to the presentation, they did not.

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 this designation would limit what can be done on the inside of the building and Planner Lane explained that it is typically only the exterior that must be preserved. Councilmember Green asked if the applicant knows what their commercial aspirations are. Trevor Pfannenstiel explained that they want to open a coffee shop with an old town feel and keep the home feeling of downtown. Councilmember Green asked if the second story will prohibit any accessibility. Mr. Pfannenstiel explained that the second story will be an office area.

Councilmember Worth asked if the property is not designated, would this prevent the owner from doing the work on the building. Councilmember Worth is afraid this designation would be a detriment to the property in the future if they want to do something different with the property. Planner Lane explained that the designation would prevent demolition and gives grant opportunities. There is a lot of flexibility, the goal is to keep the front façade.

Councilmember Green asked what it would take to reverse the designation. Planner Lane explained that it would have to go through the same process for a public hearing at the Historic Preservation Commission and City Council.

Mayor Mills asked if there was a need to go through the state since it is a local designation and Planner Lane explained that the city would have to follow state guidelines.

Mayor Mills closed the public hearing at 6:43 p.m.

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

Aye: 6 - Mayor Mills, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, and Councilmember Taddeo

No: 1 - Councilmember Worth

Absent: 1 - Mayor Pro Tem Padilla

7. ORDINANCES FOR INITIAL CONSIDERATION

8. ORDINANCES FOR FINAL CONSIDERATION

9. RESOLUTIONS

10. UTILITIES BUSINESS ITEMS

11. GENERAL BUSINESS

12. REPORTS

A. By the Mayor

Mayor Mills attended the Special Olympics Awards lunch, the Highway 7 Coalition meeting, the Open House for Power Equipment Company, the Weld County Annual Town and City dinner, the NATA meeting, the Chamber After Hours event, the ADCOG dinner, and a ride along with the Brighton Police Department.

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, wished good luck to the City Council candidates and thanked Councilmember Pawlowski for her service to the city.

E. By City Council

Councilmember Snyder attended the CML Municipal Government Seminar and the Civic Academy roundtable. Councilmember Snyder recognized Aaron Herrera for his work to install permanent lights downtown.

Councilmember Fiedler thanked the City Council candidates and recognized veterans.

Councilmember Taddeo attended the Love's ribbon cutting.

Councilmember Green attended Harvestfest.

Councilmember Worth attended the ADCOG dinner, the Allo Business After Hours event, the Civic Academy roundtable, and the Image Summit.

Councilmember Pawlowski attended the ADCOG dinner and the E-470 meeting.

13. EXECUTIVE SESSION**14. ADJOURNMENT**

Mayor Mills adjourned the meeting at 6:59 p.m.

CITY OF BRIGHTON, COLORADO

Gregory Mills, Mayor

ATTEST:

Natalie Hoel, City Clerk

Approval Date