



Legislation Details (With Text)

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City of Brighton

500 S. 4th Avenue
Brighton, CO 80601



Meeting Minutes - Draft

Tuesday, August 18, 2020

6:00 PM

Council Chambers / Virtual Meeting

City Council

**MAYOR - GREGORY MILLS
MAYOR PRO TEM - MATT JOHNSTON**

**COUNCIL MEMBERS:
CLINT BLACKHURST, ADAM CUSHING,
MARK HUMBERT, KRIS JORDINELLI, MARY ELLEN POLLACK,
ANN TADDEO, TIM WATTS**

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 Taddeo led the recitation of the Pledge of Allegiance to the American Flag.

B. Roll Call

Present: 9 - Mayor Mills, Mayor Pro Tem Johnston, Councilmember Blackhurst, Councilmember Cushing, Councilmember Humbert, Councilmember Jordinelli, Councilmember Pollack, Councilmember Taddeo, and Councilmember Watts

2. APPROVAL OF REGULAR AGENDA

Mayor Pro Tem Johnston asked that Item 3D be removed from the Consent Agenda and become Item 9A.

Motion by Mayor Pro Tem Johnston, seconded by Councilmember Cushing, to approve the Regular Agenda as amended. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Johnston, Councilmember Blackhurst, Councilmember Cushing, Councilmember Humbert, Councilmember Jordinelli, Councilmember Pollack, Councilmember Taddeo, and Councilmember Watts

3. CONSENT AGENDA

- A. Approval of the July 14, 2020 City Council Minutes**
- B. Approval of the July 17, 2020 City Council Minutes**
- C. Approval of the July 21, 2020 City Council Minutes**

D. A RESOLUTION AUTHORIZING ASSIGNMENT OF THE CITY OF BRIGHTON'S 2020 PRIVATE ACTIVITY BOND ALLOCATION TO THE COLORADO HOUSING AND FINANCE AUTHORITY FOR THE CHRISMAN DEVELOPMENT INC ACQUISITION AND REHABILITATION PROJECT OF THE PLATTE VALLEY TERRACE APARTMENTS PURSUANT TO THE COLORADO PRIVATE ACTIVITY BOND CEILING ALLOCATION ACT

This item was moved to Item 9A.

Motion by Mayor Pro Tem Johnston, seconded by Councilmember Humbert, to approve the Consent Agenda as amended. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Johnston, Councilmember Blackhurst, Councilmember Cushing, Councilmember Humbert, Councilmember Jordinelli, Councilmember Pollack, Councilmember Taddeo, and Councilmember Watts

4. CEREMONIES

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

David Moya, Brighton. Mr. Moya expressed concern regarding the cost of permits and licensing for food trucks in the City and the lack of enforcement by the City when a complaint is made regarding unlicensed and illegally parked food trucks.

6. PUBLIC HEARINGS

A. 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. 7 SUBDIVISION, AN APPROXIMATE 137.707 ACRES OF CONTIGUOUS LAND, IN THE EAST HALF OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH 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.

Mayor Mills opened the public hearing at 6:16 p.m. and City Clerk Natalie Hoel verified the required postings and publications (July 29, 2020 in the Brighton Standard Blade) for this public hearing were completed.

Acting City Manager Marv Falconburg introduced Senior Planner Mike Tylka.

Senior Planner Mike Tylka presented the Brighton Crossing Filing No. 7 Final Plat and Development Agreement. The applicant is Dewberry J3 being represented by Sue Sibel and the owner is Brookfield Residential being represented by Lisa Albers. In the City's transition to the newly adopted code, applications submitted prior to the effective date of January 1, 2020, were reviewed by staff using the previous Land Use and Development Code and such sections and criteria are referenced in this report.

The property is approximately 137 acres generally located to the southeast of Thomas Donelson Park, southwest of the intersection of Longs Peak Street and North 50th Avenue, and northeast of the intersection of North 45th Avenue and East Bridge Street. The rezoning for this property was heard at a public hearing two weeks ago and will be considered for final reading tonight. Platting is necessary as it creates several items including but not limited to lots for future use, easements for items such as utilities, and rights-of-way for streets within the subdivision. City Council is tasked with the final decision on requests to final plat properties within City limits. The code outlines review criteria upon which the decision should be made by City Council. A

Resolution to final plat must be approved by City Council via one reading to be considered approved. City staff collects and analyzes application materials, and after a thorough review, presents their findings on a Preliminary Plat to the Planning Commission and thereafter, on a Final Plat to City Council. A development agreement is included for review and approval with the Final Plat. The purpose of this agreement is to outline the expectations the City has for the developer regarding the property as it develops.

The subject property was annexed in 1985 as part of the original Bromley Park Annexation and is subject to its annexation agreement and certain amendments made thereto. The property is currently zoned as part of the Bromley Park Planned Unit Development (PUD) 2nd Amendment and is unplatted and is undergoing a rezoning with the 25th Amendment. The surrounding uses include single-family detached residential and Donelson Park to the north, single-family detached residential across Bridge Street, multi-family development and commercial uses coming directly adjacent to the property at the northwest corner of 50th Avenue and Bridge Street, single-family residential and commercial property across 50th Avenue to the east and single-family detached residential and a portion of Donelson Park to the west.

The future land use portion of the Comprehensive Plan has designated the majority of the property as appropriate for low-density residential use. Approximately twenty-three acres of the property is designated as public land. A portion of this area is proposed to be used for a City-owned tract to support the adjacent park. The developer has met the park land dedication requirements elsewhere through approved plats under the terms of the applicable annexation agreement. The proposed Final Plat generally complies with the Comprehensive Plan's guidelines for low-density residential uses. The layout of the subdivision complies with the Comprehensive Plan's design elements such as connectivity and open space.

The development of the land as outlined in the Final Plat aligns with a few more portions of the Comprehensive Plan. The first being Principle 1: Managing Growth Policy 1.1 as the development will build on the existing framework of roads, utilities, and other infrastructure investments in the area. Additionally, the development meets Principle 2: The Freestanding City Policy 2.4 as it seeks to expand residential uses in an area that is surrounded by urban growth. The development can be thought of to assist Principle 3: Open Space & Natural Environment Policy 3.2 as it creates two tracts to be used for a trail that will connect and expand the existing trail network. Having lots for a variety of residential densities in a development aligns with Principle 6: Distinctive Neighborhoods Policy 6.5 as it will provide a variety of housing options.

The Final Plat is for a subdivision of 372 lots for single-family detached homes, one lot for a future set of single-family detached homes, one lot for future single-family attached dwellings, and two lots for future multi-family apartment buildings. The 372 lots for single-family detached homes will cover a majority of this property. The lot for single-family attached dwellings, or townhouses, is buffered from 50th Avenue on its eastern side by Tract D. The townhouses will not be directly adjacent to 50th Avenue. This proposal encompassing 136 acres of land designates approximately 92 acres for residential use, approximately 29 acres for various tracts and 15 acres for roads and right-of-way. The approximate 2-acre tract will be dedicated and maintained by the City for the purposes of a future parking lot for public use to serve Thomas Donelson Park. The other 19 tracts will be used for access and landscaping to create a landscaping corridor down Bowie Street to direct people to the commercial area. There will be a trail along the easement corridor to connect the existing trail to the north and south. There are stormwater and drainage easement tracts that will be owned by the Brighton Crossing Operations Board. The 19 Tracts will be maintained by the Operations Board with the exception of the two with drainage components, these will be maintained by the South Beebe Draw Metropolitan District that covers drainage.

The block and lot layout sizes are aligned with the code so a block would not be too long and prevent street connections. The average single-family detached lot is 6,889 sq. ft. While considering road layout, the existing intersections from the adjacent neighborhoods across 45th Avenue and Longs Peak Street and the commercial area are all carried over into this subdivision to provide great connectivity. Longs Peak Street travels from the west and connects to an extended North 46th Avenue and northward to connect to the existing Longs Peak Street, which travels east to North 50th Avenue. All of the lots adjacent to North 45th Avenue and Longs Peak Street will be developed as single-family detached use and all of the lot sizes are approximately the same size or larger.

The Development Agreement accompanies the Final Plat in the old code. Sections 1 - 11 are template for all developments. The Exhibits are where specifics for the proposed subdivision are outlined with special provisions included in Exhibit D. This Development Agreement provides, generally, that the owner/developer

or assigns will:

- Pay all applicable associated fees (including those to School District 27J),
- Submit all necessary Improvement Guarantees,
- Construct all improvements as outlined in the Schedule of Improvements as outlined further in the Phasing Plan,
- Contribute their pro-rata share for three future traffic signals (Bowie Drive & North 50th Avenue, North 50th Avenue and Longs Peak Street, and Mt. Bierstadt and Bridge Street),
- Design and construct one traffic signal depending on when traffic volume warrants are met (Bowie Drive & North 50th Avenue),
- Construct the north-south trail through the subdivision,
- Dedicate Tract A to the City for the parking lot for public use for the park,
- Maintain and landscape the traffic circle islands within 45th Avenue and Longs Peak Street, and
- Install future development and roadway connection signs so that future residents are aware of future adjacent development and roadway connections for later phases.

Section 17-42-210, Final Subdivision Plat, of the Land Use and Development Code, describes the requirements for this document and states that it shall conform to the existing Zoning Ordinance and Subdivision Regulations. The property is in conformance with the Land Use and Development Code, and it meets the requirements for the submitted, yet to be approved, Bromley Park PUD 25th Amendment zoning district and the applicable items that will remain from the Bromley Park PUD Land Use Regulations. The development of this property will facilitate orderly growth and expansion of the City. It will allow the developer to take advantage of the location of the property near major transportation corridors and the park facility; both will be assets to future residents. The proposed subdivision is generally compatible with the surrounding uses and the proposed lower density residential uses are located adjacent to existing lower density residential uses. The higher density residential uses are being located adjacent to commercial areas, approved multi-family and major thoroughfares. The street layout will provide additional connectivity with surrounding neighborhoods allowing a more walkable connected environment. The lots that are designated for future single-family attached and multi-family uses will be subject to the density as allowed in the zoning document.

Section 17-40-220 of the Land Use and Development Code outlines that before the City Council accepts and approves a final plat, the developer shall have entered into an agreement with the City that outlines the timing and construction of all necessary public improvements. A detailed Schedule of Improvements and Phasing Plan have been included with the draft Development Agreement. A separate agreement has been approved by City Council and is in place for construction of 45th Avenue and Longs Peak Street.

As required by code, all mailings and notices were sent to property owners within 300' of this proposed plat. The mailings were sent on July 29, 2020, six public hearing signs were posted on the property on July 30, 2020 and a notice was published in the Brighton Standard Blade on July 29, 2020. Staff has not received any formal comments. Notice was posted on the City's website and social media platforms.

Staff finds the Final Plat application complies with the requirements for a Final Plat as described in the Land Use and Development Code, Section 17-40-210, Final Plat, and with the zoning district regulations as outlined in the Bromley Park PUD 25th Amendment. Staff finds that the Development Agreement meets the criteria for an agreement as outlined in Section 17-40-220 of the Land Use and Development Code. Staff also finds that the Final Plat complies with policies of the Comprehensive Plan. The City staff Development Review Committee reviewed this project and recommends approval. The Planning Commission heard this request at their meeting on July 9, 2020 and recommended approval unanimously.

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

Mayor Mills asked if anyone in the audience had questions for the applicant, there was none.

Mayor Mills asked if anyone in the audience wished to speak on behalf of or against the request.

Susy Barreiro, Brighton. Ms. Barreiro asked for the timeline for each phase of development. Brookfield representative Lisa Albers reported that the widening of 45th Avenue to Longs Peak Street would be completed in August 2021. At that time, a permit will be pulled for Phase 1 for the lots along 45th Avenue and Longs Peak Street. The stormwater pond would then be built followed by the lots adjacent to the pond. This

would most likely take place six to eight months after the construction of 45th Avenue and Longs Peak Street.

Melissa Cormican, Brighton. Ms. Cormican asked in which phase the townhomes are going to be built. Ms. Albers reported that they are not platting the townhomes at this time; this will take place after the single-family detached homes are completed. The townhomes will be at least 365 ft. from the nearest home on Chicory. Ms. Cormican asked if there will not be any building in the area before 2022 and Ms. Albers stated that is correct. Ms. Cormican asked if the neighborhood would be notified when the townhomes are going to be built and Ms. Albers explained that they would, it would come back as a public hearing.

Senior Planner Tylka explained that since this was approved under the code, the platting of the single-family attached area would be done through an administrative amendment; it would not go back to Council as a public hearing.

Mayor Mills asked if there were questions from City Council.

Mayor Pro Tem Johnston appreciates that the Development Agreement now includes the language that the future development and roadways connection signs will be placed so future residents are aware of future adjacent development and roadway connections for later phases. Mayor Pro Tem Johnston appreciates that there are multiple ways to get in and out of the development and the streets are going to be completed.

Councilmember Jordinelli thanked Community Development for their hard work on this project.

Mayor Mills closed the public hearing at 8:04 p.m.

Motion by Councilmember Watts, seconded by Councilmember Humbert, to approve Resolution 2020-80. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Johnston, Councilmember Blackhurst, Councilmember Cushing, Councilmember Humbert, Councilmember Jordinelli, Councilmember Pollack, Councilmember Taddeo, and Councilmember Watts

7. ORDINANCES FOR INITIAL CONSIDERATION

8. ORDINANCES FOR FINAL CONSIDERATION

- A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE REZONING OF A PORTION OF THE BROMLEY PARK PLANNED UNIT DEVELOPMENT 2ND AMENDMENT TO THE BROMLEY PARK PLANNED UNIT DEVELOPMENT 25TH AMENDMENT FOR THE APPROXIMATELY 137.707-ACRE PROPERTY GENERALLY LOCATED TO THE SOUTHEAST OF THOMAS DONELSON PARK, SOUTHWEST OF THE INTERSECTION OF LONGS PEAK STREET AND N. 50TH AVENUE, AND NORTHEAST OF THE INTERSECTION OF N. 45TH AVENUE AND E. BRIDGE STREET IN BRIGHTON, COLORADO. THE BROMLEY PARK PLANNED UNIT DEVELOPMENT 25TH AMENDMENT IS GENERALLY LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ALL IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO**

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

Acting City Manager Falconburg explained that this is the final reading of the Ordinance and there have not been any changes since first reading.

Mayor Mills asked if there were any comments from the audience on the second reading of the Ordinance, there were none.

Motion by Mayor Pro Tem Johnston, seconded by Councilmember Blackhurst, to approve Ordinance 2341. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Johnston, Councilmember Blackhurst, Councilmember Cushing, Councilmember Humbert, Councilmember Jordinelli, Councilmember Pollack, Councilmember Taddeo, and Councilmember Watts

9. RESOLUTIONS

A. A RESOLUTION AUTHORIZING ASSIGNMENT OF THE CITY OF BRIGHTON'S 2020 PRIVATE ACTIVITY BOND ALLOCATION TO THE COLORADO HOUSING AND FINANCE AUTHORITY FOR THE CHRISMAN DEVELOPMENT INC. ACQUISITION AND REHABILITATION PROJECT OF THE PLATTE VALLEY TERRACE APARTMENTS PURSUANT TO THE COLORADO PRIVATE ACTIVITY BOND CEILING ALLOCATION ACT

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

Acting City Manager Falconburg introduced Strategic Initiatives & Governmental Affairs Manager Nicole Samson.

Strategic Initiatives & Governmental Affairs Manager Nicole Samson explained that this is a clean up of a Resolution that was approved by City Council on July 21, 2020. Brighton was given the opportunity to assign Private Activity Bonds to a project in Brighton or allow it to roll back to the State of Colorado General Fund for Private Activity Bonds. On July 21, 2020, City Council approved to have its portion of bonds assigned to the rehabilitation of the Platte Valley Terrace Apartments located at 611 Miller Avenue. The assignment of allocation needs to include the Colorado Housing and Finance Authority (CHFA). While the developer is going to complete the rehabilitation, CHFA will put the bonds into the market and will issue the bonds. The original assignment of allocation was missing any reference to CHFA. This Resolution corrects the original document by including CHFA. Manager Samson answered questions from Council regarding:

- The agency providing the grant money.*
- The agency behind the bonds.*
- The number of times these bonds are available.*
- The number of times the City has used this program in the past.*
- There being a cost to the City for this program.*
- These funds being used to rehabilitate the Senior Center.*
- The funds being used if the Senior Center was converted to affordable housing.*
- The department at the federal level providing the bonds.*
- The ability for the City to use these bonds each year with a non-profit.*

Motion by Councilmember Blackhurst, seconded by Councilmember Taddeo, to approve Resolution 2020-79. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Johnston, Councilmember Blackhurst, Councilmember Cushing, Councilmember Humbert, Councilmember Jordinelli, Councilmember Pollack, Councilmember Taddeo, and Councilmember Watts

10. UTILITIES BUSINESS ITEMS

Resolutions

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ACTING BY AND THROUGH ITS WATER ACTIVITY ENTERPRISE, APPROVING THE CONTRACT FOR PURCHASE OF HARRIMAN DITCH WATER RIGHTS FROM CHUGWATER CREEK, LLC, AND AUTHORIZING THE CITY

MANAGER TO EXECUTE SAID CONTRACT ON BEHALF OF THE CITY AND TO UNDERTAKE SUCH TASKS AS MAY BE REQUIRED TO IMPLEMENT THE PROVISIONS OF THE CONTRACT ON BEHALF OF THE CITY

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

Acting City Manager Falconburg introduced Utilities Director Brett Sherman.

Utilities Director Brett Sherman introduced Water Resources Engineer Austin Creswell.

Water Resources Engineer Austin Creswell presented the Harriman Ditch Water Rights purchase. Brighton has traditionally acquired water rights in the nearby Fulton Ditch and FRICO systems. These have recently become more difficult and expensive to acquire, so Brighton has had to expand their water acquisition efforts into other geographic areas. In 2018, the City purchased water rights along Turkey Creek and Bear Creek in Jefferson County and a similar purchase was made in 2019. The rights being considered with this purchase are in the same area and part of the same system so they can be operated together. This purchase would include 2.63 shares of the Harriman Ditch Company and would provide an average yield of 14.3 acre-feet of water. The negotiated price is \$177,300 and there is sufficient appropriation for this purchase. The water would be brought to Brighton by running it down Bear Creek and the South Platte River to the Ken Mitchell Reservoir complex. There would be approximately two acre-feet of transit losses. Staff believes this is a good purchase and recommends approval of the contract to purchase these water rights. Water Resources Engineer Creswell answered questions from Council regarding:

- The City actively looking for additional water shares in this area.*
- This area and ditch being included in the list of acceptable water for taps for homes.*
- The need to look at the cost per acre-foot and not the cost per share.*
- The number of water shares that could have been purchased in the past ten years with 70 million dollars.*

Motion by Councilmember Pollack, seconded by Councilmember Humbert, to approve Resolution 2020-81. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Johnston, Councilmember Blackhurst, Councilmember Cushing, Councilmember Humbert, Councilmember Jordinelli, Councilmember Pollack, Councilmember Taddeo, and Councilmember Watts

B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ACTING BY AND THROUGH ITS WATER ACTIVITY ENTERPRISE, APPROVING THE CONTRACT FOR PURCHASE OF LUPTON MEADOWS DITCH COMPANY WATER RIGHTS FROM CHUGWATER CREEK, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID CONTRACT ON BEHALF OF THE CITY AND TO UNDERTAKE SUCH TASKS AS MAY BE REQUIRED TO IMPLEMENT THE PROVISIONS OF THE CONTRACT ON BEHALF OF THE CITY

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

Water Resources Engineer Austin Creswell presented the Lupton Meadows Ditch water rights purchase. Brighton has had to move beyond the local geographic area to acquire additional water rights. Brighton has begun to accept water rights in the Lupton system in Weld County to meet water dedication requirements for new development. The Lupton Meadow shares are part of that system and will work in conjunction with other shares that the City has already accepted. This purchase is for eighty shares of the Lupton Meadows Ditch Company and would provide an average yield of 90.4 acre-feet. The negotiated price is \$2,112,000 and there are sufficient appropriations for this purchase. Staff believes the water rights are appropriate for the City to purchase, the price is fair market and staff recommends approval. Water Resources Engineer Creswell answered questions from Council regarding:

- The cost per acre-foot for these shares.*
- The difficulty in getting water downstream back to Brighton.*

- The anticipated use for the water prior to the construction of a holding facility.
- The entity that determines fair market value for water shares.
- The cost for an augmentation station in this area.
- The highest cost paid for water shares on this ditch.
- The cost for the augmentation structure.

Motion by Councilmember Pollack, seconded by Councilmember Humbert, to approve Resolution 2020-82. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Johnston, Councilmember Blackhurst, Councilmember Cushing, Councilmember Humbert, Councilmember Jordinelli, Councilmember Pollack, Councilmember Taddeo, and Councilmember Watts

C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ACCEPTING THE BID OF CONCRETE CONSERVATION INC. AND APPROVING THE PROCUREMENT OF REHABILITATION OF SANITARY SEWER MANHOLES, PROJECT #20-006438, TO CONCRETE CONSERVATION INC. FOR THE CONTRACT AMOUNT OF THREE HUNDRED NINETY FOUR THOUSAND NINE HUNDRED EIGHT DOLLARS AND TWENTY CENTS (\$394,908.20), AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO SIGN THE CONTRACT ON BEHALF OF THE CITY AND THE CITY CLERK TO ATTEST THERETO

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

Acting City Manager Falconburg introduced Utilities Engineering Manager Roy Gallea.

Utilities Engineering Manager Roy Gallea presented the 2020 Sanitary Sewer Manhole Rehabilitation Project. This is the same project as was done in 2018 and 2019; it covers the next set of manholes that need to be rehabilitated. Sanitary sewer manholes are an integral part of the infrastructure that continuously conveys wastewater to the plant to be treated. Manholes are necessary for change in direction of gravity pipelines and are access points for operational personnel to maintain, clean and repair sanitary sewer pipelines to make certain the wastewater system functions properly. Manholes are typically constructed of concrete, with older manholes being built from brick and mortar. Over time, manholes experience deterioration and corrosion from the constant off-gassing from wastewater that is being conveyed through them. If the manholes are not maintained, the structural integrity of the manholes can be compromised and they would need to be removed and replaced, which is costly and disruptive. The project includes the rehabilitation of 214 manholes by using a multi-layered polymer lining method. The manholes chosen were based on an assessment of condition, age, and the amount of flow seen in the manholes. The process includes cleaning, and applying three coats of surfaces to create a multi-layered polymer lining. There are many benefits to rehabilitating the manholes and the coating has a 100-year lifespan. The City used a bid that was developed for the City of Broomfield to perform the same type of manhole rehabilitation. Concrete Conservation Inc. can perform this work for \$394,908.20 and sufficient appropriation exists for this project. Staff recommends approval of the contract with Concrete conservation Inc. Utilities Engineering Manager Gallea answered questions from Council regarding:

- *The number of manholes in the City.*
- *The number of manholes that have been rehabilitated in the past two years.*
- *The number being completed this year.*
- *New developments not having to be rehabilitated for at least ten years.*
- *The average number being completed each year.*
- *The ability to pass on the cost to builders.*
- *The length of time before rehab is necessary.*
- *The new coating lasting 100 years.*
- *The ability to complete more per year to complete the project sooner.*
- *The need to increase the budget to complete more per year.*

Motion by Councilmember Watts, seconded by Councilmember Humbert, to approve Resolution 2020-83. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Johnston, Councilmember Blackhurst, Councilmember Cushing, Councilmember Humbert, Councilmember Jordinelli, Councilmember Pollack, Councilmember Taddeo, and Councilmember Watts

Mayor Mills called for a break at 7:54 p.m.

Mayor Mills reconvened the meeting at 8:04 p.m.

11. GENERAL BUSINESS

A. Review of COVID Statistics

Emergency Management Coordinator Stephanie Hackett updated City Council on the current COVID-19 statistics in the City of Brighton. City Council discussed the mask mandate and testing in the City. Finance Director Maria Ostrom presented information regarding the use of the CARES funding.

Motion by Mayor Pro Tem Johnston, seconded by Councilmember Cushing, directing staff not to create any new programs for the CARES funding until further direction is received from City Council and to direct staff to research options regarding testing. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Johnston, Councilmember Blackhurst, Councilmember Cushing, Councilmember Humbert, Councilmember Jordinelli, Councilmember Pollack, Councilmember Taddeo, and Councilmember Watts

B. Utility CIP and Allocation Percentages

Finance Director Maria Ostrom explained that one of the recommendations that came out of the Forensic Audit was that Council should review any CIP that is equal to 10% or more of the five-year Capital Plan and understand and have input on those allocations. Council would weigh in on the percentages that staff is assigning to ongoing customer rate revenue vs. new development in the City. Director Ostrom presented the Utility CIP and Allocation process for water and wastewater.

12. REPORTS

A. By the Mayor

Mayor Mills attended the Adams County Sub-regional Transportation meeting, and the Coffee with a Cop event. Mayor Mills announced that school starts in two weeks for School District 27J, and encouraged everyone to drive safe.

B. By Department Heads

C. By the City Attorney

D. By the City Manager

13. REPORTS BY COUNCIL ON BOARDS & COMMISSIONS

Councilmember Watts reported that Thursday is the Flix and Kicks event.

Councilmember Taddeo attended the Highway 85 Coalition meeting.

Councilmember Blackhurst attended several Board and Commission meetings.

Councilmember Jordinelli attended the Link meeting.

Councilmember Humbert attended the CML meeting, the Housing Authority meeting, and the Historic Preservation meeting. The Full Moon Bike Ride will take place on September 1st and 30th and the tree planting at Colorado Park will take place on August 28th.

14. EXECUTIVE SESSION

15. ADJOURNMENT

Mayor Mills adjourned the meeting at 9:47 p.m.

CITY OF BRIGHTON, COLORADO

Gregory Mills, Mayor

ATTEST:

Natalie Hoel, City Clerk

Approval Date