

City of Brighton

500 S. 4th Avenue
Brighton, CO 80601



Meeting Minutes - Draft

Tuesday, December 16, 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

Mayor Pro Tem Padilla 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 November 18, 2025, City Council Minutes

B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING AN AMENDMENT TO THE MASTER EQUITY LEASE AGREEMENT WITH ENTERPRISE FM TRUST FOR VEHICLES FOR A CONTRACT AMOUNT OF SIX HUNDRED FIFTY-EIGHT THOUSAND TWO HUNDRED THIRTY-ONE DOLLARS (\$658,231), AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE AMENDMENT ON BEHALF OF THE CITY

Resolution No. 2025-88

C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ACKNOWLEDGING THE CERTIFIED ABSTRACT OF VOTES CAST FOR THE NOVEMBER 4, 2025, COORDINATED ELECTION

Resolution No. 2025-89

D. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT FOR NORTH OUTFALL PHASE III IMPROVEMENTS AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

Resolution No. 2025-90

E. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT FOR SABLE BOULEVARD OUTFALL CHANNEL IMPROVEMENTS AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

Resolution No. 2025-91

F. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT REGARDING REIMBURSEMENT OF PARK IMPACT FEES FOR THE CONSTRUCTION OF VENTURE PARK

Resolution No. 2025-92

Motion by Councilmember Pawlowski, seconded by Councilmember Snyder, 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 Worth, seconded by Councilmember Pawlowski, 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

A. Honoring Dr. Ron G. Fair and Dr. Rodney D. Fair for their many years of service to Brighton

Councilmember Pawlowski read the Proclamation into the record.

B. Turkey Trot Donation to Brighton Senior Center Board

Assistant Director of Recreation Carleen Watts presented a check in the amount of \$21,221.85 from the Turkey Trot proceeds to the Senior Advisory Board.

**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. 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 (FINAL READING)

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

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Fiedler, to approve Ordinance 2492. 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

B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE ANNEXATION AGREEMENT FOR THE APPROXIMATELY 5.83 ACRES OF CONTIGUOUS LAND TO BE KNOWN AS THE JAMES PROPERTY ANNEXATION, GENERALLY LOCATED TO THE NORTH OF EAST BRIDGE STREET, SOUTH OF GARCIA STREET, EAST OF CHAPEL HILL DRIVE AND WEST OF THE NORTH 40TH AVENUE ALIGNMENT, 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, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

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

Senior Planner and Historic Preservationist Emma Lane presented the James Property Annexation Agreement. The project contact is Jeff Liljegren, working on behalf of the property owner Vera May James. The property is generally located to the north of East Bridge Street, south of Garcia Avenue, east of Chapel Hill Drive, and west of the North 40th Avenue alignment. The property is approximately 5.83 acres, is currently unplatte within the city's growth boundary, and is currently zoned Adams County A-1 (Agriculture-1). The Annexation Agreement will generally identify the terms and adopted City Codes, Ordinances, and Master Plans that will apply to the development of the property. The annexor has dedicated sufficient right of way for North 40th Avenue and East Bridge Street but may be required to dedicate additional right of way at time of development. The annexor may also be required to contribute to the improvement of the traffic signal at time of development if necessary. The city may construct North 40th Avenue and may require further improvement to East Bridge Street in the future. The city will construct a continuous driveway with two accesses that will benefit this property. The annexor will be required to upsize any infrastructure to be determined at time of development. The annexor will also extend water and wastewater infrastructure within North 40th Avenue to Garcia Avenue. The annexor will dedicate water in accordance with the Municipal Code at time of development. The city agreed to consider the proposal of C-2, Restricted Retail & Services zoning. The annexor agrees that the roadways adjacent to the property shall be titled East Bridge Street and North 40th Avenue and that the property shall be addressed using the city's address grid. The annexor will be required to complete subsequent land development applications and enter into a Development Agreement with the city at the time of final plat. Staff finds that the Annexation Agreement is in line with City Codes, plans and policies and therefore recommends approval.

Motion by Councilmember Pawlowski, seconded by Councilmember Taddeo, to approve Resolution 2025-93. 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

8. ORDINANCES FOR INITIAL CONSIDERATION

9. ORDINANCES FOR FINAL CONSIDERATION

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

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

City Manager Michael Martinez reported that the applicant withdrew their application for Historic Landmark Designation for 319 South Main Street.

B. 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

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

Motion by Councilmember Fiedler, seconded by Mayor Pro Tem Padilla, to approve Ordinance 2493. 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

10. RESOLUTIONS

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF BRIGHTON, COLORADO AND THE YOUTH RESOURCE ASSESSMENT CENTER; AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT

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

Deputy Chief of Police Betsy Westbrook presented the Memorandum of Understanding for the Youth Resource Assessment Center (YRAC). The City of Brighton will serve as the fiscal agency for the YRAC. The YRAC is a non-profit, multi-jurisdictional effort to provide assessment, intervention, and resource services for youth in Adams County. This helps to prevent juveniles from entering the juvenile detention center and provides a place for juveniles to deescalate from incidents at home or school with non-criminal law enforcement contact. The prior assessment center, The Link was closed in 2023. This left a gap in services for youth and families in the jurisdiction. The Task Force led to the creation of a board which established a new 501(c)(3) organization. The board received redistribution of ARPA funds from Adams County as funding to hire an Executive Director and secure rent free, dedicated facility space from 27J Schools at 1850 East Egbert Street. Both Adams 5 and 27J Schools are active members of the board. The City of Brighton will be the employer of record and will provide HR, Procurement, and IT support. The YRAC will pay the cost of salary and benefits and will invoice the city weekly. The City of Brighton will maintain a position on the board. In exchange for serving as the fiscal agency, the City of Brighton would not be charged the annual fee or costs for participation in programs and services. The 2026 anticipated fees were approximately \$78,000. Staff recommends approval of the MOU.

Motion by Councilmember Pawlowski, seconded by Councilmember Fiedler, to approve Resolution 2025-94. 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

B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, CONCERNING THE ASSIGNMENT OF THE STATUTORY RIGHT OF FIRST REFUSAL AND RIGHT OF FIRST OFFER THROUGH AN INTERGOVERNMENTAL AGREEMENT WITH THE BRIGHTON HOUSING AUTHORITY

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

Affordable Housing Coordinator Shawn Weiman presented the Intergovernmental Agreement Statutory Right of First Refusal and Right of First Offer with the Brighton Housing Authority. These rights involve purchase of apartment units that are currently income restricted or that could be converted into affordable housing. House Bill 24-1175 established rights for local governments to purchase qualifying multifamily housing for the purpose of preserving or creating affordable housing before it is sold on the open market. They were given the option to assign those rights to a local or regional housing authority serving that municipality. The Brighton Housing Authority Board approved entering into this agreement. The right of first refusal applies to five unit or larger properties of existing affordable housing. The jurisdiction or assignee has a right to match a purchase offer, and the affordability component must be preserved. The right of first offer applies to 15 to 100-unit properties of non-affordable housing for which the jurisdiction assignee has the right to make an offer before that property is listed for sale. That property must be converted to affordable housing. The Act obligates the jurisdiction or the Housing Authority to adhere to timelines and reporting requirements upon receiving the notification of an owner's intent to sell. If electing to match or make a purchase offer, they must work within the requirements of the Act including entering into a non-disclosure agreement and participating in a due diligence period. There is no obligation to purchase any property of which notification was received. The city does not own or operate affordable housing developments and would likely waive its rights to purchase qualifying for-sale properties. The Brighton Housing Authority is better equipped to secure the necessary funding to purchase rental properties. Staff recommends assigning these rights to the Brighton Housing Authority.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Worth, to approve Resolution 2025-95. 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

C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, REAPPOINTING MICHELLE MILLER AS A MEMBER OF THE BRIGHTON HOUSING AUTHORITY WITH A TERM TO NOVEMBER 2030

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

City Clerk Natalie Hoel explained that the Brighton Housing Authority is recommending the reappointment of Michelle Miller as a member of their board.

Motion by Councilmember Pawlowski, seconded by Councilmember Worth, to approve the Resolution. The motion failed by the following vote:

Aye: 3 - Councilmember Pawlowski, Councilmember Snyder, and Councilmember Worth

No: 5 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, and Councilmember Taddeo

D. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, REAPPOINTING DAVE ROSE AS A MEMBER OF THE BRIGHTON HOUSING AUTHORITY BOARD WITH A TERM TO NOVEMBER 2030

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

City Clerk Natalie Hoel explained that the Brighton Housing Authority is recommending the reappointment of Dave Rose as a member of their board.

Motion by Councilmember Pawlowski, seconded by Councilmember Fiedler, to approve the Resolution. The motion failed by the following vote:

Aye: 4 - Councilmember Fiedler, Councilmember Pawlowski, Councilmember Snyder, and Councilmember Worth

No: 4 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Green, and Councilmember Taddeo

11. UTILITIES BUSINESS ITEMS

12. GENERAL BUSINESS

13. REPORTS

A. By the Mayor

Mayor Mills attended the Festival of Lights parade, the Tree Lighting ceremony and the Brighton Economic Development Annual meeting.

B. By Department Directors

C. By the City Attorney

D. By the City Manager

City Manager Michael Martinez thanked staff for their hard work on the Festival of Lights parade and recognized the team that helped to get the YRAC Agreement done so quickly.

E. By City Council

Councilmember Fiedler attended the Tree Lighting Ceremony and the Festival of Lights parade.

Mayor Pro Tem Padilla attended the Festival of Lights parade.

Councilmember Taddeo attended the Tree Lighting Ceremony and the Festival of Lights parade.

Councilmember Green attended the Festival of Lights parade and announced that the Those Crazy Nights concert is Saturday at the Armory.

Councilmember Pawlowski attended the Festival of Lights parade and the E-470 meeting.

14. EXECUTIVE SESSION

15. ADJOURNMENT

Mayor Mills adjourned the meeting at 7:09 p.m.

CITY OF BRIGHTON, COLORADO

Gregory Mills, Mayor

ATTEST:

Natalie Hoel, City Clerk

Approval Date