

City of Brighton

500 S. 4th Avenue
Brighton, CO 80601



Meeting Minutes - Draft

Tuesday, December 2, 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 Pro Tem Padilla called the meeting to order at 6:01 p.m.

A. Pledge of Allegiance to the American Flag

Councilmember Pawlowski led the recitation of the Pledge of Allegiance to the American Flag.

B. Roll Call

Present: 7 - Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 1 - Mayor Mills

2. CONSENT AGENDA

A. Approval of the November 4, 2025, City Council Minutes

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

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

Absent: 1 - Mayor Mills

3. APPROVAL OF REGULAR AGENDA

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

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

Absent: 1 - Mayor Mills

4. CEREMONIES

A. Recognition of the Name That Snowplow Contest Winners

Communications and Engagement Director Kristen Chernosky and Public Works Director Greg Labrie recognized the Name That Snowplow Contest winners.

B. Celebrating Brighton Youth Rugby Association's Historic Season

Jeffrey McEntee, President and Co-Founder of the Brighton Youth Rugby Association recognized his teams for their historic seasons.

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

Bob Iber and Tom Lampo spoke during public comment.

6. PUBLIC HEARINGS

7. CONSOLIDATED ITEMS FOR SEQUENTIAL REVIEW

Mayor Pro Tem Padilla read the title of Items 7A and 7B into the record.

Mayor Pro Tem Padilla opened the public hearing at 6:22 p.m. and City Clerk Natalie Hoel verified the required postings and publications (November 1st, November 8th, November 15th and November 22, 2025, 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.

Senior Planner and Historic Preservationist Emma Lane presented the James Property Annexation. 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. As this property is considered an enclave, per C.R.S. Section 31-12-106 (1), the property is exempt from portions of the annexation process. Annexations are regulated by the Colorado State Statutes. A petition accepted by City Council via a Substantial Compliance is not required. The City Council must find that the annexation request meets all criteria as set forth in the Colorado Revised Statutes. If Council deems the annexation request meets the state law, the Annexation Eligibility Resolution may be voted on. While a public hearing is not required for this property, the City is treating the application as a public hearing. A final reading of the Ordinance must occur before the Annexation Ordinance is passed. At that time, an Annexation Agreement may be approved by Resolution. The property is approximately 5.83 acres and is currently zoned Adams County A-1 (Agriculture-1). It is currently unplatted and is 100% contiguous with city limits and has been for more than three years.

Staff used the review criteria outlined in Section 2.11 (B) of the Land Use & Development Code. The City Council must determine whether the annexation complies with statutory requirements as set forth in C.R.S. Section 31-12-101. As the property is exempt from sections of the statute, staff is focusing on Section 31-12-106 (1). Under the Municipal Annexation Act, C.R.S. Section 31-12-106 (1) details the process for enclave annexations. The enclave must be 100% contiguous with the city limits for more than three years.

The Future Land Use portion of the Comprehensive Plan has designated the property as Employment Commercial and Medium Density Residential. The Future Zoning Map Amendment proposes to establish commercial zoning on the property. The application is consistent with the broader vision of the area and meets other policies of the Comprehensive Plan. The property is an enclave so it is within an area of existing infrastructure and would allow for more consistent planning and growth along the Bridge Street corridor. This will act as a future infill project and may help catalyze development and redevelopment in the area. Developing as a commercial use in the future will allow a greater balance for residential and non-residential in the area. The property can be integrated into the city and adequately served by city utilities.

At the time of platting, the developer shall be required to submit technical engineering studies to ensure that there is appropriate infrastructure based on the proposed use. As the property is 100% contiguous with city limits, and along an arterial roadway, it is important that future development occurs in a manner that is consistent with the surrounding areas. If annexed,

development will be subject to city standards that ensure compatibility with surrounding land uses, building design, and transportation patterns.

Public notice was provided in accordance with C.R.S. Section 31-12-108.5 by posting notice in the newspaper for four consecutive weeks. Additionally, per the Land Use & Development Code, notice was mailed and posted on the property. Planning staff has not received any formal comment. City staff finds that the James Property Annexation complies with C.R.S. Section 31-12-104 – 110, given that not all statutes are applicable to this enclave. The annexation request complies with all the applicable criteria as outlined in the Land Use & Development Code and therefore recommends approval of the James Property Annexation.

Mayor Pro Tem Padilla asked if the applicant would like to add anything to the presentation, he did not.

Mayor Pro Tem Padilla informed the audience that they could fill out a form to speak if they wanted to speak on this item, there was none.

Mayor Pro Tem Padilla asked if any correspondence had been received, there was none.

Mayor Pro Tem Padilla asked if there were questions from City Council, there was none.

Mayor Pro Tem Padilla closed the public hearing at 6:31 p.m.

A. 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)

Motion by Councilmember Green, seconded by Councilmember Taddeo, to approve Resolution 2025-84. Motion passed by the following vote:

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

Absent: 1 - Mayor Mills

B. 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)

Motion by Councilmember Pawlowski, seconded by Councilmember Worth, to approve the Ordinance. Motion passed by the following vote:

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

Absent: 1 - Mayor Mills

8. ORDINANCES FOR INITIAL CONSIDERATION

A. 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

Mayor Pro Tem Padilla read the title of the Ordinance into the record.

Commander Mike Domenighini presented the Camping on Private Property Code Amendment. The Community Service Officers respond to quality-of-life issues like RV and tent camping on private property. These calls require several staff hours with research and follow up for each call. Commander Domenighini presented the current process for responding to these types of calls. This includes contact with the property owner, posting notices, violation notices, and follow up to ensure clearance. The clean up process can be costly for property owners and there can be significant delays and cost to the city if abatement is necessary. Many complaints come in through the See, Click, Fix program, but complaints also come in directly to dispatch. Enforcement can be challenging if there is an uncooperative property owner or one that is difficult to contact. The existing tent enforcement relies on a trespassing complaint, requiring a cooperative property owner. The city does not have a mechanism to restrict short or long-term RV camping on private property. The Colorado Safe Parking Initiative lost its funding at the end of 2024 so hosted RV camping areas were lost. These were an enormous tool for law enforcement. The proposed Ordinance would make it unlawful for any person to camp on private property, except in any location where camping is expressly authorized by the city. It would make it unlawful for a property owner to allow camping on the owner's property, except in any location where camping is expressly authorized by the city. The Ordinance would allow the Customer Service Officers to directly address long-term private property tent and RV camping where other related violations are not already present. It would restrict the establishment of unpermitted tent or RV campgrounds. It would compel commercial and residential property owners to address long-term camping or unmonitored properties. There have not been any instances in the call history of anyone reporting children camping or family sponsored camping on properties to be addressed.

Item 8A was removed by City Manager Michael Martinez.

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 Pro Tem Padilla read the title of the Ordinance into the record.

Certified Paralegal Jeanette Gallagher presented the Municipal Code updates. These updates are related to Right of Entry, Failure to Appear, and Restitution and are being requested so the Code aligns with State Statutory requirements. Article 1-20-10 Right of Entry for Inspection currently allows for entry into private property without a warrant. The update would add language stating that law enforcement and/or city employees can enter the private property if they have a warrant or if there is lawful exception to the warrant requirement. Article 2-19-100 Contempt of Court penalty allows persons to be charged with contempt for failing to appear for certain municipal court hearings. Senate Bill 25-062 prohibits municipal courts from charging individuals as a separate charge for failing to appear. The update would remove the language failure to appear as a sole basis for a person to be charged. Article 1-24-30 Restitution gives a deadline of 90 days for the request of restitution as well as the entry of the judge's order of that restitution request. House Bill

25-1304 changed the deadline for restitution requests and/or the deadline for the court to enter that order. The prosecution now has 63 days from the entry of a conviction to request restitution for a victim. Once that restitution is received by the court, the judge has 63 days from that receipt of request to enter their order. The update will mimic the state law to allow 63 days for prosecution to make the request and 63 days for the court to make that order following the request.

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

Aye: 6 - Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

No: 1 - Councilmember Green

Absent: 1 - Mayor Mills

9. ORDINANCES FOR FINAL CONSIDERATION

10. RESOLUTIONS

A. 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

Mayor Pro Tem Padilla read the title of the Resolution into the record.

Principal Planner Nick Di Mario presented the changes to the previously approved Bromley Farms Construction and Reimbursement Agreement. Following approval of the original agreement and due to further edits by the applicant, the applicant did not execute the agreement and provided further redlines and edits. As a previous draft was approved by City Council, but not executed by the applicant, the purpose of this request is to rescind Resolution 2025-51 and to approve the updated Construction and Reimbursement Agreement. Planner Di Mario presented the background of the property, plans, and agreements. The applicant will be required to convert the existing pond from a retention pond to a detention pond and will be required to construct a storm sewer pipe at the south portion of the Historic Farm property. As the pond will be converted to a detention pond, the storm sewer pipe will convey stormwater to another location onsite at the Bromley Farms subdivision. The city will reimburse for 100% of the design and construction costs and the specific fee used to reimburse this improvement will be the Storm Drainage Impact Fee. The applicant will be designing and constructing a storm sewer pipe within the future South 15th Avenue. The previously mentioned storm sewer pipe under the offsite improvements will connect to the storm sewer pipe in the future South 15th Avenue. The storm sewer pipe will convey stormwater from city owned property, the agreement now details that the city shall reimburse the applicant for 6% of the design and construction costs of the new storm sewer pipe. The Development Review Committee, Finance Department and City Attorney's Office find that the improvements subject to reimbursement are regional in nature, and that the use of certain development impact fees to reimburse the developer are an appropriate and legal use of the collected development impact fees.

Motion by Councilmember Green, seconded by Councilmember Fiedler, to approve Resolution 2025-85. Motion passed by the following vote:

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

Absent: 1 - Mayor Mills

Mayor Pro Tem Padilla called for a break at 7:36 p.m.

Mayor Pro Tem Padilla reconvened the meeting at 7:48 p.m.

B. 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

Mayor Pro Tem Padilla read the title of the Resolution into the record.

Affordable Housing Coordinator Shawn Weiman explained that this Resolution will enter into an agreement with the Brighton Housing Authority granting impact fee reduction in exchange for providing and preserving senior affordable housing units. The Ravenfield Senior Affordable Apartments development is located east of South 27th Avenue and north of Purcell Street. The building is a three-story, 46-unit walk-up apartment building. Twenty-six of the forty-six units will be held to a maximum of 60% area median income (AMI) and the remaining twenty units will be held to a maximum of 50% AMI. The residents will be restricted to a minimum of 62 years of age. A land use restriction agreement will be entered into with CHFA, and the site is within a ten-minute walk of Sister Cities Park. The Brighton Housing Authority is exempt from paying use tax. The proposed reductions follow the Affordable Housing Fee & Dedication Reduction Table and are a function of the AMI restrictions put on the units. The water impact fee, city wastewater connection fee, and storm drainage impact fee will see the city split since those reductions are dependent on the amount of AMI. These reductions help close the funding gap that is created when building affordable units vs. market rate units. The requested reductions align with the Affordable Housing Fee & Dedication Reduction Table and housing needs goals. The estimated reduction is just over \$870,000, just over \$200,000 of which requires payment from the General Fund to the Enterprise Fund. Staff recommends that the requested reductions be granted and to charge fees that are not eligible for reduction at the standard rate.

Motion by Councilmember Snyder, seconded by Councilmember Worth, to approve Resolution 2025-86. Motion passed by the following vote:

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

Absent: 1 - Mayor Mills

C. 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

Mayor Pro Tem Padilla read the title of the Resolution into the record.

Affordable Housing Coordinator Shawn Weiman presented an amendment to the 2026 Fee Resolution regarding Accessory Dwelling Units (ADUs). A study was done to further the strategy of promoting ADU construction and increase housing supply. The study found that 5 to 10 ADUs per year are expected for the next ten years, they have minimal impact on city infrastructure, lower build costs correlate with increased construction, family members are likely to occupy ADUs, and new for-rent ADUs will create housing affordable to 80% AMI and less. Stormwater impact fees are not charged, and when no service size change is needed, water and wastewater impact fees are not charged for ADU construction. Staff identified nine additional fees that could be waived for ADUs. The total estimated savings for waiving those fees on a \$200,000 ADU would be \$11,000. The Use Tax will be left in place since the new residents will be benefitting from city services.

Motion by Councilmember Taddeo, seconded by Councilmember Fiedler, to approve Resolution 2025-87. Motion passed by the following vote:

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

Absent: 1 - Mayor Mills

11. UTILITIES BUSINESS ITEMS

12. GENERAL BUSINESS

13. REPORTS

A. By the Mayor

Mayor Pro Tem Padilla announced that Saturday is the Winter Market and Tree Lighting Ceremony at Founders Plaza.

B. By Department Directors

Public Works Director Greg Labrie presented an update on the Sable Boulevard Project.

C. By the City Attorney

D. By the City Manager

City Manager Michael Martinez presented the Board and Commission Vacancy Update. City Manager Martinez announced that the city received grant funding from the Department of Local Affairs for ADU projects internally for process improvement. The Tree Lighting ceremony is this weekend, and the Festival of Lights Parade is next weekend.

E. By City Council

Councilmember Pawlowski attended the E-470 meeting.

Councilmember Worth attended the National League of Cities conference and a ride along with a Community Services officer.

Councilmember Green recognized the Elks, the Kiwanis and the community for helping to put together and deliver 1,250 meals on Thanksgiving. Councilmember Green attended the Hmong New Year celebration.

Councilmember Snyder attended the National League of Cities conference.

14. EXECUTIVE SESSION

15. ADJOURNMENT

Mayor Pro Tem Padilla adjourned the meeting at 8:19 p.m.

CITY OF BRIGHTON, COLORADO

Peter Padilla, Mayor Pro Tem

ATTEST:

Natalie Hoel, City Clerk

Approval Date