

City of Brighton

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



Meeting Minutes - Draft

Tuesday, February 3, 2026

6:00 PM

Council Chambers

City Council

MAYOR - GREGORY MILLS

MAYOR PRO TEM - PETER PADILLA

COUNCIL MEMBERS:

**MELINDA CARBAJAL, RHIANON COLLINS,
CHRIS FIEDLER, TOM GREEN, JIM SNYDER,
ANN TADDEO, LLOYD WORTH**

1. CALL TO ORDER

Mayor Pro Tem Padilla called the meeting to order at 6:00 p.m.

A. Pledge of Allegiance to the American Flag

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

B. Roll Call

Present: 8 - Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 1 - Mayor Mills

2. CONSENT AGENDA

A. Approval of the January 6, 2026, Outgoing City Council Minutes

B. Approval of the January 6, 2026, Incoming City Council Minutes

C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, RE-APPOINTING BLAINE NICKESON AS THE AT-LARGE MEMBER OF THE PLANNING COMMISSION WITH A TERM TO JANUARY 2030

Resolution No. 2026-07

D. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, CONCERNING AMENDMENTS TO ARTICLE 5 OF THE LAND USE AND DEVELOPMENT CODE REGARDING SETBACKS FOR ACCESSORY DWELLING UNITS (FINAL READING)

Ordinance No. 2494

E. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, TO AMEND CERTAIN ARTICLES OF THE LAND USE AND DEVELOPMENT CODE RELATING TO FUELING STATIONS (FINAL READING)

Ordinance No. 2495

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

Aye: 8 - Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 1 - Mayor Mills

3. APPROVAL OF REGULAR AGENDA

Motion by Councilmember Taddeo, seconded by Councilmember Collins, to approve the Regular Agenda as amended to remove Item 9A. Motion passed by the following vote:

Aye: 7 - Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

No: 1 - Councilmember Green

Absent: 1 - Mayor Mills

4. CEREMONIES

A. Swearing In of New Board and Commission Members

City Clerk Natalie Hoel swore in the new Board & Commission member.

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

Theresa Bowen and Tom Lampo spoke during public comment.

6. PUBLIC HEARINGS

7. ORDINANCES FOR INITIAL CONSIDERATION

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ADDING ARTICLE 10-3 OF THE BRIGHTON MUNICIPAL CODE; REPEALING AND REPLACING ARTICLE 10-4 OF THE BRIGHTON MUNICIPAL CODE; ADOPTING THE MODEL TRAFFIC CODE FOR COLORADO, 2024 EDITION; AND SETTING FORTH DELETIONS, MODIFICATIONS, AND ADDITIONS THERETO

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

Sergeant Greg Agho presented the Model Traffic Code 2024 Edition. In 2025 the Brighton Police Department wrote over 1400 charges into Adams County Court related to license plates, vehicle registration, and driver license status. The County court must make decisions based on what is best for all municipalities in their county. Local adoption of the Model Traffic Code will allow the city to do what is best for Brighton. Almost \$120,000 in revenue was sent to Adams County last year. A byproduct of filing these charges in the city will increase revenue for the city, the primary purpose is traffic safety in the City of Brighton. These violations also come with other charges and county court often pleads down these charges. There is also no return on the investment of the time and effort that is put into a single summons when the charges are written to the county. Updating the Code restores local accountability and control over how these cases are handled and prosecuted.

Assistant City Attorney Michael Davis explained that the city is proposing to add Article 10-3 to address fictitious plates, number plate violations, drove vehicle without valid driver license, and drove vehicle when license is under restraint. This will increase traffic safety. Article 10-4 is the Model Traffic Code, which is a comprehensive uniform set of motor vehicle regulations enforcement mechanisms published by the Colorado Department of Transportation adopted by the state and generally adopted by reference by municipalities. Staff is proposing to repeal Article 10-4, Model Traffic Code, 2020 Edition and replace it with the most current version, Model Traffic Code 2024 Edition. In the Deletions, Modifications, and Additions section, a clean-up was done to put everything in numerical order. No substantive changes occurred. A change was proposed to what a default is. The proposal is to allow that one can default an individual for traffic infractions, but not for traffic offenses.

Sergeant Agho asked that City Council consider scheduling a public hearing on March 3, 2026, for the final reading of the Ordinance if approved at first reading tonight.

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

Aye: 7 - Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

No: 1 - Councilmember Green

Absent: 1 - Mayor Mills

8. ORDINANCES FOR FINAL CONSIDERATION

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE JAMES PROPERTY ZONING MAP AMENDMENT FOR APPROXIMATELY 6.05 ACRES OF PROPERTY, 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, MORE PARTICULARLY LOCATED IN 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 Pro Tem Padilla read the title of the Ordinance into the record.

Motion by Councilmember Taddeo, seconded by Councilmember Fiedler, to approve Ordinance 2496. Motion passed by the following vote:

Aye: 7 - Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

No: 1 - Councilmember Green

Absent: 1 - Mayor Mills

9. RESOLUTIONS

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE PLACEMENT OF A PLAQUE ON THE BRIGHTON LEGACY PATHWAY RECOGNIZING GILBERT PADILLA FOR HIS SERVICE TO THE BRIGHTON COMMUNITY

This item was removed from the agenda and continued to February 17, 2026.

B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, CONCERNING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF BRIGHTON AND SCHOOL DISTRICT 27J WAIVING CERTAIN WATER USAGE FEES, AUTHORIZING THE CITY MANAGER TO EXECUTE SAID MEMORANDUM OF UNDERSTANDING AND TO UNDERTAKE SUCH TASKS AND EXECUTE SUCH DOCUMENTS AS MAY BE REQUIRED TO IMPLEMENT SAID MEMORANDUM OF UNDERSTANDING ON BEHALF OF THE CITY

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

City Manager Michael Martinez explained that this MOU with 27J Schools will resolve some outstanding water bills that came from some inoperable meters and some other issues. Because the city is unable to accurately read the meters, the city will mitigate the usage fees for Overland Trail Middle School. This will result in a \$98,833 waiver of fees from the Enterprise Fund.

Motion by Councilmember Taddeo, seconded by Councilmember Fiedler, to approve Resolution 2026-08. Motion passed by the following vote:

Aye: 8 - Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 1 - Mayor Mills

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 PURCHASE OF SIXTY-FIVE SHARES OF CAPITAL STOCK IN THE FULTON IRRIGATING DITCH COMPANY AND AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS RELATED THERETO AND TAKE ACTIONS IN FURTHERANCE THEREOF ON BEHALF OF THE CITY**

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

Utilities Director Scott Olsen presented the purchase 65 Shares of Fulton Irrigation Ditch Company at \$84,000 per share for a total purchase price of 5.46 million dollars. Director Olsen gave a brief background of the city's water system. City staff and the team of consulting engineers and attorneys have reviewed these 65 shares and determined that the price per share is a fair market rate. Staff recommends approval of the Resolution authorizing this purchase.

Motion by Councilmember Taddeo, seconded by Councilmember Worth, to approve Resolution 2026-09. Motion passed by the following vote:

Aye: 8 - Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 1 - Mayor Mills

11. GENERAL BUSINESS

- A. Upcoming Adoption of the State Mandated Colorado Wildfire Resiliency Code**

Chief Building Official Andy Ulmer presented the Colorado Wildfire Resiliency Code Adoption.

- B. DISCUSSION OF UPCOMING CHANGES TO THE BRIGHTON MUNICIPAL CRIMINAL CODE AND PENALTY SECTION TO UPDATE, CLARIFY, AND ALIGN WITH A RECENT COLORADO SUPREME COURT DECISION**

Assistant City Attorney James Gallagher and Assistant City Attorney Michael Davis presented the Criminal Code Update.

12. REPORTS

A. By the Mayor

Mayor Pro Tem Padilla attended the Legislative Committee meeting and the Regional Summit by Adams County Commissioners and County Managers.

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. Staff will be utilizing the General Business portion of the agenda to present some study session items. City Manager Martinez thanked the Police Department for their hard work this past weekend.

E. By City Council

Councilmember Green reported that The Beatles Tribute Band will be playing at the Armory on February 14th.

13. EXECUTIVE SESSION

14. ADJOURNMENT

Mayor Pro Tem Padilla adjourned the meeting at 7:19 p.m.

CITY OF BRIGHTON, COLORADO

Peter Padilla, Mayor Pro Tem

ATTEST:

Natalie Hoel, City Clerk

Approval Date