

City of Brighton

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



Meeting Minutes - Draft

Tuesday, September 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 Mills called the meeting to order at 6:01 p.m.

A. Pledge of Allegiance to the American Flag

Scout Charlotte Wilk led the recitation of the Pledge of Allegiance to the American Flag.

B. Roll Call

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

Absent: 1 - Councilmember Worth

2. CONSENT AGENDA

A. Approval of the August 5, 2025, City Council Minutes

B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPOINTING MARK HUMBERT AS A MEMBER OF THE DISTRICT PLAN COMMISSION WITH A TERM TO JANUARY 2028

Resolution No. 2025-53

C. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, REPEALING ARTICLE 1-27 OF THE BRIGHTON MUNICIPAL CODE RELATED TO PUBLIC RECORDS (FINAL READING)

Ordinance No. 2483

D. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, VACATING A CERTAIN NON-EXCLUSIVE PERMANENT EASEMENT FOR WET UTILITIES GENERALLY LOCATED IN AND ACROSS A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO (FINAL READING)

Ordinance No. 2484

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

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

Absent: 1 - Councilmember Worth

3. APPROVAL OF REGULAR AGENDA

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Taddeo, to approve the Regular Agenda as presented. Motion passed by the following vote:

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

Absent: 1 - Councilmember Worth

4. CEREMONIES

A. Swearing In of New Board and Commission Member

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

B. Brighton Knights of Columbus Council #3285 75th Anniversary Proclamation

Councilmember Green read the Proclamation into the record.

C. National Patriotism 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 Jacque Phillips spoke during public comment.

6. PUBLIC HEARINGS

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE SERVICE PLAN FOR THE PROPOSED KESTREL METROPOLITAN DISTRICT; SETTING FORTH CERTAIN FINDINGS IN RELATION THERETO; AND APPROVING AN INTERGOVERNMENTAL AGREEMENT IN CONNECTION THEREWITH; 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 6:19 p.m. and City Clerk Natalie Hoel verified the required postings and publications (August 7, 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. Councilmember Snyder recused himself.

Assistant Director of Community Development Shannon McDowell presented the Kestrel Metropolitan District Service Plan and Intergovernmental Agreement. The property is located at the northeast corner of 120th Avenue and Peoria Street, is 25.83 acres and is zoned as the Kestrel Planned Development. The property was preliminary platted under the Kestrel Subdivision Plan in 2025. The Final Plat and construction plans are currently under review with city staff. The applicants are requesting approval of the financial service plan for the proposed Kestrel Metropolitan District.

Metropolitan Districts are independent quasi-municipal corporations and political subdivisions of the State of Colorado and formed under C.R.S. Section 32-1-101 and are requested in order to fund design and construction of public improvements and provide maintenance

services to the residents of the respective subdivision. A Model Service Plan is a plan that lays out the details for the proposed Metro District including the service provided and funding mechanisms. The city has adopted a Model Service Plan that includes all requirements of the Special District Act of the Colorado Revised Statutes, which is used as the basis for each Metropolitan District application. City Council has the authority to approve Service Plans for Metro Districts organized within the boundaries of the city. The city requires a combined mill levy cap of 60 mills. Any mills used to repay debt are capped at 50 and the remaining 10 are to be used for operation and maintenance. Debt service repayment shall not be more than 40 years, and the district shall notify potential property owners that they are located within the inclusion area.

The Service Plan includes an estimated population of 500 people at full build-out. The district will need to spend approximately 9.7 million dollars for the installation of infrastructure and will need a borrowing authority of 13 million dollars. Assistant Director McDowell presented the specific infrastructure improvements required for roadways, stormwater, water and sewer, drainage, and parks and open space.

The Intergovernmental Agreement outlines several provisions that define the districts operations and responsibilities. This includes terms related to enforcement and assignability of the agreement and ongoing maintenance responsibilities. The district must record a notice of inclusion for all properties within its boundaries that ensures the future homeowners are made aware that they are purchasing land located within a Metro District and will be subject to additional taxes. The agreement includes a provision allowing the district to impose special assessments in order to form one or more special improvement districts to finance public improvements. Any special assessment and associated lien must be paid in full before a residential lot is transferred to a homeowner.

Staff finds that the proposed Service Plan and IGA meet all applicable requirements of the Colorado Revised Statutes and aligns with the city's Model Service Plan. The IGA also sufficiently addresses the necessary details related to construction and maintenance of public improvements. Within the area of the proposed Metro District, there is a clear existing and projected need for organized services. The current level of service is inadequate to meet the present and future demands. The proposed district is capable of providing those services in an economical and sufficient manner and has the financial ability to manage the proposed debt in a reasonable way.

Written notice was published in the Brighton Standard Blade, on the city's website and on various social media sites. Staff has not received any formal comments. City staff and outside reviewers have reviewed the proposed service plan and found that it meets the minimum state requirements.

Mayor Mills asked if the applicant would like to add anything to the presentation.

Sean Allen presented the benefits of a special district, the financial plan, the service plan approval criteria, the service plan compliance, the district transparency disclosures, and the next steps after approval of the service plan.

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

Jacque Phillips is excited that this bill is in action regarding more transparency for Metropolitan Districts that was brought by the people of Thornton.

Mayor Mills asked if any correspondence had been received, there was none.

Mayor Mills asked if there were questions from City Council.

Mayor Pro Tem Padilla asked if there is anything in the plan that is a variance from the Model Service Plan. Mr. Allen stated there is not.

Councilmember Fiedler asked how many people are eligible to vote on the Metro District and Mr. Allen explained there are five to ten and are developer represented.

Councilmember Green expressed concern about having a signal at the intersection of Thunderhawk Place and Peoria Street. Councilmember Green asked if a sign was posted on the property. Assistant Director McDowell explained that a sign was not posted because it is not required.

Mayor Mills closed the public hearing at 6:41 p.m.

Motion by Councilmember Pawlowski, seconded by Councilmember Taddeo, to approve Resolution 2025-54. Motion passed by the following vote:

Aye: 6 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, and Councilmember Taddeo

Absent: 1 - Councilmember Worth

Recuse: 1 - Councilmember Snyder

7. CONSOLIDATED ITEMS FOR SEQUENTIAL REVIEW

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AMENDING ARTICLE 15 OF THE BRIGHTON MUNICIPAL CODE RELATED TO BUILDINGS AND CONSTRUCTION (FINAL READING)

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

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Green, to approve Ordinance 2485. Motion passed by the following vote:

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

Absent: 1 - Councilmember Worth

B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPOINTING THE APPEALS HEARING OFFICER FOR APPEALS ARISING OUT OF ARTICLE 15 OF THE BRIGHTON MUNICIPAL CODE RELATED TO BUILDINGS AND CONSTRUCTION

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

Chief Building Official Andy Ulmer introduced Doug Saba and presented a brief background of his qualifications for the position of Appeals Hearing Officer.

Motion by Councilmember Fiedler, seconded by Councilmember Taddeo, to approve

Resolution 2025-55. Motion passed by the following vote:

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

Absent: 1 - Councilmember Worth

8. ORDINANCES FOR INITIAL CONSIDERATION**9. ORDINANCES FOR FINAL CONSIDERATION****10. RESOLUTIONS**

- A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, FINDING SUBSTANTIAL COMPLIANCE OF AN ANNEXATION PETITION AND SETTING A PUBLIC HEARING FOR OCTOBER 7, 2025, TO DETERMINE IF THE PROPOSED APPROXIMATE 7.712 ACRE PROPERTY, TO BE KNOWN AS THE BRIGHTON CROSSING ANNEXATION, COMPLIES WITH THE STATUTORY REQUIREMENTS FOR ANNEXATION**

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

Associate Planner Stephanie liams presented the Brighton Crossing Annexation Petition for substantial compliance. The property is generally located north of East Bridge Street, south of the future Royal Pine Street, east of the future Golden Eagle Parkway alignment, and west of I-76 and is approximately 7.712 acres. City Council must find that the petition complies with C.R.S. Section 31-12-107 and must consider a Resolution to set the public hearing. The property is zoned Adams County A-3 (Agriculture-3) and is 46.8% contiguous with the city limits. Staff finds that the petition meets the listed requirements. Planner liams listed the eligibility requirements found in C.R.S. Section 31-12-104. Staff finds the petition meets the requirements in the Colorado Revised Statutes for substantial compliance and that October 7, 2025, is an appropriate date for the public hearing. The proposed annexation complies with the Comprehensive Plan.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Snyder, to approve Resolution 2025-56. Motion passed by the following vote:

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

Absent: 1 - Councilmember Worth

- B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, CERTIFYING THE BALLOT CONTENT FOR THE COORDINATED MAIL BALLOT ELECTION TO BE HELD ON NOVEMBER 4, 2025; AND SETTING FORTH OTHER DETAILS RELATED THERETO**

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

City Clerk Natalie Hoel presented the ballot content for the Coordinated Mail Ballot Election to be held on November 4, 2025.

Motion by Councilmember Pawlowski, seconded by Councilmember Green, to approve Resolution 2025-57. Motion passed by the following vote:

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

Absent: 1 - Councilmember Worth

- C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ACCEPTING THE PROPOSAL OF FRENCH-JONES LLC D/B/A RIDERS CONSTRUCTION AND APPROVING THE SIGNAGE AND STRIPING PORTION OF THE TRANSPORTATION PRESERVATION AND IMPROVEMENTS PROJECT FOR THE CONTRACT AMOUNT OF SIX HUNDRED EIGHTEEN THOUSAND TWO HUNDRED TWELVE DOLLARS (\$618,212), AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE CONTRACT ON BEHALF OF THE CITY**

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

Infrastructure and Development Construction Manager Joseph Leon presented the 2025 Transportation Preservation and Improvements project for Signage and Striping. Manager Leon presented the locations for the improvements and the data summary. There was one response to the formal solicitation and the most responsive and qualified bidder was Riders Construction for \$618,212.

Motion by Councilmember Fiedler, seconded by Councilmember Green, to approve Resolution 2025-58. Motion passed by the following vote:

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

Absent: 1 - Councilmember Worth

- D. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, SUPPORTING HOME RULE MUNICIPALITIES IN LITIGATION AGAINST THE STATE AND ASSERTING HOME RULE AUTHORITY OVER LOCAL LAND USE AND ZONING**

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

Mayor Pro Tem Peter Padilla explained that there are six cities that have sued the state of Colorado regarding land use and development code requirements regarding affordable housing for parking and density requirements. The Governor has issued an Executive Order to withhold funds from any municipality that is not in compliance with these laws. This Resolution is in support of those cities in their suit against the state to condemn these actions.

Motion by Councilmember Green, seconded by Councilmember Taddeo, to approve Resolution 2025-59. Motion passed by the following vote:

Aye: 7 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember

Snyder, and Councilmember Taddeo

Absent: 1 - Councilmember Worth

- E. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 133 S. 27TH AVENUE, BRIGHTON, COLORADO, AND AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS RELATED THERETO**

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

City Manager Michael Martinez explained that staff is requesting 2.1 million dollars to purchase the property at 133 South 27th Avenue for a Police expansion project.

Motion by Councilmember Snyder, seconded by Councilmember Pawlowski, to approve Resolution 2025-60. Motion passed by the following vote:

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

No: 1 - Councilmember Green

Absent: 1 - Councilmember Worth

- F. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, EXPRESSING THE INTENT OF THE CITY TO BE REIMBURSED FOR CERTAIN EXPENSES RELATING TO THE ACQUISITION OF REAL PROPERTY AND THE CONSTRUCTION, EQUIPPING, REMODELING AND IMPROVEMENT OF CERTAIN CAPITAL ASSETS OWNED BY THE CITY**

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

Finance Director Catrina Asher presented the reimbursement Resolution related to a future borrowing to help finance the property at 133 South 27th Avenue. The certificate of participation is a lease-purchase arrangement where the building itself is the security for the borrowing. The borrowing would be for 6 million dollars with repayment over fifteen years and the funds for those payments will be appropriated annually. The reimbursement Resolution will allow the city to use the future borrowing proceeds to reimburse the city for the purchase of the property and any renovations that take place prior to closing on the borrowing. The Resolution states an amount of 7 million dollars in case something comes up between now and the time of borrow.

Motion by Councilmember Fiedler, seconded by Councilmember Pawlowski, to approve Resolution 2025-61. Motion passed by the following vote:

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

No: 1 - Councilmember Green

Absent: 1 - Councilmember Worth

11. UTILITIES BUSINESS ITEMS

12. GENERAL BUSINESS**13. REPORTS****A. By the Mayor**

Mayor Mills attended the NATA meeting, the DRCOG Awards ceremony, the Touch a Truck event and the Chambers After Hours event.

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 and announced that the projects on 8th Avenue, 4th Avenue and Bridge Street are almost complete.

E. By City Council

Mayor Pro Tem Padilla attended the Almost Home breakfast. Art in the Park is Saturday.

Councilmember Green announced that the Car Show at the Sue Corbett Active Adult Center at Eagle View is Saturday.

Councilmember Pawlowski attended the ribbon cutting of the South State Bank and the E-470 meeting.

Councilmember Fiedler thanked everyone for the social media updates regarding construction and thanked all the candidates that pulled petitions to run for office.

14. EXECUTIVE SESSION**15. ADJOURNMENT**

Mayor Mills adjourned the meeting at 7:27 p.m.

CITY OF BRIGHTON, COLORADO

Gregory Mills, Mayor

ATTEST:

Natalie Hoel, City Clerk

Approval Date