City of Brighton

500 S. 4th Avenue
Brighton, CO 80601

Meeting Minutes - Draft

Tuesday, April 7, 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 Mills called the meeting to order at 6:00 p.m.

A. Pledge of Allegiance to the American Flag

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

B. Roll Call

Present: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

2. CONSENT AGENDA

A. Approval of the March 3, 2026, City Council Minutes

B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE BROMLEY PARK PLANNED UNIT DEVELOPMENT 36TH AMENDMENT FOR AN APPROXIMATELY 1.650 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTHEAST OF THE INTERSECTION OF BOWIE DRIVE AND NORTH 50TH AVENUE, SOUTH OF CHICORY CIRCLE, AND WEST OF PURPLE MUSTARD COURT, MORE PARTICULARLY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO (FINAL READING)

Ordinance No. 2502

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

Aye: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

3. APPROVAL OF REGULAR AGENDA

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

Aye: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

4. CEREMONIES

A. Adams County Mayors and Commissioners Youth Awards Recognition

Youth Services Manager Tawnya Russell introduced the Adams County Mayors and Commissioners Youth Awards nominees.

B. Child Abuse Prevention Month Proclamation

Councilmember Carbajal read the Proclamation into the record.

C. Celebrating Excellence in Brighton Wrestling 2026 Proclamation

Mayor Pro Tem Padilla read the Proclamation into the record.

D. Suicide Prevention Education Awareness Knowledge Week Proclamation

Councilmember Collins read the Proclamation into the record.

E. National Crime Victims' Rights Week Proclamation

F. Sexual Assault Awareness Month Proclamation

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

Chelsy Certain, Bob Snider, Tom Lampo, Robin Kring, Sonja Brown, Michael Miller, and Gail McGaeush spoke during public comment.

6. PUBLIC HEARINGS

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING WITH CONDITIONS AS SET FORTH HEREIN, AN AMENDMENT TO THE CONDITIONAL USE PERMIT FOR THE METRO WATER RECOVERY NORTHERN TREATMENT PLANT FACILITY GENERALLY LOCATED IN SECTION 31, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, WITHIN THE CITY OF BRIGHTON, COUNTY OF WELD, STATE OF COLORADO; AND SETTING FORTH DETAILS RELATED THERETO

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

Mayor Mills opened the public hearing at 6:50 p.m. and City Clerk Natalie Hoel verified the required postings and publications (March 20, 2026, on the City of Brighton Website) 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.

Planning Technician Hampton Moore presented the Metro Water Recovery Conditional Use Permit (CUP) Amendment. Aiden Travers is the applicant and owner of the property. The approximately 83-acre property is generally located to the north of Baseline Road, west of Highway US-85, and east of the South Platte River. This request is an amendment to an existing CUP originally approved in 2012. Conditional Uses are those that may not generally be appropriate throughout the zone district, but may be appropriate in certain locations and with certain conditions imposed. The CUP process evaluates the proposal on a site-specific basis to determine its suitability for the area. CUPs are required for certain uses outlined in the Land Use & Development Code. The Water and or Wastewater Treatment Plant use is a

use by right in the PL zone district. In 2012, when the existing CUP was approved, this use was conditional, necessitating the CUP process.

The property owner requests to amend the existing CUP Permit 2012-132 to allow the installation of a temporary construction yard in support of the site buildout, as approved by the CUP. The applicant has completed all other steps required. With the approval of this CUP Amendment, additional building permits will be required for the construction yards as well as any buildings constructed as part of the expansion. The Planning Commission typically reviews Conditional Use Permits, but CUP 2012-132 was approved by City Council and therefore must be amended using the same process.

Staff used the review criteria outlined in Section 2.07 of the Land Use & Development Code. CUP 2012-132 was approved by City Council and permitted the construction of the Metro Water Recovery Northern Treatment Plant. The site was expected to be constructed in phases with final buildout occurring around 2045. Phase 1 of the project developed the site to its current form at 28.8 million gallon per day average flow facility in 2016. Phase 2, warranted by growth in the north Denver Metro area will expand the site to its full capacity with a 60 million gallon per day treatment capacity.

The property is 82.687 acres and is zoned PL (Public Land). The property was annexed as part of the Metro Wastewater Reclamation District – North Treatment Plant Annexation in 2012. The property is Platted under the Metro Wastewater Reclamation District North Treatment Plant subdivision. The proposed construction yards would be located on the northeast corner of the site, is internal to the site, and the only external line of site comes from US-85. Staff is proposing the following eight (8) conditions for City Council consideration:

1. *The temporary construction yards shall be limited to the area shown in the CUP application.*
2. *The temporary construction yards shall be fully screened from public spaces, and no materials shall be stacked higher than the screening.*
3. *The maximum fence height to be used for screening shall be ten (10) feet.*
4. *Screening shall be permanent decorative, opaque fencing that complements the architecture and materials of the surrounding buildings.*
5. *A stabilized, dust-free surface shall be used in the temporary construction yards.*
6. *Site landscaping shall be maintained in the original condition as approved by Conditional Use Permit 2012-132.*
7. *The temporary construction yards are permitted for a period no longer than ten (10) years.*
8. *The conditions of the Conditional Use Permit 2012-132 remain in full force and effect.*

The future land use designation for the property is public land. Proposed construction yards meet the intent of this designation by supporting the expansion of the public use.

Policies in the Comprehensive Plan guide land use decisions. The proposed construction yards support the expansion of public facilities that provide capacity for residential and economic growth. Supporting Metro on their expansion plans in Brighton promotes interagency planning efforts. The proposal meets criteria in Section 2.07 B of the Land Use & Development Code. The proposal supports the expansion of a public use, which promotes the intent of both the zone district and future land use designation. The conditions proposed by staff follow the standards of outdoor storage in the I-1 (Industrial) zone district per the Land Use & Development Code. These conditions ensure that the construction yards are adequately screened from public view. The temporary nature of the proposal will have no lasting effects on drainage, utilities or any other public facilities. The conditions proposed by staff ensure that the manner of screening is consistent with the surrounding site and that the

landscaping and site designs approved in the original CUP remain in place. The applicant requested a duration of ten (10) years for the temporary construction yards. Staff agrees that a maximum of ten (10) years is acceptable. Due to the size of the site, the temporary nature of the construction yards and the proposed location on the site, staff has determined that the proposal would have no negative impacts on the development or use of the surrounding property. Rather than hinder any long-range plan, this proposal facilitates the completion of these plans.

All posting was completed in accordance with the Land Use & Development Code. On March 20, 2026, written notice was mailed to all nearby property owners, signs were posted on the property, and notice was posted on the city's website. Information was posted on various social media sites. A neighborhood meeting was held by the applicant on July 18, 2025. No formal comments have been received by staff. The Development Review Committee reviewed the proposal and recommended approval. Staff recommends approval of the Conditional Use Permit Amendment with eight (8) conditions.

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

Aiden Travers with Metro Water Recovery presented an overview of the treatment plant and their plans for expansion. Mr. Travers presented the construction staging area, the purpose for the amendment, the appearance of the temporary staging area, and the impacts to the community.

Mayor Mills asked if anyone in the audience wished to speak on behalf of or against the request, there was none.

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

Mayor Mills asked if there were questions from City Council.

Councilmember Carbajal referenced the 10' tall fence requirement and that nothing inside of the fence can exceed that height and asked about the modulars on the site that are taller than that. We need to set parameters that can be met and make sense. Planning Technician Moore explained that those parameters were set based on typical outdoor storage in the Code and explained that City Council can change that if they choose. Councilmember Carbajal asked if the modulars are typically taller than ten feet and Planning Technician Moore stated that is correct.

Councilmember Green asked if the original Conditional Use Permit expire, and Planning Technician Moore stated it does not expire. Councilmember Green asked when construction will begin and Mr. Travers explained that there is one current construction project taking place at this time, but he does not know how many others there will be in the future. Councilmember Green asked if 5 and 6 will be completed in the next ten (10) years. Mr. Travers explained that those are tentative plans. Councilmember Green asked if there is an ability to renew this amendment. Planning Technician Moore explained that after the ten-year period, the applicant could come back for another amendment if it is needed. Councilmember Green asked what new municipal investments in infrastructure are being done and Planning Technician Moore explained there are none. Councilmember Green asked what interagency and interdepartmental planning is being done with this project. Planning Technician Moore explained that the city is supporting the expansion plans of Metro Wastewater.

Mayor Pro Tem Padilla asked if this CUP would allow anything in the fenced area from being taller than the fence or only the stacking of construction materials. Planning Technician Moore stated it is only the stacking of construction materials. Mayor Pro Tem Padilla asked if

the restriction on the height of the fence would prevent a trailer from being placed on the site and Planning Technician Moore stated it would not.

Mayor Mills closed the public hearing at 7:09 p.m.

Motion by Councilmember Fiedler, seconded by Councilmember Carbajal, to approve Resolution 2026-34. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

7. ORDINANCES FOR INITIAL CONSIDERATION

8. ORDINANCES FOR FINAL CONSIDERATION

9. RESOLUTIONS

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ACCEPTING THE PROPOSAL OF TYLER TECHNOLOGIES, INC. AND APPROVING THE PROCUREMENT OF THE BRIGHTON POLICE DEPARTMENT RECORDS MANAGEMENT SYSTEM FOR THE CONTRACT AMOUNT OF SEVEN HUNDRED THIRTY-FOUR THOUSAND THREE HUNDRED FORTY DOLLARS ($734,340), AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT ON BEHALF OF THE CITY

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

Police Commander Justin Moore presented the Brighton Police Records Management System (RMS) award to Tyler Technologies. The Police Department currently uses a shared RMS system through the Adams County Dispatch Center where multiple agencies share the cost of the system. Following a cyber attack a few years ago that identified issues with hosting the system, the Adams County Sheriff's Office transitioned away from that system. The primary focus of ADCOM has become 911 communication and they will no longer be hosting the RMS system. Each agency will now implement its own RMS system. This system will be used by every member of the Brighton Police Department making it a critical system for the department. A request for proposal was done and eight (8) submissions were received. Staff recommends awarding the contract to Tyler Technologies Inc. as the most responsive and responsible proposer for $734,340. These funds are available in the 2026 budget.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Taddeo, to approve Resolution 2026-35. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Mayor Mills called for a break at 7:24 p.m.

Mayor Mills reconvened the meeting at 7:34 p.m.

10. UTILITIES BUSINESS ITEMS

Ordinances

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AMENDING SECTIONS OF ARTICLE 13-4 OF THE BRIGHTON MUNICIPAL CODE REGARDING WATER DEDICATION AND SERVICE OUTSIDE OF THE CITY, AND SECTION 13-12-55 REGARDING WASTEWATER SERVICE OUTSIDE OF THE CITY (FINAL READING)

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

City Manager Michael Martinez explained that there are two (2) ordinances for consideration. The original Ordinance as presented at first reading and an amended Ordinance that includes recommendations from City Council.

Utilities Director Scott Olsen presented the changes in the amended Ordinance. The extraterritorial service rate has been reduced from 2 to ½ times the in-city rate. This will be made an administrative process approved by the City Manager instead of being approved by City Council. Extraterritorial service will be subject to the following conditions:

- *Payment of all other fees or charges and water dedication required.*
- *Any additional conditions as deemed necessary by the City Manager.*
- *All conditions and obligations are binding on future property owners, successors and assigns.*

The extraterritorial service may be denied if such service would constitute an undue burden on the city. Staff recommends adoption of the amended Ordinance.

Motion by Councilmember Green, seconded by Councilmember Snyder, to approve the alternate Ordinance 2503. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Resolutions

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, DECLARING STAGE 1 MODERATE TO SEVERE DROUGHT CONDITIONS AND AUTHORIZING THE CITY MANAGER TO PROMULGATE RULES AND REGULATIONS FOR THE CONSERVATION OF WATER IN THE CITY OF BRIGHTON WATER UTILITY SYSTEM

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

Utilities Director Scott Olsen presented the snowpack percentage, water resource information, and recommendations for drought mitigation. Staff does not anticipate there being any snow melt to fill the city's reservoirs. The cities of Denver and Thornton have declared Stage 1 Drought, which will reduce their deliveries to the City of Brighton. Thornton will reduce deliveries by 10% and Denver will reduce their deliveries by 20%. Staff has been monitoring conditions and sharing outreach with residents in various places. Staff is requesting that City Council implement a Stage 1 Drought, this would reduce watering days to twice per week with a goal of a 20% reduction in average outdoor water use.

Motion by Councilmember Fiedler, seconded by Mayor Pro Tem Padilla, to approve Resolution 2026-36. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

11. GENERAL BUSINESS

12. REPORTS

A. By the Mayor

Mayor Mills attended the CML Policy Board meeting and participated on a mock jury with the District Attorney's Office.

B. By Department Directors

C. By the City Attorney

D. By the City Manager

City Manager Michael Martinez presented the Board & Commission vacancy update, attended the retirement celebration for former City Attorney Jack Bajorek and announced that the Michael Jackson Tribute Band will be at the Armory this weekend.

E. By City Council

Councilmember Collins attended the Parks & Recreation Advisory Board meeting, the Youth Commission meeting, and announced that the SPEAK walk is May 2nd.

Councilmember Snyder attended the CML Policy Board meeting.

Councilmember Fiedler attended the Lochbuie Sewer Board meeting and announced that the Almost Home Spring Out of Homelessness event is April 19th.

Mayor Pro Tem Padilla attended the Housing Authority meeting.

Councilmember Taddeo attended the DRCOG meeting.

Councilmember Green attended the E-470 meeting, the NATA meeting and announced that there are several concerts coming to the Armory.

Councilmember Worth attended the Youth Commission meeting and the Housing Authority meeting.

Councilmember Carbajal reported that the CASA Light of Hope event is May 1st.

13. EXECUTIVE SESSION

A. Motion by Mayor Pro Tem Padilla, seconded by Councilmember Fiedler, to go into Executive Session at 8:28 p.m. pursuant to C.R.S. Section 24-6-402(4)(f)(I) and Charter Section 5.4(C)(5) for personnel matters. Motion passed by the following vote:

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

No: 1 - Councilmember Green

B. Motion by Mayor Pro Tem Padilla, seconded by Councilmember Fiedler, to go into Executive Session at 8:29 p.m. pursuant to C.R.S. Section 24-6-402(4)(b) and Charter Section 5.4(C)(3) for matters of attorney-client privilege and to receive legal advice. Motion passed by the following vote:

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

No: 1 - Councilmember Green

Mayor Mills reconvened the meeting at 9:20 p.m.

14. ADJOURNMENT

Mayor Mills adjourned the meeting at 9:21 p.m.

CITY OF BRIGHTON, COLORADO

_____
Gregory Mills, Mayor

ATTEST:

_____
Natalie Hoel, City Clerk

_____
Approval Date