City of Brighton

500 S. 4th Avenue
Brighton, CO 80601

Meeting Minutes - Draft

Tuesday, June 16, 2026

6:00 PM

Amended

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 Worth 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 May 19, 2026, City Council Minutes

B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AMENDING SECTION 10.04 OF THE LAND USE AND DEVELOPMENT CODE RELATING TO WIRELESS COMMUNICATION FACILITIES (FINAL READING)

Ordinance No. 2507

C. 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 (FINAL READING)

This Item was moved to become Item 8A.

D. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPOINTING JAIME ARCHULETA AS AN ALTERNATE MEMBER OF THE PARKS AND RECREATION ADVISORY BOARD TO FILL AN UNEXPIRED TERM TO JANUARY 2029

Resolution No. 2026-49

E. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPOINTING ALAN MARRAUDINO AS A YOUTH MEMBER TO THE CITY OF BRIGHTON PLANNING COMMISSION WITH A TERM TO JUNE 2027

Resolution No. 2026-50

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Taddeo, to approve the Consent Agenda as amended to move Item 2C to Item 8A. 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 Mayor Pro Tem Padilla, seconded by Councilmember Green, to approve the Regular Agenda as amended to remove Items 4A and 13A. 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. Swearing In of New Board and Commission Members

This item was removed from the agenda.

B. Introduction of Growing Grads Interns

Youth Services Program Lead Rachel Keely introduced the Growing Grads Interns.

C. Introduction of Young Entrepreneurs

Youth Services Manager Tawnya Russell introduced the Young Entrepreneurs.

D. Recognition of Graduating Youth Commission Seniors

Youth Services Manager Tawnya Russell introduced the graduating Youth Commission members.

E. National Flag Day 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 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, AMENDING CHAPTER 15 OF THE BRIGHTON MUNICIPAL CODE; ADOPTING BY REFERENCE THE 2025 EDITION OF THE 2025 COLORADO WILDFIRE RESILIENCY CODE; AND SETTING FORTH AMENDMENTS THERETO

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

Deputy Chief Building Official Tara Cisneros introduced the Colorado Wildfire Resiliency Code. Senate Bill 25-142 has mandated governing bodies to adopt the code where jurisdictions have spaces that overlap with the wildland urban interface areas. The purpose is to establish minimum regulations for the safeguarding of life and property protection. The public hearing and final reading are scheduled for July 21, 2026. A presentation will be provided at that time, and any questions will be answered. Staff recommends the approval of the first reading of the Ordinance and schedule the required public hearing.

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

Aye: 4 - Councilmember Carbajal, Councilmember Collins, Councilmember Snyder, and Councilmember Worth

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

8. ORDINANCES FOR FINAL 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 (FINAL READING)

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

Motion by Councilmember Taddeo, seconded by Councilmember Carbajal, to approve Ordinance 2508. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

No: 1 - Mayor Pro Tem Padilla

9. RESOLUTIONS

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ADOPTING THE REVISED 2023-2027 STRATEGIC PLAN

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

Management Analyst I Pearce Miller presented the revised Strategic Plan and announced that the goals and status of items have been updated on the Strategic Plan website.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Worth, to approve Resolution 2026-51. 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. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING A DEVELOPMENT AGREEMENT AMENDMENT FOR TELLURIDE BUSINESS PARK, COMPRISING APPROXIMATELY 6.52 ACRES OF LAND, GENERALLY LOCATED TO THE NORTH OF SOUTHERN STREET, SOUTH OF EAST BRIDGE STREET, WEST OF TELLURIDE STREET, AND EAST OF EASTGATE VILLAGE, MORE SPECIFICALLY LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT ON BEHALF OF THE CITY; AND SETTING FORTH OTHER DETAILS RELATED THERETO

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

Councilmember Worth recused himself.

Senior Planner Summer McCann presented the First Amendment to the Telluride Business Park and Telluride Business Park II Development Agreements. North Forest Office Space Denver LLC is the applicant and property owner. The site is made up of four (4) lots totaling approximately 6.52 acres and is generally located to the north of Southern Street, south of East Bridge Street, west of Telluride Street, and east of the Eastgate Village. The request is to approve a Development Agreement Amendment to update stormwater infrastructure requirements, maintenance obligations, and reimbursement provisions related to drainage improvements. The site was annexed in 1971 and is currently zoned C-2. The four (4) lots were platted separately with the two (2) northern lots being platted under the Telluride Business Park Amendment 1, the two (2) southern lots were platted under the Telluride Business Park II. The two (2) separate plats resulted in two (2) Development Agreements, though there are shared public improvements across all lots.

The property owner has a site plan under review for the construction of a new multi-tenant office building on the remaining vacant lot to the southwest. The first changes remove outdated provisions. Several requirements in the original development agreements are no longer consistent with current stormwater management practices, city standards, or the master drainage plan. Many provisions have been incorporated into the city’s standardized Stormwater Maintenance Agreement. This amendment adopts an updated agreement and extends applicability to all four (4) lots. The amendment also clarifies developer obligation. While the original agreement required the construction of adjacent storm drainage improvements, the amendment updates those responsibilities to align with current engineering standards. It also requires modifications to the existing pond so it can be converted from a retention pond to a detention pond once the regional outfall system is constructed.

The amendment includes a Construction and Reimbursement Agreement for the construction of the regional outfall. The city may reimburse the developer for eligible construction costs associated with these improvements up to the amount of Storm Drainage Impact Fees collected by the city for the 55,674 sq. ft. of new impervious areas associated with the site plan currently under review. The city’s Storm Drainage Impact Fee is $1.03 per sq. ft. making the total reimbursement amount $57,344. These improvements qualify for reimbursement because they exceed the impacts of the individual development and will provide a broader regional benefit. The Reimbursement Agreement details that once the developer has completed construction and the improvements have received initial acceptance, the developer must submit a reimbursement request with supporting cost documentation. The city will review the request and reimburse eligible costs within ninety (90) days after receiving all required documentation.

Although not required, an agenda item notice was posted on the city's website and various social media sites. The Development Review Committee has reviewed the amendment and recommends approval. Staff finds that the Development Agreement Amendment is in the best interest of the city and recommends approval.

Motion by Councilmember Green, seconded by Councilmember Collins, to approve Resolution 2026-52. Motion passed by the following vote:

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

Recuse: 1 - Councilmember Worth

C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ADOPTING THE 2026 DRAFT MULTI-JURISDICTIONAL ADAMS COUNTY HAZARD MITIGATION PLAN AND AUTHORIZING THE CITY MANAGER IN CONJUNCTION WITH THE EMERGENCY MANAGER TO IMPLEMENT THE PLAN IF NECESSARY

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

Emergency Manager Stephanie Hackett presented the 2026 Multi-Jurisdictional Adams County Hazard Mitigation Plan. The draft plan should have been adopted in 2025 to stay in line with the city's five-year adoption schedule. Due to delays at the federal level, the 2026 Adams County HMP is still awaiting final FEMA approval. Staff is asking Council to adopt the draft plan to allow staff to move forward with the process of submitting grant applications that are due in July.

The reason a Hazard Mitigation Plan is needed is to reduce costs of future disasters. It addresses potential safety issues and emerging trends in our growing community. It plays a large part in demonstrating the city's public commitment to safety and security by actively engaging in disaster mitigation, identifying actions, priorities, and activities to help keep residents safe. The plan also creates eligibility for the city to apply for mitigation funding.

Components of the Brighton Hazard Mitigation Plan Annex addresses the priorities in Brighton. It outlines the planning process for what the plan looks like. It provides a detailed community profile that identifies the hazards, vulnerabilities and capabilities that have been identified in the city. It includes the 2026 Brighton Mitigation Action Plan, which outlines several priorities and activities that can be taken on today to help protect the city from the impacts of future disasters. The Plan identifies critical assets and organizes it in the FEMA lifeline structure that includes public and private facilities that provide energy, food, hydration and shelter, communications resources, hazardous materials facilities, safety and security assets and resources, transportation systems, and water systems. The highest risk hazards and vulnerabilities in the city have been identified and include tornado or damaging winds, hazardous materials incidents, wildfires, grass fires and community conflagrations, flooding, or a downstream dam incident. There are a number of grants that are currently available provided that the city has a current locally adopted Hazard Mitigation Plan and staff expects that these will remain an important funding mechanism in the future.

Staff will continue to work on grant proposals to fund action items that were identified in the plan. The plan will be reviewed, updated and readopted every five (5) years. Staff will continue with multijurisdictional coordination, continue to review existing grant opportunities to determine project eligibility, identify mitigation opportunities and projects for inclusion into future initiatives, and continue to educate the public on risks and mitigation activities.

Motion by Councilmember Fiedler, seconded by Councilmember Snyder, to approve Resolution 2026-53. 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

10. UTILITIES BUSINESS ITEMS

Resolutions

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

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

Utilities Director Scott Olsen presented the Second Amendment to the IGA with Mile High Flood District related to the Sable Outfall. The Sable Outfall is a regional stormwater outfall that will carry flow from the Sable Boulevard improvements, Farmlore Development, and approximately 500 acres of the Prairie Center Development. The piped portion under the Fulton Ditch (Phase A) has been completed by Farmlore per a reimbursement agreement previously approved by Council. The city and Mile High Flood District wish to add additional funding to complete construction on the project. The city and the district will be contributing an additional $600,000, that will bring the total from each project sponsor to 1.725 million dollars. Naranjo Civil Constructors has been selected as the contractor for this phase of the project. The project should be completed by November 2026.

Motion by Councilmember Snyder, seconded by Mayor Pro Tem Padilla, to approve Resolution 2026-54. 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 Riverdale Post Acute Center Flag Raising Ceremony, the Flix and Kicks event, the Inglenook Grand Reopening, the Erger's Dog Park ribbon cutting, the EDC Board meeting, and the Coloradans for Energy Access Energy Forum. The Colorado Municipal League conference is next week.

B. By Department Directors

Utilities Director Scott Olsen presented an update on the watering restriction enforcement and the Water Treatment Plant.

C. By the City Attorney

D. By the City Manager

City Manager Michael Martinez announced that he will be attending the Colorado Municipal League conference next week.

E. By City Council

Councilmember Carbajal attended the Parks & Recreation Advisory Board meeting.

Councilmember Worth attended the Brighton Summerfest, the 27J Capital Facility Fee Foundation event, the E-470 meeting, the Sustainability Advisory Board meeting, and the Youth Commission meeting.

Councilmember Green attended the 27J Capital Facility Fee Foundation event, the E-470 meeting, and the Erger's Dog Park ribbon cutting. The Flix and Kicks event is Thursday and there is a concert at the Armory on June 27th.

Councilmember Taddeo visited the Erger's Dog Park and attended the Brighton Summerfest.

Mayor Pro Tem Padilla attended the Brighton Summerfest and the Adams County Pride event.

Councilmember Snyder attended the Erger's Dog Park ribbon cutting and the Inglenook Grand Reopening event.

13. EXECUTIVE SESSION

A. Motion to recess for an executive session pursuant to C.R.S. § 24-6-402(4)(e) and Charter Section 5.4(C)(1) to determine a position on matters that may be subject to negotiations and to instruct negotiators

This item was removed from the agenda.

14. ADJOURNMENT

Mayor Mills adjourned the meeting at 7:45 p.m.

CITY OF BRIGHTON, COLORADO

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Gregory Mills, Mayor

ATTEST:

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Natalie Hoel, City Clerk

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Approval Date