



# City of Brighton

500 S. 4th Avenue  
Brighton, CO 80601

## Meeting Agenda

### City Council

**MAYOR - KENNETH J. KREUTZER**

**MAYOR PRO-TEM - JW EDWARDS**

**COUNCIL MEMBERS:**

**LYNN BACA, CLINT BLACKHURST, MARK HUMBERT,  
MATT JOHNSTON, GREGORY MILLS, MARY ELLEN POLLACK,  
KIRBY WALLIN**

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Tuesday, June 25, 2019

6:00 PM

Council Chambers

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### Special City Council Meeting

#### **1. CALL TO ORDER**

- A. Pledge of Allegiance to the American Flag.
- B. Roll Call.

#### **2. APPROVAL OF REGULAR AGENDA**

*(Council may take a short break between 8:30–9:00 p.m.)*

#### **3. CONSENT AGENDA**

- A. [ID-190-19](#) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPOINTING ADAM KNISS AS AN AGRICULTURAL MEMBER OF THE PARKS AND RECREATION ADVISORY BOARD WITH A TERM TO JANUARY 2023

**Attachments:** [P&R - Ag Jun 2019 Kniss](#)

- B. [ID-188-19](#) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO APPROVING PARTICIPATION BY THE CITY OF BRIGHTON IN A COORDINATED ELECTION TO BE CONDUCTED BY THE ADAMS COUNTY CLERK AND RECORDER AND THE WELD COUNTY CLERK AND RECORDER ON NOVEMBER 5, 2019

**Attachments:** [Reso - Participate in Coordinated Election](#)

#### **4. CEREMONIES**

- A. [ID-139-18](#) Swearing In of New Board and Commission Member

**5. PUBLIC INVITED TO BE HEARD ON MATTERS NOT ON THE AGENDA (Speakers limited to five minutes)****6. PUBLIC HEARINGS**

- A. [ID-202-19](#) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING WITH CONDITIONS AS SET FORTH HEREIN, A CONDITIONAL USE FOR AN EXPANSION OF AN ELECTRICAL POWER SUBSTATION AND THE ADDITION OF TRANSMISSION LINES AND ASSOCIATED TOWERS, KNOWN AS HENRY LAKE SUBSTATION, AND GENERALLY DESCRIBED AS A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ SECTION 27, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF WELD, STATE OF COLORADO

**Attachments:**

[Draft City Council Resolution](#)

[Applicant's Vicinity Map](#)

[Neighboring Property Owner Notification](#)

[Addresses of Property Owners Notified](#)

[Buffer Map of Mailing Area](#)

[Newspaper Notice](#)

[Sign Posting Affidavit](#)

[Henry Lakes Substation PPT](#)

**7. CONSOLIDATED ITEMS FOR SEQUENTIAL REVIEW**

- A. [ID-178-19](#) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE REZONING OF THE JOHNSON AUTO PLAZA PLANNED UNIT DEVELOPMENT - 1ST AMENDMENT AND UNZONED PROPERTY TO THE JOHNSON AUTO PLAZA PLANNED UNIT DEVELOPMENT - 2ND AMENDMENT, FOR THE APPROXIMATELY 38.695-ACRE PROPERTY GENERALLY LOCATED TO THE IMMEDIATE SOUTHWEST OF THE INTERSECTION OF 136TH AVENUE AND U.S. HIGHWAY 85 IN BRIGHTON, COLORADO. THE JOHNSON AUTO PLAZA PLANNED UNIT DEVELOPMENT - 2ND AMENDMENT IS GENERALLY LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ALL IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO (FINAL READING)

**Attachments:**

[Draft City Council Ordinance for Approval](#)

[Proposed Project Area Aerial Map by Staff](#)

[Applicant's Proposed PUD Amendment](#)

[Planning Commission Resolution 19-04](#)

[Newspaper Notice](#)

[Neighboring Property Owner Notification](#)

[Radius Map of Notice Mailing Area and Addresses of Property Owners Mailed](#)

[Applicant's Affidavit of Sign Posting](#)

[Johnson Auto Plaza PUD 2nd Amendment PPT.pdf](#)

- B. [ID-203-19](#) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE FINAL PLAT AND DEVELOPMENT AGREEMENT FOR AN APPROXIMATELY 20.959-ACRE PROPERTY GENERALLY LOCATED IN SECTION 25, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, COMMONLY KNOWN AS THE MARKET PLACE 85 SUBDIVISION – 2ND AMENDMENT (PUBLIC HEARING)

**Attachments:**

[Draft City Council Resolution for Approval](#)  
[Proposed Project Area Aerial Map by Staff](#)  
[Applicant's Proposed Final Plat](#)  
[Development Agreement \(Exhibit C of the Final Plat and Development Agreement\)](#)  
[Planning Commission Resolution 19-03](#)  
[Newspaper Legal Notice Proof](#)  
[Neighboring Property Owner Notification](#)  
[Radius Map of Notice Mailing Area and Addresses of Property Owners Mailed](#)  
[Applicant's Affidavit of Sign Posting](#)  
[Market Place 82 Subdivision PPT](#)

## **8. ORDINANCES FOR FINAL CONSIDERATION**

- A. [ID-148-19](#) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING A LEASE OF CITY-OWNED REAL PROPERTY LOCATED AT 269 EAST BRIDGE STREET (THE "DEPOT") TO THE GREATER BRIGHTON CONVENTION AND VISITORS BUREAU, AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID LEASE ON BEHALF OF THE CITY (FINAL READING)

**Attachments:**

[Ord Depot Lease - Chamber Lease](#)

- B. [ID-157-19](#) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING A LEASE OF CITY-OWNED REAL PROPERTY LOCATED AT 269 EAST BRIDGE STREET (THE "DEPOT") TO SUGAR MOUNTAIN ENTERPRISES, LLC, D/B/A MON CHERI BAKERY AND BISTRO, AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID LEASE ON BEHALF OF THE CITY (FINAL READING)

**Attachments:**

[Ord Depot Lease - Bistro](#)  
[Bistro Lease](#)  
[Evaluation Matrix](#)

## **9. RESOLUTIONS**

- A. [ID-198-19](#) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING CERTAIN ECONOMIC INCENTIVES TO LAN COLORADO, LLC, IN THE FORM OF A 50 PERCENT USE TAX REBATE; SETTING FORTH THE REQUISITE FINDINGS RECOGNIZING THE VALID PUBLIC PURPOSE AND COGNIZABLE BENEFIT JUSTIFICATIONS FOR SUCH ECONOMIC INCENTIVES; APPROVING THE INCENTIVE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY

**Attachments:** [Wells Concrete RESO Final](#)  
[Wells Concrete Incentive Agrmt FINAL 6.18.18](#)  
[Wells Concrete EDC Approval Letter 6.25.19](#)  
[Wells Concrete PPT](#)

- B. [ID-196-19](#) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ACCEPTING THE PROPOSAL OF e3 ENTERPRISES, INC. D/B/A e3 SIGNS AND AWARDING THE CONTRACT PARK SIGNS, AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT ON BEHALF OF THE CITY AND THE CITY CLERK TO ATTEST THERETO

**Attachments:** [Park Sign Resolution](#)  
[Park & Open Space Signs PPT](#)

## **10. UTILITIES BUSINESS ITEMS**

## **11. GENERAL BUSINESS**

## **12. REPORTS**

- A. By the Mayor.
- B. By Department Heads.
- C. By the City Attorney.
- D. By the City Manager.

## **13. REPORTS BY COUNCIL ON BOARDS & COMMISSIONS**

## **14. EXECUTIVE SESSION**

## **15. ADJOURNMENT**