

**CITY OF NORTHGLENN  
CITY COUNCIL MINUTES  
June 13, 2022**

**CALL TO ORDER** Mayor Pro Tem Willford called a regular meeting of the Northglenn City Council to order on Monday, June 13, 2022 at 7:00 p.m. in City Hall Council Chambers.

**ROLL CALL** Present were Mayor Pro Tem Willford, Council members Witkovich, Jaramillo, Kondo, Lukeman-Hiromasa, Goff, Brown, and Walker.

**ABSENT** Mayor Leighty.

**STAFF PRESENT** City Manager Geyer, City Attorney Hoffmann, and City Clerk Small.

**PLEDGE OF ALLEGIANCE** The Pledge of Allegiance was given.

**RESPONSE TO RESIDENT INQUIRY:** None.

**AGENDA ADDITIONS AND DELETIONS:** None.

**PROCLAMATIONS:**

Pride Month Mayor Pro Tem Willford read the proclamation proclaiming June 2022 as Pride Month in the City of Northglenn. Deja Moore accepted the proclamation on behalf of the Diversity, Inclusivity, and Social Equity Board and thanked City Council for the recognition.

Juneteenth Mayor Pro Tem Willford read the proclamation proclaiming June 19, 2022 as Juneteenth in the City of Northglenn. Deja Moore accepted the proclamation on behalf of the Diversity, Inclusivity, and Social Equity Board and thanked City Council for the proclamation.

**PRESENTATIONS:**

2021 Audit Robert Kreiser, Senior Manager with RSM US, presented information about the audit of the 2021 Annual Financial Report to City Council. Mr. Kreiser spoke about the audit process and summarized the City's financial performance for the year ending December 31, 2021.

Mr. Kreiser addressed questions from Council regarding standards for fund reserves and the City's General Fund fund balance.

2022 Legislative Session Recap Jennifer Cassell and Ed Bowditch, Bowditch & Cassell, provided an overview of the 2021-2022 State legislative session and briefed Council on the State's economy and budget, a TABOR refund, and the upcoming 2022 midterm election.

**PUBLIC INVITED  
TO BE HEARD**

Mayor Pro Tem Willford called for any person wishing to address City Council on matters of community interest related to City business not set for public hearing.

Gerry Hunt, 11119 Park Vistas Drive, expressed concern about a lack of priority for fire mitigation in unirrigated open spaces and specifically near the Oscar Arnold nature area. Mr. Hunt spoke about efforts made during the Marshall Fire and fire mitigation plans that address habitat and ecology different from residential structures. Mr. Hunt asked Council to consider funding a professional assessment and fire mitigation plan for all open spaces in Northglenn.

Mark Bromley spoke about Council member Kondo's appointment to fill the Ward 3 Council vacancy and stated he believes the seat should be filled by election this year.

**COMMUNICATIONS:**

Council

Council member Witkovich reported she attended the Victim Assistance and Law Enforcement (VALE) Board meeting on May 18, 2022. She asked Council to consider amending the ordinance related to VALE Board membership to allow nonresidents to serve on the Board. There was consensus to discuss the request at a future study session. Council member Witkovich reported the VALE Board decided to not fund any grants in 2023 due to their fund balance. She reported she and Council member Walker attended the Groove, Grub, and Local Gov event on June 2, 2022 in Larson Park and she attended the Rocky Flats Stewardship Council meeting on June 6 and the Five Star Education Foundation's Five Star Classic event at TopGolf on June 10. Council member Witkovich reported she attended two interviews with Berry Dunn, one for the Community Co-Production Policing (CCPP) Advisory Board and one for the Crime Prevention Through Environmental Design (CPTED) project.

Council member Walker reported the Groove, Grub, and Local Gov event at Larson Park was great and he received a lot of feedback from residents at the event. He reported some residents voiced concerns about speeding and stated residents may reach out to him to use his speed gun in their neighborhoods.

Council member Jaramillo reported he attended the ADCOG Subregional Transportation Forum meeting on June 8, 2022 and stated it was very informative. Council member Jaramillo encouraged everyone to attend the Summer Concert Series on the Festival Lawn on Wednesday evenings. He stated he attended the Five Star Education Foundation's Five Star Classic event at TopGolf and expressed appreciation for Adams 12 Five Star Schools.

Council member Brown reported she attended the Northglenn Urban Renewal Authority (NURA) meeting and spoke about the business incentive grants approved for Forma Furniture, J&W Massage, Washington Point, and Itacate Mexican Food. Council member Brown reported she attended two Berry Dunn meetings for the CCPP Board and CPTED project. She reported that many residents have reached out to her directly regarding bullying and race issues in schools so she met with Adams 12 Superintendent Chris Gdowski and suggested the District provide diversity trainings for children throughout the school year. Council member Brown announced the Groove, Grub, and Local Gov event in Ward 2 at Wyco Park will be held on June 23 and stated she and Council member Jaramillo will not be able to attend because they will be attending the Colorado Municipal League conference that week.

Council member Kondo reported he participated in a ride-along with the Police Department to learn more about public safety. He stated he has met with all Council members, former Council member Duran Mullica, and all directors on the City Manager's staff. Council member Kondo spoke about his meeting preparation and stated he is working to do his best to represent the residents of Ward 3. Council member Kondo reported he attended the Police Department's swearing-in ceremony, toured the City's water treatment facilities, and will be serving as the Council liaison for the North Metro Fire Rescue District.

Council member Goff expressed regret for not being able to be at the meeting in-person and noted she was recently exposed to COVID-19. Council member Goff thanked Deja Moore for accepting the proclamations tonight on behalf of the Diversity, Inclusivity, and Social Equity Board, and stated she is proud of the City for recognizing important events such as Pride Month and Juneteenth. Council member Goff reported the City will have a table at the Adams County Pride festival on June 18 at the Adams County Fairgrounds, and stated a Ward 3 meeting will be held on June 25 at the Recreation Center. Council member Goff reported she attended the Colorado Communities for Climate Action (CC4CA) retreat on June 9 and announced she was selected to serve as Vice-Chair of the coalition. She reported she also attended two Berry Dunn meetings, and thanked residents for attending the Council meeting and participating in public processes.

Council member Lukeman-Hiromasa reported she attended a business walk-through with the Business Retention and Expansion Committee in the Washington Point shopping center. She stated common feedback they heard was about homelessness, drugs in parking lots, and a lack of shopping carts at businesses in the shopping center. Council member Lukeman-Hiromasa reported she attended the CPTED meeting with Berry Dunn. Council member

Lukeman-Hiromasa stated she and about 600 residents lost power during the last snowstorm for two days. She stated other cities are doing emergency preparedness study sessions and asked Council to consider having a discussion on the city's emergency preparedness plan at a future study session. There was Council consensus to schedule a discussion on emergency preparedness. Council member Lukeman-Hiromasa stated she will be absent on July 25 and asked if the discussion on gun policies and gun control issues could be moved to another meeting date. City Attorney Hoffmann provided information about other cities' consideration of firearm policies. It was the consensus of Council to schedule the discussion for August 8.

Mayor Pro Tem Willford addressed the request from Gerry Hunt regarding fire mitigation and stated she would like to have a study session on the topic along with information about firepits. It was the consensus of Council to schedule an item on fire mitigation planning for a future study session. Mayor Pro Tem Willford reminded Council about the invitation to North Metro Fire Rescue District's open house for Station 62 tomorrow. Mayor Pro Tem Willford stated she is looking forward to the Volunteer Appreciation Dinner on Wednesday evening and acknowledged Council member Goff for being selected to serve as Vice-Chair of CC4CA.

Council member Brown stated she enjoyed meeting with Council member Kondo and is impressed by his efforts to learn about the City. Council member Brown stated Council member Kondo was appointed to fill the Ward 3 vacancy because he was the best applicant and reminded everyone that Council positions are nonpartisan.

Staff

City Clerk Small provided information about the June 28, 2022 Primary Election.

City Manager Geyer updated Council on Sunny Slope Estates assisted living facility and noted the State assisted residents in finding new homes. City Manager Geyer reported on the City's Bubble Fest event.

**FINANCIAL REPORT:**

April 2022 Update

Jason Loveland, Director of Finance, provided a financial report for the period ending April 30, 2022. Mr. Loveland spoke about revenue and expenditures in the General Fund, Water and Wastewater Fund, Stormwater Fund, Sanitation Fund, Conservation Trust Fund, and Capital Projects Fund. Mr. Loveland also reported on the City's cash reserves and sales tax revenue. Mr. Loveland addressed questions from Council regarding sales tax revenue in areas outside of the Marketplace.

**CONSENT AGENDA**  
**MOTION TO PASS**

Council member Brown **MOVED** and it was **SECONDED** by Council member Lukeman-Hiromasa to approve the consent agenda.

**MOTION PASSED**

There was no discussion and the motion **PASSED**.

IN FAVOR - Willford, Witkovich, Jaramillo, Kondo, Lukeman-Hiromasa, Goff, Brown, Walker.

OPPOSED - None.

ABSENT - Leighty.

The following items were approved on the consent agenda:

- May 23, 2022 Regular Meeting Minutes
- CR-111 – Termination of Memorandum of Understanding Between the City and Continuum Partners, LLC

**PUBLIC HEARING:**

CB-1984 – Rezone of  
1501 Roseanna Drive to  
Multifamily Limited RM-1

City Clerk Small read the title.

Mayor Pro Tem Willford opened the public hearing on CB-1984 and read an opening statement regarding the hearing on the rezoning application for the property at 1501 Roseanna Drive.

There were no objections to the jurisdiction of the City Council or to the form or substance of the proceedings.

Council member Goff participated in the meeting electronically and therefore did not participate in the public hearing or vote on CB-1984 on second reading following the hearing.

Brook Svoboda, Director of Planning and Development, presented information about the rezoning request for the property at 1501 Roseanna Drive. Mr. Svoboda spoke about the development and proposed use of the property, the zoning analysis and approval criteria, and stated the Planning Commission recommended approval of the rezoning request at their meeting on April 19, 2022.

Brook Svoboda addressed questions from Council regarding the criteria for approval and the number of townhomes that could be built on the proposed site.

All individuals intending to provide testimony were placed under oath by the City Clerk.

Zach Griffith, applicant and owner of the property at 1501 Roseanna Drive, provided sworn testimony in support of the request to rezone the property at 1501 Roseanna Drive to RM-1 Multifamily Limited. Mr. Griffith stated the proposed rezoning is intended to make a

positive change to the neighborhood and would create an opportunity to construct eight townhome units on the site.

Mayor Pro Tem Willford called for anyone wishing to speak against CB-1984 to come forward.

Lynne Blackburn, 1599 Roseanna Drive, provided sworn testimony, stating she is not opposed to the property changing to residential, but has concerns about the number and height of the residential units that may be built, the easement at the rear of her property, how the development will impact existing properties, and the developer not being a member of the community.

Steve Andrade, 10827 Claire Lane, provided sworn testimony against CB-1984. He stated he is concerned about whether the parking lot will be developed and losing the view he has at his property.

Natalya Opp, 1555 Roseanna Drive, provided sworn testimony, stating she is opposed to any construction on the proposed site and expressed concerns about the development on a small piece of land being crowded and tall. She stated traffic will impact units on other parcels and expressed concern about adequate parking for a new development, the safety of children in the area, and health issues from dust, noise, and chemicals used during demolition and construction.

Mayor Pro Tem Willford called for any other person wishing to speak on CB-1984.

Mark Richter, 1565 Roseanna Drive, provided sworn testimony stating the current property is blighted and he is tentatively enthusiastic about rezoning the property to allow it to be developed to be more useful to the community. Mr. Richter stated he is concerned about the redevelopment process and would like to see any new development be consistent with the surrounding community in the building's style, height, and density.

Zach Griffith presented rebuttal evidence addressing the allowed height of buildings and parking. He stated he has no plans to construct a building at the maximum height allowed and the units will have two-car garages. Mr. Griffith stated he believes residential townhomes will have less of a traffic impact on the surrounding neighborhood than a commercial carwash business and will be safer for the neighborhood. Mr. Griffith stated the development will provide affordable housing units for the community and the rezoning is the best thing moving forward for the property.

Brook Svoboda provided information about the access easement that runs adjacent to property and stated it is a fire lane. He stated the

North Peak Townhomes can control the easement and use their discretion to put the gate back up.

City Attorney Hoffmann stated that Council is only considering the rezoning of the property at this time. He stated Council cannot stipulate a different building height than what is allowed for the proposed zoning. City Attorney Hoffmann stated a site plan and permitting will be required for new development on the site.

Brook Svoboda clarified that Council approval would be required if additional public infrastructure is proposed with new development.

Mayor Pro Tem Willford closed the public hearing.

**ORDINANCES –**  
**SECOND READING:**

CB-1984 – Rezone of  
1501 Roseanna Drive to  
Multifamily Limited RM-1

City Clerk Small read the title.

**MOTION TO PASS**

Council member Brown **MOVED** and it was **SECONDED** by Council member Lukeman-Hiromasa to approve CB-1984 on second reading.

**MOTION PASSED**

There was discussion and the motion **PASSED**.  
IN FAVOR - Willford, Witkovich, Jaramillo, Kondo, Lukeman-Hiromasa, Brown, Walker.  
OPPOSED - None.  
ABSENT - Leighty.

**ORDINANCES –**  
**FIRST READING:**

CB-1986 – Rezone of  
555 W. 112<sup>th</sup> Avenue  
To Mixed-Use Corridor

City Clerk Small read the title.

**MOTION TO PASS**

Council member Brown **MOVED** and it was **SECONDED** by Council member Lukeman-Hiromasa to approve CB-1986 on first reading.

Brook Svoboda, Director of Planning & Development, provided a summary of CB-1986.

**MOTION PASSED**

There was no discussion and the motion **PASSED**.  
IN FAVOR - Willford, Witkovich, Jaramillo, Kondo, Lukeman-Hiromasa, Goff, Brown, Walker.  
OPPOSED - None.  
ABSENT - Leighty.

**RESOLUTIONS:**

CR-85 – Wyco and  
Danahy Sports Court  
Renovation Project

City Clerk Small read the title.

**MOTION TO PASS**

Council member Walker **MOVED** and it was **SECONDED** by Council member Jaramillo to approve CR-85.

Amanda Peterson, Director of Parks, Recreation and Culture, provided a summary of CR-85.

**MOTION PASSED**

There was discussion and the motion **PASSED**.

IN FAVOR - Willford, Witkovich, Jaramillo, Kondo, Lukeman-Hiromasa, Goff, Brown, Walker.

OPPOSED - None.

ABSENT - Leighty.

CR-107 – 2022 Utility  
Emergency Response  
Change Order #1

City Clerk Small read the title.

**MOTION TO PASS**

Council member Brown **MOVED** and it was **SECONDED** by Council member Kondo to approve CR-107.

Kent Kisselman, Director of Public Works, provided a summary of CR-107.

**MOTION PASSED**

There was discussion and the motion **PASSED**.

IN FAVOR - Willford, Witkovich, Jaramillo, Kondo, Lukeman-Hiromasa, Goff, Brown, Walker.

OPPOSED - None.

ABSENT - Leighty.

CR-108 – Wastewater  
Treatment Plant Rating  
Evaluation

City Clerk Small read the title.

**MOTION TO PASS**

Council member Kondo **MOVED** and it was **SECONDED** by Council member Jaramillo to approve CR-108.

Kent Kisselman, Director of Public Works, provided a summary of CR-108.

**MOTION PASSED**

There was discussion and the motion **PASSED**.

IN FAVOR - Willford, Witkovich, Jaramillo, Kondo, Lukeman-Hiromasa, Goff, Brown, Walker.

OPPOSED - None.

ABSENT - Leighty.



CR-109 – Facilities  
Building Design Contract

City Clerk Small read the title.

**MOTION TO PASS**

Council member Brown **MOVED** and it was **SECONDED** by Council member Lukeman-Hiromasa to approve CR-109.

Kent Kisselman, Director of Public Works, provided a summary of CR-109.

**MOTION PASSED**

There was discussion and the motion **PASSED**.

IN FAVOR - Willford, Witkovich, Jaramillo, Kondo, Lukeman-Hiromasa, Goff, Brown, Walker.

OPPOSED - None.

ABSENT - Leighty.

CR-112 – 2021 Annual  
Comprehensive Financial  
Report Audit Acceptance

City Clerk Small read the title.

**MOTION TO PASS**

Council member Kondo **MOVED** and it was **SECONDED** by Council member Brown to approve CR-112.

Jason Loveland, Director of Finance, provided a summary of CR-112.

**MOTION PASSED**

There was no discussion and the motion **PASSED**.

IN FAVOR - Willford, Witkovich, Jaramillo, Kondo, Lukeman-Hiromasa, Goff, Brown.

OPPOSED - None.

ABSENT - Leighty, Walker (Council member Walker left the meeting during the consideration of CR-112).

**DISCUSSION ITEMS:**

Park Vistas/West 111<sup>th</sup>  
Way Roadway Safety  
Improvements

Kent Kisselman, Director of Public Works, updated City Council on roadway safety issues at the intersection of Park Vistas Drive and North Pecos Street. He stated staff has installed additional signage regarding the curve at the intersection and recommends the installation of a guardrail to protect the adjacent property from further damage. He stated the cost of the guardrail is approximately \$8,000.

City Manager Geyer stated that the cost of the guardrail is within her spending authority, but she would like Council consensus to move forward with the safety improvements because the expenditure was not budgeted. It was the consensus of Council to proceed with the installation of the guardrail.

Fourth of July Fireworks  
Operational Plan

Police Lieutenant Peter Rice presented the Fourth of July fireworks operations plan to Council. Lt. Rice spoke about fireworks enforcement in prior years, fireworks education, and staffing plans. Lt. Rice stated all available police resources will be utilized to ensure public safety at the City's Fourth of July event at E.B. Rains, Jr. Memorial Park.

There were questions from Council regarding the safety of the City's event related to fire danger, fireworks that do not leave the ground, and the City's regulations that identify all fireworks, except for sparklers, as being illegal.

Motor Vehicle Nuisance  
Abatement

Deputy Chief of Police Randall Darlin provided an overview of the proposed ordinance regarding motor vehicle public nuisances. He stated the ordinance could provide a remedy to issues such as street racing, vehicular eluding, speed contests, trespassing, and obstruction of highways.

There was discussion about the proposed ordinance and whether surrounding communities would enact similar rules. It was the consensus of Council to proceed with the proposed ordinance to provide the City with abatement measures.

Sex Offender Residency  
Restrictions

Deputy Chief of Police Randall Darlin provided an overview of the proposed ordinance regarding prohibiting the residency of sex offenders in certain areas in the City. Deputy Chief Darlin presented a map showing proposed residency restrictions from places children regularly congregate such as schools and parks.

There was discussion about how the ordinance would affect home daycares. It was the consensus of Council to proceed with the proposed ordinance using distance restrictions of 750 feet from schools and 500 feet from all other categories included.

**PUBLIC INVITED**  
**TO BE HEARD**

Mayor Pro Tem Willford called for any person wishing to speak on items previously addressed by Council. There was no response.

**ADJOURNMENT**

The City Council meeting adjourned at 10:47 p.m.

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JOHANNA SMALL, CMC  
City Clerk

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JENNY WILLFORD  
Mayor Pro Tem