

**CITY OF NORTHGLENN  
CITY COUNCIL MINUTES  
June 27, 2022**

**CALL TO ORDER** Mayor Leighty called a regular meeting of the Northglenn City Council to order on Monday, June 27, 2022 at 7:00 p.m. in City Hall Council Chambers.

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

**ABSENT** Council member Brown.

**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.

**INTERVIEW:**  
Christopher Unger Christopher Unger came forward to be interviewed for the At-Large member position on the Parks and Recreation Advisory Board. Christopher provided information about his background and his interest in serving on the Board. City Council acknowledged Christopher's credentials and thanked him for applying to serve on the Parks and Recreation Advisory Board.

**PRESENTATIONS:**  
June Neighborhood Beautification Awards Jenni Murphy, Community Outreach Coordinator, provided information about the Northglenn Neighborhood Beautification Program and stated the awards being presented are for the Yard of the Month and Water Wise Yard of the Month categories. Mayor and Council congratulated those receiving awards for the month of June.

The residents recognized were: Tony & Michelle Alberico, Sharon Carlson & Lavelle Kirby, Tim & Becky Clark, Minnie & Bill Hampel, Art & Margie Hanson, Sheryl Huett, Wayne & Julianna Ibarra, Paige & Michael Papp, Damon & Janice Peiker, Stephonie & Chuck Rains, Fredda Refuerzo, and Bill & Teresa Young.

Prost Brewing Co. &  
Northglenn Development  
Project

Debbie Tuttle, Director of Economic Development, introduced the Prost Brewing Company and Northglenn Development Project to Council.

David Deline, President of Prost Brewing Company, presented information about Prost Brewing Company and the development project planned for the Northglenn Marketplace.

Mr. Deline addressed questions from Council regarding the projected rate of return for the development project, water capacity to support the brewery operation, and whether the Northglenn Urban Renewal Authority would be providing financial assistance to the project.

**PUBLIC INVITED  
TO BE HEARD**

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

Mark Bromley, Ward 3, spoke about election campaigns and stated he believes an election should be held this year for the Ward 3 seat previously held by Council member Duran Mullica.

City Attorney Hoffmann provided clarification about when an election may be held to fill Council positions pursuant to Section 2.3 of the City Charter and the process for filling a vacancy on Council as required by Section 3.8 of the City Charter.

Mayor Leighty clarified that water rate revenue cannot and is not used for election campaigns.

**COMMUNICATIONS:**  
Council

Council member Walker reported he and Council member Witkovich attended the Groove, Grub, and Local Gov event in Ward 1 and stated he would like to bring two issues discussed at the event forward for Council discussion. Council member Walker requested that electric scooters/mobility options in parks and the Greenway Trail crossing on Irma Drive be scheduled for study sessions. There was Council consensus to schedule the items for future study sessions.

Council member Witkovich reported she attended the open house at North Metro Fire Rescue District's Station 62 and stated it was an exciting event. Council member Witkovich reported she attended the Historic Preservation Commission meeting that same day and stated there is a desire by the Commission to have the old Garland Center sign and an old door incorporated in the new City Hall project. Council member Witkovich reported she attended the Colorado Municipal League's (CML) 100<sup>th</sup> Annual Conference June 21-24,

2022, which included sessions on aging, homelessness, and the City's Crisis Response Unit (CRU) program.

Council member Jaramillo reported he attended the Fire District's Station 62 open house event. He also attended the CML conference, and stated it was a great opportunity to meet other municipal leaders and learn from other communities.

Council member Goff reported she attended the Volunteer Picnic and it was great to be able to thank so many of the City's volunteers. On June 18<sup>th</sup> she participated at the Diversity, Inclusivity, and Social Equity (DISE) Board's table at the Adams County Pride festival. Council member Goff reported she attended a DISE Board meeting on June 21. She stated the Board can help with policy, proclamations, and communications and the members would be happy to offer input. Council member Goff reported that she and Council member Kondo hosted a Ward 3 meeting last Saturday and noted they received a lot of good questions from residents.

Council member Kondo reported that he met with Police Chief May and Deputy Chief Darlin to share feedback about the ride along he took recently and encouraged other Council members to do a ride along with police officers. Council member Kondo thanked staff for supporting the Ward 3 meeting and stated the discussion with residents included summer safety, trails, and geese. Council member Kondo reported he attended the Denver Regional Council of Governments meeting and spoke about the organization's purpose.

Council member Lukeman-Hiromasa reported she attended the Fire District's Station 62 open house and thanked first responders for their work. Council member Lukeman-Hiromasa reported she attended the Volunteer Appreciation Dinner on June 15 and thanked all of the City's volunteers. She stated she attended the CML conference and was able to connect with many Council members from other communities. She recognized staff for their work on the Crisis Response Unit program and the presentation they gave at the CML conference.

Mayor Pro Tem Willford reported she attended the Fire District's open house at Station 62 and it was a great event showcasing the station's amenities. She attended the Volunteer Appreciation Dinner and shared statistics about the City's volunteers. Mayor Pro Tem Willford stated she and Council member Lukeman-Hiromasa had residents guess which brewery was coming to Northglenn at their last ward meeting and drew a winning guess from Bob Andreasen. Mayor Pro Tem Willford provided information about the Northglenn Thornton Rotary Club's Duck Derby and challenged Council members to purchase a corporate duck to decorate and race on July 4.

Mayor Pro Tem Willford wished everyone a happy Fourth of July and encouraged residents to not use fireworks during the holiday.

Mayor Leighty reported she attended the US Conference of Mayors, which had a theme of clean air and sustainability. She stated one session highlighted Cleveland's electric lawnmower trade-in program and asked for consensus from Council to consider whether a similar program could benefit residents in Northglenn. There was Council consensus to consider the program. Mayor Leighty reported she attended the CML conference and spoke about the conference being an opportunity to connect with neighboring cities to share ideas and discuss issues. She spoke about a presentation from Louisville Mayor Clint Folsom regarding the importance of homeowners being insured and encouraged all homeowners to make sure they are not underinsured in case of an emergency. Mayor Leighty reported the Metro Mayors Caucus had their annual retreat and day of service at A Precious Child, and noted the organization has volunteer opportunities for children. Mayor Leighty stated she noticed street signs containing the City's old logo and inquired about the schedule for replacing neighborhood street name signs to include the City's new logo.

Kent Kisselman, Director of Public Works, provided information about street signs and stated he will check on the status of the replacements.

Staff

City Manager Geyer reported she forwarded an invitation from the Rocky Mountain Partnership to Council regarding a regional opioid meeting and stated a discussion item will be scheduled to update Council at a future meeting on the subject.

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

Mayor Pro Tem Willford **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 - Leighty, Willford, Witkovich, Jaramillo, Kondo,  
Lukeman-Hiromasa, Goff, Walker.  
OPPOSED - None.  
ABSENT - Brown.

The following item was approved on the consent agenda:

- June 13, 2022 Regular Meeting Minutes

**PUBLIC HEARINGS:**  
Prost Brewing Company  
Enhanced Sales Tax  
Incentive Program

Mayor Leighty opened the public hearing on the proposed Enhanced Sales Tax Incentive Program Agreement with Prost Brewery Company, LLC dba Prost Brewing Co. & Biergarten.

Mayor Leighty called for anyone wishing to speak either “for” or “against” the proposed Enhanced Sales Tax Incentive Program Agreement with Prost Brewery Company, LLC. There was no response and Mayor Leighty closed the public hearing.

CB-1986 – Rezone of  
555 West 112<sup>th</sup> Avenue  
to Mixed Use Corridor

City Clerk Small read the title.

Mayor Leighty opened the public hearing on CB-1986 and read an opening statement regarding the hearing on the rezoning application for the property at 555 W. 112<sup>th</sup> Avenue.

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

Brook Svoboda, Director of Planning and Development, presented information about the rezoning request for the property at 555 W. 112<sup>th</sup> Avenue from Commercial General to Mixed-Use Corridor. 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 May 17, 2022.

Mr. Svoboda addressed questions from Council regarding the density of the development and traffic.

Jarvie Worcester, Applicant and Managing Director of Residential at Trammell Crow, provided sworn testimony in support of the request to rezone the property at 555 W. 112<sup>th</sup> Avenue. Mr. Worcester spoke about the multi-family development project and addressed questions from Council regarding the average cost of rent for the units and the number of stories planned for the residential buildings.

Mayor Leighty called for anyone wishing to speak against CB-1986 to come forward. There was no response.

Mayor Leighty called for any other person wishing to speak on CB-1986. There was no response.

Mayor Leighty closed the public hearing.

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

CB-1986 – Rezone of  
555 West 112<sup>th</sup> Avenue  
to Mixed Use Corridor

**MOTION TO PASS**

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

**MOTION PASSED**

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

**ORDINANCES –**  
**FIRST READING:**

CB-1987 – Vehicular  
Public Nuisances

City Clerk Small read the title.

**MOTION TO PASS**

Council member Witkovich **MOVED** and it was **SECONDED** by Council member Kondo to approve CB-1987 on first reading.

Deputy Police Chief Darlin provided information about CB-1987.

**MOTION PASSED**

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

CB-1988 – Prohibited  
Residency of Sex Offenders

City Clerk Small read the title.

**MOTION TO PASS**

Council member Lukeman-Hiromasa **MOVED** and it was **SECONDED** by Mayor Pro Tem Willford to approve CB-1988 on first reading.

Deputy Police Chief Darlin provided a summary of CB-1988.

**MOTION PASSED**

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

**RESOLUTIONS:**

CR-53 – Prost Brewing  
Company ESTIP Agreement City Clerk Small read the title.

**MOTION TO PASS** Mayor Pro Tem Willford **MOVED** and it was **SECONDED** by Council member Kondo to approve CR-53.

Debbie Tuttle, Director of Economic Development, provided a summary of CR-53.

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

CR-54 – Prost Brewing  
Company BIZ Agreement City Clerk Small read the title.

**MOTION TO PASS** Mayor Pro Tem Willford **MOVED** and it was **SECONDED** by Council member Kondo to approve CR-54.

Debbie Tuttle, Director of Economic Development, provided a summary of CR-54.

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

CR-114 – Wastewater  
Treatment Plant Odor  
Mitigation Project  
Addendum #1 City Clerk Small read the title.

**MOTION TO PASS** Mayor Pro Tem Willford **MOVED** and it was **SECONDED** by Council member Kondo to approve CR-114.

Kent Kisselman, Director of Public Works, provided a summary of CR-114.

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

**DISCUSSION ITEMS:**

Revised Employee  
Volunteer Program Policy

Tamara Dixon presented a revised Employee Volunteer Program to Council and reviewed the changes to the proposed policy.

Ms. Dixon addressed questions from Council regarding other organizations' employee volunteer programs, measuring the program's success, conflicts of interest, parental time off for school activities, and the number of volunteer hours provided. There was Council consensus to move forward with adopting the revised Employee Volunteer Program.

Irma Drive and Malley  
Drive Vehicular and  
Pedestrian Safety

Kent Kisselman, Director of Public Works, presented information about pedestrian and vehicle safety at the intersection of Irma Drive and Malley Drive and presented a video showing traffic and motorist behavior at the intersection.

Mr. Kisselman addressed questions from Council regarding options to improve the intersection.

There was discussion regarding the cost of pedestrian and vehicle safety improvements at the intersection, whether other intersections in the City have been considered for improvements, reusing temporary speed humps, whether staff has conducted a city-wide roadway safety study, compliance with traffic code standards, the process for selecting the next intersection to improve, and using the Irma Drive and Malley Drive improvements as a case study.

City Council expressed a desire for staff to engage and obtain feedback from residents in the area of Irma Drive and Malley Drive before making any improvements.

Mr. Kisselman clarified that the suggested improvements are not traffic calming options and would not be considered temporary.

City Manager Geyer stated information will be brought back to Council after staff engages residents near the intersection to obtain feedback on preferred safety improvements.

**PUBLIC INVITED  
TO BE HEARD**

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

Mayor Leighty inquired about next steps regarding the Governor Polis' announcement related to swimming pools. City Manager Geyer stated she will provide Council with an update on the issue when more information is known.



Executive Session

**MOTION TO PASS**

Council member Kondo **MOVED** and it was **SECONDED** by Council member Jaramillo to adjourn to Executive Session: 1) pursuant to Section 4.5(d) of the City of Northglenn Home Rule Charter for legal consultation and advice regarding potential Justice Center design and construction issues and 2) pursuant to Section 4.5(d) of the City of Northglenn Home Rule Charter for legal consultation and advice regarding the City's Industrial Pretreatment Program.

**MOTION PASSED**

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

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

OPPOSED - None.

ABSENT - Brown.

**ADJOURNMENT**

The City Council meeting adjourned to the Executive Session at 10:11 p.m.

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JOHANNA SMALL, CMC  
City Clerk

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MEREDITH LEIGHTY  
Mayor