

**CITY OF NORTHGLENN
CITY COUNCIL MINUTES
January 22, 2024**

CALL TO ORDER Mayor Leighty called a regular meeting of the Northglenn City Council to order on Monday, January 22, 2024 at 6:03 p.m. in City Hall Council Chambers.

ROLL CALL Present were Mayor Leighty, Mayor Pro Tem Lukeman-Hiromasa, Council members Burns, Jaramillo, Kondo, Roper, Goff, Nowicki, and Walker.

ABSENT None.

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.

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.

Tom Lampo, 3851 Jackson Way, spoke about the difference between a republic and a democracy and prayed for the City of Northglenn.

Heidi Dater, 12245 Creamery Street, expressed concern that she did not receive an emergency notification about a shelter-in-place order recently issued for the Karl's Farm neighborhood; in addition, there seems to be confusion regarding the location and jurisdiction of the development, potentially extending emergency service response times.

INTERVIEWS:
Anusha Khanal came forward to be interviewed for a position on the Youth Commission. Anusha provided background information and answered questions from Council about serving on the Commission and important issues to address.

LeAnn Shi came forward to be interviewed for a position on the

Youth Commission. LeAnn spoke about her interest in serving on the Commission and addressed questions from Council regarding generating interest about the Commission and local government and ideas she could bring forward to the Commission.

Trevor Hosterman

Trevor Hosterman came forward to be interviewed for a position on the Parks and Recreation Advisory Board. Trevor provided information about his background and interest in serving on the Board. He also answered questions from Council regarding his perspective on current issues and future planning regarding parks and recreation services.

COMMUNICATIONS:

Council

Council member Burns provided reports from the Parks and Recreation Board and the Historic Preservation Commission meetings. She also noted that the Council team-building event on January 13th was great.

Council member Walker thanked Tom Lampo and Heidi Dater for speaking to Council and stated the concerns regarding emergency services at Karl's Farm will be addressed. Council member Walker also provided a report on the Colorado Municipal League (CML) Policy Committee meeting, noting that he is monitoring activity on HB 24-1028 – Overdose Prevention Centers and will report back to Council with updates.

Council member Jaramillo reported he attended a Northglenn Arts and Humanities Foundation (NAHF) after-holiday party and spoke at the Chicano Humanities and Arts Council (CHAC) opening of the *Viva Mexico!* art exhibit at Parsons Theatre. *Viva Mexico!* runs through March 2024 and is dedicated to the memory of Lucille Rivera, former NAHF and CHAC Executive Board member. Council member Jaramillo reported he also participated in membership interviews for the Diversity, Inclusivity, and Social Equity (DISE) Board.

Council member Nowicki apologized for missing the Council team-building and recent ribbon cutting events as he has been ill. He reported on the joint meeting with the Northglenn Urban Renewal Authority (NURA) and City staff regarding Washington Point survey results, which started a good discussion. Council member Nowicki reported he also participated in membership interviews for the Diversity, Inclusivity, and Social Equity (DISE) Board.

Council member Goff stated she attended the ribbon cutting for Cakes by Karen and is glad they were able to relocate in the City. She reported on her attendance at the Colorado Communities for Climate Action (CC4CA) Policy Committee meeting, a *Re-Wiring*

America webinar, the Council team-building event, Diversity, Inclusivity, and Social Equity (DISE) Board membership interviews, and a meeting of the Public Utilities Commission (PUC) where she testified on the topic of reducing ozone.

Council member Kondo thanked everyone for the Council team-building event, reported on his attendance at the Denver Regional Council of Governments (DRCOG) meeting, and expressed that he is looking forward to participating in the Adams 12 Five Star Schools Blueprint Task Force.

Council member Roper stated the Council team-building event was wonderful; it also provided an eye-opening experience regarding the services the Crisis Response Unit (CRU) provides.

Mayor Pro Tem Lukeman-Hiromasa expressed gratitude for the Council team-building event; it was a great opportunity to spend time together outside of members' official capacities. She reminded residents to sign up for the CodeRED Emergency Alert System to have emergency messages delivered directly to their cell phones. She provided a report on the Youth Commission meeting, noting that three members have been selected to attend the 2024 National League of Cities (NLC) Conference. She reported she will also be representing the Youth Commission at the Adams 12 Five Star School District Blueprint Task Force so their voices can be heard during the strategic planning session. Mayor Pro Tem Lukeman-Hiromasa reported that she attended ribbon cutting events for Cakes by Karen and Grin Pediatric Dentistry, congratulating both businesses on their new locations.

Mayor Pro Tem Lukeman-Hiromasa reported on the Legislative Policy Committee meeting, stating there is pending legislation related to transit-oriented corridors, strategic growth, accessory dwelling units (ADUs), tobacco regulation, parking limits and more. There will be a deeper discussion of the matters at the next Colorado Municipal League (CML) Policy Committee meeting and updates will be provided. Lastly, she invited Council to the Under the Dome Legislative Breakfast on March 22nd with State Representative Willford.

Mayor Leighty thanked Council for their communications and commented that it is a great way to share with residents how Council members participate on various boards and commissions and work to represent the City regionally. She stated the Council team-building event was wonderful; there were fun activities and some great policy discussions that will set the groundwork for serving the community through the coming years. She reported on her attendance at a joint meeting with the Northglenn Urban Renewal

Authority (NURA), City staff, and residents regarding Washington Point, which was a productive meeting with some short and long-term plans proposed for the shopping center. She also reported on her attendance at the following meetings: Mile High Flood District, Metro Mayor’s Caucus, and Colorado Business Committee for the Arts (CBCA), all of which were opportunities to collaborate on matters involving community engagement, policy development, and cultural enrichment for the City.

Staff

City Manager Geyer invited those wishing to participate in the Art on Parade Selection Committee to contact Parks, Recreation, and Culture Manager Michael Stricker: mstricker@northglenn.org. She also reported that the Northglenn Senior Center will host the annual Chili Cookoff on Friday, January 26th at noon; RSVP by calling (303) 450-8801.

City Attorney Hoffmann reported that Colorado Communications and Utility Alliance (CCUA) has filed a petition with the Colorado Public Utilities Commission (PUC) regarding Interstate 25 (I-25) street lighting responsibilities. Communities represented in the petition are the cities of Northglenn, Arvada, Aurora, Centennial, Wheat Ridge, and the Town of Morrison. Though Colorado Department of Transportation (CDOT) and Xcel Energy objected to the petition, it was accepted by the PUC and the question will move forward to the litigation phase and PUC determination.

Council member Kondo reported on a joint meeting between the North Metro Fire Rescue District (NMFRD) and Adams County Fire District regarding a potential merger between the two districts. The matter is still in the preliminary discussion phase. If a merger is achieved, the timeline would be 12 to 15 months to completion.

CONSENT AGENDA
MOTION TO PASS

Council member Goff **MOVED** and it was **SECONDED** by Council member Kondo to approve the consent agenda.

MOTION PASSED

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

The following items were approved on the consent agenda:

- January 8, 2024 Regular Meeting Minutes
- CR-13 – ADCOG Subregional Transportation Forum
Representative & Alternate
- CR-14 – Adams County Regional Economic Partnership
Representative & Alternate

- CR-15 – Business Relations Coordinator
- CR-16 – Colorado Communities for Climate Action Representative & Alternate
- CR-17 – Colorado Municipal League Representative & Alternate
- CR-18 – Community Co-Production Policing Advisory Board Ex-Officio Member
- CR-19 – Denver Regional Council of Governments Representative & Alternate Representative
- CR-20 – Diversity, Inclusivity, and Social Equity Board Ex-Officio Member
- CR-21 – Finance Committee Members
- CR-22 – Historic Preservation Commission Ex-Officio Member
- CR-23 – Legislative Policy Committee Members
- CR-24 – Metro Mayors Caucus Appointment
- CR-25 – Mile High Flood District Appointment
- CR-26 – North Area Transportation Alliance Representative & Alternate
- CR-27 – Northglenn Arts & Humanities Foundation Liaison
- CR-28 – Northglenn Senior Organization Liaison
- CR-29 – Northglenn Urban Renewal Authority Member
- CR-30 – Outside Agency Funding Committee Members
- CR-31 – Parks and Recreation Advisory Board Ex-Officio Member
- CR-32 – Planning Commission Ex-Officio Member
- CR-33 – Rocky Flats Stewardship Council Representative
- CR-34 – Rocky Mountain Partnership Representative
- CR-35 – Youth Commission Ex-Officio Member

PUBLIC HEARINGS:

CB-2014 – Community
Co-Production Policing
Advisory Board Quorum

City Clerk Small read the title.

Mayor Leighty opened the public hearing on CB-2014 and called for anyone wishing to speak either “for” or “against” CB-2014. There was no response.

CB-2015 – Eastlake
Rezone to Multifamily
(RM-2)

City Clerk Small read the title.

Mayor Leighty opened the public hearing on CB-2015.

City Attorney Hoffmann provided information regarding the quasi-judicial nature of the hearing, addressing potential ex parte communications. Any emails regarding the matter set for hearing received by Council, as a whole or individually, will be made part of the record. Council members may only consider testimony and evidence presented during the public hearing when rendering a decision. City Attorney Hoffmann then conducted a poll of Council

members to determine their impartiality and ability to render a fair decision on the matter.

Council member Jaramillo stated he is unable to act impartially on this matter and recused himself from the hearing.

Brook Svoboda, Director of Planning and Development, presented the rezoning application and answered questions from Council on the following topics pertinent to the proposal: the original Karl's Farm Master Plan, traffic implications, interpretations of zoning designations, allowed land uses, transit-oriented development and parking requirements, pedestrian connectivity to train stations, density expectations, and infrastructure capacity.

There was discussion regarding community engagement with the Karl's Farm development when the Comprehensive Plan was most recently updated. Senior Planner Sara Dusenberry stated that staff solicited public engagement citywide.

City Clerk Small placed all those intending to speak on CB-2015 under oath.

Diana Rael was present on behalf of Norris Design to provide testimony regarding the application. She introduced the team involved in the project, including Blake and Ryan Carlson, the property owners. She discussed the history and evolution of the Karl's Farm development, stating her company has been involved since 2017 when the development was in the preliminary and final planning stages, including with street and road design. She discussed the transition of density within the development, noting a mix of commercial, multifamily, and single-family housing. The development has been designed as a walkable and diverse community. She provided details regarding site features, including the proposed realignment of Eastlake Avenue, detention ponds, preservation of open spaces, and plans for pedestrian access and trails.

Property owner Blake Carlson provided testimony regarding his family's history in this area and the purchase of the property from the City of Thornton in 2023. He discussed concerns expressed by community members about the development, stating there are no plans to extend Race Street through the development. The intent is to have the site oriented to the north, focusing on connectivity to the light rail station, which is in alignment with the Karl's Farm Master Plan.

There was discussion regarding drainage for the property. Director Svoboda advised the property was once designated by the Federal

Emergency Management Agency (FEMA) as being in a floodplain, but that designation has been removed. Flood water considerations will be addressed through the development application process.

Mayor Leighty invited those wishing to speak regarding the application to come forward.

Those speaking in opposition:

Michael Janiga, 12391 Farmview Lane, spoke in opposition of the application due to concerns related to preservation of wildlife and natural wetlands. He stated residents were assured by the homebuilders that the area would remain untouched and were led to believe they were purchasing premium lots next to preserved open space.

Heidi Dater, 12245 Creamery Street, spoke in opposition of the application due to concerns related to preservation of open space, stating she intentionally moved to the neighborhood for the natural beauty.

Zach Dzielinski, 12380 Irma Drive, expressed opposition to the application as he purchased a home in the area because he believed there would be no development to the north. He expressed concern regarding the public notification process and asked Council to consider the opinions of the residents that already live in the area.

Megan Terrell, 815 Kalmia Way, Broomfield, spoke in opposition of the application as she is under contract to purchase a home in Karl's Farm and was under the impression that the subject property would be preserved as open space, leading her to feel misled by the homebuilder. She spoke regarding the benefits of nature with relation to well-being and mental health and urged Council to preserve the space for wildlife.

Lotte Radoor, 491 E. 134th Avenue, Thornton, spoke in opposition of the application as a realtor. She expressed concerns regarding the housing market and urged Council to consider the impact on nature versus the need for additional development as the population in Colorado is trending downward.

Aran Raz, 12375 Farmview Lane, spoke in opposition of the application as he purchased his home for the view. While he appreciates all sides of the matter, he expressed his desire for Council to maintain the habitat for wildlife.

Those speaking in favor:

Justin Karr, 12241 Farmview Street, spoke in favor of the application, stating he supports the applicants' vision of creating a

connected, accessible, and sustainable community that is pedestrian friendly.

Jim Fenimore spoke in favor of the application to increase tax revenue for the City. He also spoke regarding property owner rights and valuations.

Glenn Lambertson spoke in favor of the application. He stated he owns the property to the north of the subject property and the nature of the area as an open space wildlife habitat has declined over the years since Eastlake is no longer in use for irrigation purposes.

Mayor Leighty called for anyone else that would like to speak regarding the application.

Property owner Blake Carlson came forward to provided rebuttal testimony. Speaking about homelessness and mental health issues in the community, he stated several encampments on the property have been removed and cleaned up. It has been challenging to keep people off the property. There are also fire dangers due to dead trees on the property. While there is wildlife on the property, there are also challenges posed by it being vacant.

Regarding neighborhood notifications, Mr. Carlson stated that notification was provided to Richmond and Meritage Homes regarding the potential development of the subject property. He had requested their salespeople to disseminate the information to potential homebuyers. He stated he also hosted a community meeting regarding the development in December 2023.

There was discussion regarding maintenance responsibilities for open spaces, the amount of open space in the City relative to that in other communities, the Council and Planning Commission's Authority over future development applications if the rezoning is approved, and approval criteria for rezoning.

Attorney Hoffmann advised that Council must consider evidence presented during the public hearing and apply the five (5) approval criteria to make a determination.

Mayor Leighty closed the public hearing.

CB-2016 – Deza Estates
Local Historic District
Designation

City Clerk Small read the title.

Mayor Leighty opened the public hearing on CB-2016.

Senior Planner Sara Dusenberry presented the application and answered questions from Council on the following topics pertinent to the proposal: non-contributing properties within an approved Local Historic District, and grant and tax credit programs for updates to properties within a Local Historic District.

City Clerk Small placed all those intending to speak on CB-2016 under oath.

Mayor Leighty invited those wishing to speak regarding the application to come forward.

Those speaking in opposition: No one.

Those speaking in favor:

Lauren Weatherly, 1160 W. 99th Avenue, spoke in favor of the application as a homeowner in the neighborhood and as a member of the Historic Preservation Commission. She stated the conversation around designation of the neighborhood as a Local Historic District has strengthened the bonds within the community and affected residents in a positive way. She supports approval of the application to support resident needs while maintaining the historic character of the neighborhood.

Nico Andreasen, 980 W. 99th Avenue, expressed support of the application as a resident in the subject neighborhood. He urged Council to approve the application as he loves the architecture and hopes to keep the character of the homes and neighborhood intact.

Bartley Porter, 11225 Franklin Street, spoke in favor of the application as an original Northglenn resident whose parents owned a home in Deza Estates. He provided historical information regarding the designer of the homes and highlighted specific homes and residents that established the neighborhood in the 1960's.

Mayor Leighty called for anyone else wishing to speak on CB-2016. There was no response and the public hearing was closed.

ORDINANCES –

SECOND READING:

CB-2014 – Community
Co-Production Policing
Advisory Board Quorum

City Clerk Small read the title.

MOTION TO PASS

Mayor Pro Tem Lukeman-Hiromasa **MOVED** and it was **SECONDED** by Council member Goff to approve CB-2014 on second reading.

City Clerk Small provided a summary of CB-2014.

MOTION PASSED

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

IN FAVOR - Leighty, Lukeman-Hiromasa, Burns, Jaramillo,
Kondo, Roper, Goff, Nowicki, Walker.

OPPOSED - None.

ABSENT - None.

CB-2015 – Eastlake
Rezone to Multifamily
(RM-2)

City Clerk Small read the title.

MOTION TO PASS

Mayor Pro Tem Lukeman-Hiromasa **MOVED** and it was **SECONDED** by Council member Kondo to approve CB-2015 on second reading.

MOTION PASSED

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

IN FAVOR - Leighty, Lukeman-Hiromasa, Burns, Kondo, Roper,
Goff, Nowicki, Walker.

OPPOSED - None.

ABSENT - None.

ABSTAIN - Jaramillo.

CB-2016 – Deza Estates
Local Historic District
Designation

City Clerk Small read the title.

MOTION TO PASS

Mayor Pro Tem Lukeman-Hiromasa **MOVED** and it was **SECONDED** by Council member Goff to approve CB-2016 on second reading.

MOTION PASSED

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

IN FAVOR - Leighty, Lukeman-Hiromasa, Burns, Jaramillo,
Kondo, Roper, Goff, Nowicki, Walker.

OPPOSED - None.

ABSENT - None.

RESOLUTIONS:

CR-12 – 120th Avenue
Construction Administration
Addendum #1

City Clerk Small read the title.

MOTION TO PASS

Mayor Pro Tem Lukeman-Hiromasa **MOVED** and it was **SECONDED** by Council member Kondo to approve CR-12.

Kent Kisselman, Director of Public Works, provided a summary of CR-12.

MOTION PASSED

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

IN FAVOR - Leighty, Lukeman-Hiromasa, Burns, Jaramillo,
Kondo, Roper, Goff, Nowicki, Walker.

OPPOSED - None.

ABSENT - None.

DISCUSSION ITEM:

New City Hall Construction
Update – January 2024

Eric Ensey, Senior Planner, provided an update on the new City Hall construction project, stating that it is on time and within budget. Completion is anticipated for late summer or early fall of 2024.

There was discussion regarding the timeline for demolition of the old Recreation Center, the progress of the art project for the new City Hall, and security measures for the construction site.

**PUBLIC INVITED
TO BE HEARD**

Mayor Leighty called for any person wishing to speak on items previously addressed by Council.

Jim Fenimore thanked Council for approving the rezoning application and expressed concerns regarding the north metro area; he will come to another Council meeting to elaborate.

Aran Raz, 12375 Farmview Lane, asked Council to protect wildlife and involve conservation experts with the Eastlake development.

ADJOURNMENT

The City Council meeting adjourned at 9:58 p.m.

JOHANNA SMALL, MMC
City Clerk

MEREDITH LEIGHTY
Mayor