

**CITY OF NORTHGLENN  
CITY COUNCIL MINUTES  
March 25, 2024**

**CALL TO ORDER** Mayor Leighty called a regular meeting of the Northglenn City Council to order on Monday, March 25, 2024 at 6:00 p.m. in City Hall Council Chambers.

**ROLL CALL** Present were Mayor Leighty, Council members Jaramillo, Kondo, Roper, Goff, Nowicki, and Walker (arrived at 6:20 p.m.).

**ABSENT** Mayor Pro Tem Lukeman-Hiromasa and Council member Burns.

**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:** Mayor Leighty stated this item would be moved to after public invited to be heard.

**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.

Danielle Luciano, 331 E. 112<sup>th</sup> Circle, expressed concerns over the state's plan to contract with Cypress Cares to establish a mental health transitional housing facility at 11255 and 11275 Grant Drive. Danielle noted the proximity of the proposed facility to churches, daycare facilities, schools, and residences, emphasizing potential risks to children and families. Danielle stated there was a lack of neighborhood notice, particularly to non-English speakers, and questioned Council and staff's prior knowledge of the state's plan. Danielle urged Council to prioritize community safety by preventing the establishment of the facility at the proposed location.

Reverend Ernest Bayer, Immaculate Heart of Mary Catholic Church, 11385 Grant Drive, acknowledged the need for mental health transitional housing facilities but expressed opposition to the proposed location on Grant Drive due to potential risks to the community. Reverend Bayer expressed concern about program

participants with addiction issues living near a liquor store and marijuana business. Additionally, Immaculate Heart of Mary Catholic Church has over 2,000 weekly visitors for various services and events; church leadership is concerned about a potential decline in congregation and community participation due to proximity to the proposed housing facility. Reverend Bayer further questioned why the decision was made without consulting the surrounding community.

Claudia Garcia, 11280 Grant Drive, expressed opposition to the proposed transitional housing facility due to concerns about safety, especially for single mothers, children, and senior citizens residing in the area. Unsupervised children walk by the proposed facility on their way to school and there are frequent family-oriented activities hosted at Immaculate Heart of Mary Catholic Church and another private event center in the neighborhood. Claudia urged Council to take urgent action to address the community's concerns.

Tom Lampo, 3957 Jackson Way, Thornton, encouraged everyone to enjoy the March Madness basketball tournaments and offered a prayer for the City of Northglenn.

Melissa Ryan, 11661 Lincoln Street, expressed opposition to the transitional housing facility due to concerns about the impact on community safety and well-being. Melissa noted potential risk to vulnerable residents in the neighborhood by unsupervised facility program participants, to include sex offenders, and urged Council to take action to prevent the facility at the proposed location.

Deacon Jerome Durnford, Immaculate Heart of Mary Catholic Church, 11385 Grant Drive, echoed previous statements about the unsuitability of the proposed location for a transitional housing facility, emphasizing the potential vulnerability of facility program participants living near a liquor store and marijuana business. Deacon Durnford urged Council to consider legal recourse against the state for not consulting with the City prior to deciding to locate the facility in Northglenn.

Damaris Thomas, 140 Leonard Lane, expressed concern about the proposed location of the transitional housing facility, suggesting a high likelihood of program failure for participants. Damaris provided statistical information regarding recidivism rates for sex offenders and noted the risks associated with placing a transitional housing facility near a drive-thru liquor store and marijuana business. In addition to community safety, consideration should be given to ensuring the successful rehabilitation of the facility's program participants.

Louann McCain, 408 Emery Road, expressed opposition to the transitional housing facility due to the potential emotional impact on vulnerable residents that suffer from post-traumatic stress disorder (PTSD) related to abuse. Louann urged Council to listen and act on behalf of residents who feel voiceless and overwhelmed by the state's plan for the facility.

Associate Pastor David Armstrong, Northside Baptist Church, 11550 Washington Street, expressed concern and confusion regarding the state's acquisition of the property for the transitional housing facility. Pastor Armstrong questioned whether Council was provided with a rationale for the decision and questioned the benefit of the facility.

Diana Morefield, 1160 E. 130<sup>th</sup> Avenue, Thornton, echoed concerns raised by previous speakers, emphasizing the vulnerability of individuals working and living near the facility. As someone who works in Northglenn and attends Immaculate Heart of Mary Catholic Church, Diana also expressed concern about the potential economic impact to Northglenn due to the negative perception associated with having a transitional housing facility in the community.

**RESPONSE TO**  
**RESIDENT INQUIRY:**

Mental Health Transitional  
Living Home

Mayor Leighty thanked everyone that expressed concerns about the proposed mental health transitional living facility at 11255 and 11275 Grant Drive. She acknowledged the validity of the concerns voiced regarding the lack of formal notice regarding the establishment of the facility and the potential for sex offenders to live at the facility. City staff nor Council received notice of intent regarding the planned use of the property on Grant Drive as a mental health transitional housing facility. Though there are many questions and concerns regarding the facility, the City has no oversight authority regarding the state's decision to locate it in Northglenn. At a minimum, the City is requesting assurance from state officials that no sex offenders will live at the facility.

City Attorney Hoffmann clarified the City's legal authority to challenge the decision, highlighting case law that established the state's preemptive authority.

City Manager Geyer stated that, while she has been attempting to actively engage with state officials regarding the facility, the lack of transparency and clear criteria from the state continues to cause frustration. Therefore, staff has organized a community meeting on April 3<sup>rd</sup> to help facilitate communication between the City,

community members, and state officials regarding the facility. Translation services will be provided at the meeting. Efforts are being made to involve state legislators, county commissioners, school districts, other community organizations, and residents. Representatives from the Police Department will also be in attendance. All are encouraged to attend the meeting so their voices can be heard. The meeting will take place at 6:30 p.m. on Wednesday, April 3<sup>rd</sup> in Community Rooms 1, 2, and 3 at the Recreation Center.

**PROCLAMATION:**

Child Abuse Awareness  
& Prevention Month

Mayor Leighty read the proclamation proclaiming April 2024 as Child Abuse Awareness & Prevention Month in the City of Northglenn and presented the proclamation to Court Appointed Special Advocates (CASA) of Adams & Broomfield Counties Program Director Mara Buchmann. Director Buchmann provided information about CASA, encouraged residents to consider becoming a CASA volunteer, and thanked City Council for supporting Child Abuse Awareness and Prevention Month.

**PRESENTATIONS:**

Good Neighbor Awards

City Council joined Communications Specialist David Mullen to present Good Neighbor Awards to residents nominated by their neighbors for having a positive impact on the community. Those recognized were: Claire Brown, Richard Clinkenbeard, Brenda Einspahr, Kathy Kroft, Devin Michen, Alberta and Kimberly Vahling, and Sydnie Wheeler.

Northglenn Arts &  
Humanities Foundation  
Annual Update

Arts, Culture & Community Manager and Northglenn Arts & Humanities Foundation (NAHF) Director Michael Stricker presented an annual update on the Foundation. Director Stricker provided information about the Northglenn Arts program, the impact of arts programming in 2023, theatre, outdoor, and public art programs, the Foundation's financial structure, and the Foundation's new Strategic Plan. Mr. Stricker addressed questions from Council regarding the Foundation's 501(c)(3) status, demographics, transit, and increasing theatre attendance. Council expressed gratitude for the Foundation's work.

**COMMUNICATIONS:**

Council

Council member Walker thanked everyone who volunteered for the Farmers High Line Canal Cleanup, noting continued improvement over previous years. Regarding the mental health transitional housing facility, Council member Walker noted the state director overseeing the establishment of the facility was

appointed by Governor Polis; he urged everyone to consider the state's decision when voting future elections.

Council Member Jaramillo expressed appreciation for the residents who spoke up and sent letters regarding the mental health transitional housing facility, assuring everyone that their voices have been heard. He noted that members of Council met for a breakfast meeting with Representative Jenny Willford and Senator Faith Winter on February 22<sup>nd</sup>; concerns regarding the facility were conveyed during the meeting. A lot of collaboration will be required to address the issue. Council member Jaramillo also commented about the strength of the community, encouraging continued unity and neighborly support.

Council member Nowicki echoed appreciation for residents' input regarding the mental health transition facility. He emphasized the importance of attendance at the meeting on April 3<sup>rd</sup> and encouraged everyone to voice their opinions during the meeting. Council member Nowicki also thanked residents and staff for participating in the Farmers Highline Canal Cleanup, commending the community's ability to come together, whether to perform hard work or to participate in joyful celebrations.

Council member Goff expressed gratitude for the input from residents regarding the mental health transitional housing facility and assured everyone that Council shares their surprise and concern; Council and staff are working diligently to ensure the community's safety. She reported that she recently testified to the State Legislature regarding clean air and electrification plans. Lastly, she reported that the Farmers' Highline Canal Cleanup was very successful, noting the significant volunteer and staff turnout.

Council member Kondo expressed appreciation for the courage shown by residents who voiced their concerns regarding the transitional housing facility. He emphasized the importance of attending the upcoming April 3<sup>rd</sup> meeting and encouraged residents to reach out to other stakeholders to ensure a full turnout. Council member Kondo reported that he and Mayor Pro Tem Lukeman-Hiromasa attended a Denver Regional Council of Governments (DRCOG) meeting regarding the upcoming Civic Academy that will provide the public with an opportunity to learn how local government works. He also spoke about the importance of Council members learning and understanding Bob's Rules of Order.

Council member Roper expressed gratitude to residents for their input and emphasized the importance of attending the April 3<sup>rd</sup> meeting to address community concerns, particularly regarding the

safety of children. She reported that she enjoyed participating in the Farmers Highline Canal Cleanup; the pizza from Boardwalk Pizzeria afterward was delicious. She also reported on a recent visit to the Hulstrom K-8 school and noted that she is looking forward to an upcoming meeting of the Historic Preservation Commission, where the potential establishment of an event center at Stonehocker Farmhouse will be discussed.

Staff

City Clerk Small reported that the City Clerk's Office will host a Passport Saturday event on April 20<sup>th</sup>. This will be the second of four Passport Saturdays in 2024, which offer appointments to individuals and families who cannot make it to City Hall during regular business hours. Saturday appointments will be available for booking next Monday. More information can be found on the City's website, Facebook page, and in the April issue of the Northglenn Connection.

City Manager Geyer reported that community engagement meetings for the 2024-2029 Strategic Plan will be held on April 4<sup>th</sup> at 6 p.m. and April 5<sup>th</sup> at 9:30 a.m. at the Recreation Center, Community Room 1. City Council's follow-up session on the Strategic Plan is scheduled for May 18<sup>th</sup>. She also reported that the following two projects have been submitted for Congressionally Directed Spending: 112<sup>th</sup> Avenue ditch and stormwater infrastructure improvements and solar power panel installation at the Wastewater Treatment Facility.

**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, Jaramillo, Kondo, Roper, Goff, Nowicki, Walker.

OPPOSED - None.

ABSENT - Lukeman-Hiromasa, Burns.

The following items were approved on the consent agenda:

- CR-84 – Planning Commission Reappointment – Carolann Walters
- CR-85 – Northglenn Arts & Humanities Foundation Per Capita Funding
- CR-86 – Adams County Adult Protective Services Cooperative Agreement

**RESOLUTIONS:**

CR-75 – Acceptance of  
Fleet-ZERO Grant Award

City Clerk Small read the title.

**MOTION TO PASS**

Council member Goff **MOVED** and it was **SECONDED** by Council member Jaramillo to approve CR-75.

Sustainability Coordinator Mara Owen provided a summary of CR-75.

**MOTION PASSED**

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

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

OPPOSED - None.

ABSENT - Lukeman-Hiromasa, Burns.

CR-76 – Marketplace  
Area Subarea Plan

City Clerk Small read the title.

**MOTION TO PASS**

Council member Jaramillo **MOVED** and it was **SECONDED** by Council member Kondo to approve CR-76.

Director of Planning and Development Brook Svoboda provided a summary of CR-76.

**MOTION PASSED**

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

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

OPPOSED - None.

ABSENT - Lukeman-Hiromasa, Burns.

CR-77 – Section 36  
Subarea Plan

City Clerk Small read the title.

**MOTION TO PASS**

Council member Jaramillo **MOVED** and it was **SECONDED** by Council member Nowicki to approve CR-77.

Director of Planning and Development Brook Svoboda provided a summary of CR-77.

**MOTION PASSED**

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

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

OPPOSED - None.

ABSENT - Lukeman-Hiromasa, Burns.

CR-87 – Wastewater  
Treatment Plant Aeration  
Diffuser Replacement  
Project

City Clerk Small read the title.

**MOTION TO PASS**

Council member Kondo **MOVED** and it was **SECONDED** by Council member Jaramillo to approve CR-87.

Director of Public Works Kent Kisselman provided a summary of CR-87.

**MOTION PASSED**

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

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

OPPOSED - None.

ABSENT - Lukeman-Hiromasa, Burns.

**PUBLIC INVITED  
TO BE HEARD**

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

**ADJOURNMENT**

The City Council meeting adjourned at 8:01 p.m.

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JOHANNA SMALL, MMC  
City Clerk

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MEREDITH LEIGHTY  
Mayor