

**CITY OF NORTHGLENN
CITY COUNCIL MINUTES
June 23, 2025**

CALL TO ORDER Mayor Leighty called a regular meeting of the Northglenn City Council to order on Monday, June 23, 2025 at 6:00 p.m. in City Hall Council Chambers.

ROLL CALL Present were Mayor Leighty, Council members Burns, Jaramillo, Kondo, Roper, Goff, Nowicki, and Walker.

ABSENT Mayor Pro Tem Lukeman-Hiromasa.

STAFF PRESENT City Manager Geyer, Deputy City Manager Loveland, 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, 3951 Jackson Way, Thornton, prayed for the City of Northglenn.

PROCLAMATIONS:
National Parks and Recreation Month
Mayor Leighty read the proclamation proclaiming July 2025 as National Parks and Recreation Month in the City of Northglenn and presented the proclamation to staff from the Parks, Recreation, and Culture Department.

PRESENTATIONS:
June Neighborhood Beautification Awards
Community Outreach Coordinator Jenna Gragg provided information about the Northglenn Neighborhood Beautification Program and stated the awards being presented were for the Yard of the Month and Water Wise Yard of the Month categories. The June 2025 award recipients were: Maria Chavez, Rhonda & Jeff Baker, Trudy Utt, Marcelino & Alberta Baca, Steven & Jeanine Lee, Jim

Mandonado, Deanna Lucero & Paul Lopez, Bob & Laurie Warren, Lauren Shoemaker, John Armstrong, Duane Emmett, Charlie Hymer, Don Maes, John Bauchmann, and Leticia Escorza.

2024 Audit

Paul Niedermuller, CliftonLarsonAllen (CLA), presented information about the audit of the 2024 Annual Comprehensive Financial Report to City Council. Auditor Niedermuller spoke about the audit process and summarized the City's financial performance for the year ending December 31, 2024.

Auditor Niedermuller addressed questions from Council regarding how new Governmental Accounting Standards Board (GASB) procedures are communicated to cities, whether CLA partners with the City to work through GASB procedures, depreciation related to debt issuance, and how it is determined if adjustments are needed.

COMMUNICATIONS:

Council

Council member Burns congratulated Parks, Recreation, and Culture staff and all recipients of the Neighborhood Beautification Awards. She thanked staff for organizing a fun and successful Juneteenth event, noting the great turnout despite the heat. She also expressed appreciation to the Police Department for their presence and protection during recent large events. She reported on the Community Co-Production Policing (CCPP) Advisory Board meeting and her attendance at the Coffee with the Chiefs event at Gunther Toody's, noting there was a great turnout.

Council member Walker thanked Tom Lampo for his words.

Council member Nowicki reported attending the Northglenn Senior Organization (NSO) meeting, noting that it was mostly routine business but included a reminder that the NSO has funds available to support seniors in need. He encouraged any seniors seeking assistance to contact the organization. He also attended the Juneteenth celebration and thanked city staff, artists, performers, vendors, the Diversity, Inclusivity, and Social Equity (DISE) Board, and the Police Department for their efforts in making the event a success and ensuring public safety.

Council member Jaramillo reported on the Adams County Subregional Transportation Forum on June 11th where he advocated for prioritizing improvements to I-25, specifically the addition of continuous merging and exit lanes through Northglenn. Council member Jaramillo collaborated with Thornton Council member Justin Martinez on a joint presentation and expressed optimism that I-25 will receive the necessary attention and funding.

Council member Goff reported on her attendance at the Colorado

Communities for Climate Action (CC4CA) Annual Meeting which focused on enhancing advocacy and public testimony while addressing potential federal funding impacts due to changing policies. She stated she also attended ribbon cuttings for Discreet Greens and Infinite Beauty at the Phenix Salons, encouraging residents to support these local businesses. She expressed gratitude for the support and turnout at the Juneteenth celebration, praising the performers and noting the event was featured on a Channel 4 weather segment.

Council member Kondo reported on the installation of an e-bike hub at the Northglenn Recreation Center, highlighting it as one of the first of its kind in the nation. He noted that a ribbon cutting ceremony for the hub will take place on Bike-to-Work Day. He also recognized Officer Thompson for becoming a certified trainer through the International Police Mountain Bike Association and commended seasonal park rangers who patrol the Greenway Trail by bike, which underscore the City's commitment to alternative transportation and sustainable innovation.

Council member Roper thanked the Public Works Department for their excellent service in delivering a dumpster for a neighborhood cleanup and Northglenn Recreation Center staff for the excellent service reported by a family member recently. She shared an update from the Historic Preservation Commission, which is working to collect and preserve community stories, especially as longtime residents age. She noted that Adams 12 Five Star Schools is celebrating its 75th anniversary and is also seeking historical stories, photos, and documents. She reported on her attendance at the West Pines open house event, highlighting its inpatient and outpatient services. She noted that she also attended the Juneteenth celebration and Coffee with the Chiefs, where she enjoyed the opportunity to connect with the community. Lastly, Council member Roper inquired about water quality issues as residents have expressed concerns.

City Manager Geyer confirmed the water is safe to drink but acknowledged that some residents may still notice an odor or metallic taste due to recent temperature increases and water drawdown. Staff is available to conduct site-specific testing if needed. Issues should subside within the next few days.

Mayor Leighty shared highlights from her recent attendance at the U.S. Conference of Mayors in Tampa, Florida, which included sessions on cybersecurity, the arts, safety for elected officials, economic impacts of tariffs, collaboration with Canadian mayors, ending childhood hunger, and a presentation on the 2028 Summer Olympics. Mayor Leighty expressed excitement over connecting

with other mayors, including Latoya Cantrell of New Orleans and former Denver Mayor Michael Hancock, who was impressed by Northglenn's Juneteenth celebration. She announced that Northglenn received an Honorable Mention in the Mayor's Climate Protection Awards.

Staff

City Clerk Small reported that information is available in the City Clerk's Office and online for anyone interested in running for City Council this November.

City Manager Geyer announced several upcoming events, to include a swearing-in ceremony for new police personnel on June 25th, the e-bike hub ribbon cutting event during Bike-to-Work Day on June 25th, and the City's Volunteer Appreciation Dinner on June 26th.

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

OPPOSED - None.

ABSENT - Lukeman-Hiromasa.

The following items were approved on the consent agenda:

- June 9, 2025 Regular Meeting Minutes
- CR-55 – 2024 Annual Comprehensive Financial Report Audit Acceptance
- CR-63 – Revised City Council Code of Conduct, Protocols, and General Procedures

PUBLIC HEARINGS:

Karl's Farm Filing No. 1,
Amendment No. 6
Subdivision Final Plat

Mayor Leighty opened the public hearing on the Karl's Farm Filing No. 1, Amendment No. 6 Subdivision Final Plat. There were no objections to the jurisdiction of the City Council or to the form or substance of the proceedings.

Director of Planning and Development Brook Svoboda presented staff's analysis of the application and provided details regarding the public hearing notices on the application.

Director Svoboda addressed questions from Council regarding the number of lots, fire hydrant standards, and coordination with North Metro Fire Rescue District.

Joel Hardy, present on behalf of Construction Concepts and C&C Devco, LLC, was placed under oath. He provided brief information about the project and asked for approval of the Final Plat.

Mayor Leighty called for anyone wishing to speak either in favor or opposition of the application. There being no response, the public hearing was declared closed.

RESOLUTIONS:

CR-59 – Police
Forfeiture Trust Fund
Expenditure

City Clerk Small read the title.

MOTION TO PASS

Council member Kondo **MOVED** and it was **SECONDED** by Council member Nowicki to approve CR-59.

Police Commander Justin Lauck provided a summary of CR-59 and Council received a presentation from Ti Training on the Recon 180 training system.

MOTION PASSED

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

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

OPPOSED - None.

ABSENT - Lukeman-Hiromasa.

CR-62 – Karl’s Farm
Filing No. 1, Amendment
No. 6 Subdivision Final
Plat & Subdivision
Improvement Agreement

City Clerk Small read the title.

MOTION TO PASS

Council member Goff **MOVED** and it was **SECONDED** by Council member Nowicki to approve CR-62.

MOTION PASSED

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

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

OPPOSED - None.

ABSENT - Lukeman-Hiromasa.

DISCUSSION ITEMS:

Civic Center Visioning
Phase 3 – Work Session #3

Director of Planning and Development Brook Svoboda introduced consultants Mark De La Torre with MIG, Inc. and Matt Prosser with Economic & Planning Systems, Inc. to present two potential development scenarios for the Civic Center site, intended as flexible tools to guide future engagement with developers and the community.

The goal of the visioning project is to align Council’s vision with market, infrastructure, and fiscal realities while addressing constraints such as limited access and parking challenges.

Scenario 1, the Commercial Core Concept, emphasizes placemaking with a central commercial area along Memorial Parkway and residential uses in the remaining area. It includes live/work units and additional parking spaces, but uses nearly all available water capacity and presents approximately a \$4 million financial funding gap. The consultants outlined potential tools to close funding gaps, such as land cost discounts, metro districts, tax increment financing, and reduced parking requirements.

Scenario 2, the Residential Village Concept, focuses more on housing, relocates commercial uses to Civic Center Drive for better visibility, offers greater financial feasibility, but has no live/work units or additional parking.

Council discussion indicated more support for the vision behind Scenario 1 due to the placemaking opportunity, while acknowledging the need to reassess timing and financial strategy due to changing economic conditions. There were concerns about feasibility, long-term water capacity, and ensuring equitable access to community spaces for both homeowners and renters. Consensus was reached to take a short-term pause on the project to refine the plan. Staff will return on July 7th with an updated version of Scenario 1, a public engagement strategy, and clearer framing of financial trade-offs. Council reaffirmed the City’s commitment to balancing vision, equity, and fiscal responsibility while planning for this major development opportunity.

**PUBLIC INVITED
TO BE HEARD**

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

Josh Sievers, 11760 Sherman Street, spoke about development priorities, renters vs. homeowners, and providing a community-driven center.

ADJOURNMENT

The City Council meeting adjourned at 9:35 p.m.

JOHANNA SMALL, MMC
City Clerk

MEREDITH LEIGHTY
Mayor