

MINUTES

Regular Meeting of the Aurora City Council

Monday, January 27, 2025

COUNCIL MEMBERS PRESENT:	Mayor Coffman	Angela Lawson
	Françoise Bergan	Ruben Medina
	Alison Coombs	Crystal Murillo
	Curtis Gardner	Steve Sundberg
	Stephanie Hancock	Amsalu Kassaw
	Danielle Jurinsky	

1. CALL TO ORDER

Mayor Coffman reconvened the regular meeting of the City Council at 6:30 p.m.

2. ROLL CALL

Public call-in instructions were provided in English.

CM Coombs voiced she was in support of going virtual for safety concerns, but it is not a threat to their safety and security to listen to their community speak. She said it is their job to listen, and it does not rebuke the frustration and tension with their community to not want to hear from them.

Moved by: Françoise Bergan

Second by: Curtis Gardner

Does Council wish to conduct meeting virtually?

Voting Aye: (10): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

Absent: (1): Stephanie Hancock

Moved by: Stephanie Hancock

Second by: Françoise Bergan

Does Council wish to suspend the rules to remove Public Invited to be Heard?

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

Voting Aye: (8): Mayor Coffman, Françoise Bergan, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Steve Sundberg, and Amsalu Kassaw

Voting Nay: (3): Alison Coombs, Ruben Medina, and Crystal Murillo

3. INVOCATION/MOMENT OF SILENCE

Mayor Coffman led in prayer for the January 27, 2025 meeting.

4. PLEDGE OF ALLEGIANCE

(All Standing)

5. EXECUTIVE SESSION UPDATE

Mayor Coffman provided an update on the Executive Session, stating an economic incentive proposal, multi-use entertainment venue feasibility study, and litigation were discussed.

6. APPROVAL OF MINUTES

6.a January 13, 2025 Meeting Minutes

Moved by: Steve Sundberg

Second by: Stephanie Hancock

Does Council wish to approve the minutes of the January 13, 2025 meeting?

Voting Aye: (11): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

7. PROCLAMATIONS OR CEREMONIES

8. PUBLIC INVITED TO BE HEARD

There was no public comment on non-agenda related issues during the January 27, 2025 Council Meeting.

9. ADOPTION OF THE AGENDA

Moved by: Françoise Bergan

Second by: Stephanie Hancock

Does Council wish to adopt the agenda with item 11.a.1 removed from the agenda?

Voting Aye: (11): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

10. CONSENT CALENDAR - MOTIONS

Any member of Council may request an item be removed from Consent Calendar and considered separately. Removed items are considered immediately following the adoption of the Consent Calendar.

Moved by: Steve Sundberg

Second by: Stephanie Hancock

Does Council wish to approve the Motions Consent Calendar?

Voting Aye: (11): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

10.a Motions

10.b Planning Matters

10.c Appointments to Boards and Commissions

10.c.1 Consideration to Reappoint Two (2) Members to the Citizens' Water Advisory Commission

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

10.c.2 Consideration to Appoint One (1) Member to the Election Commission

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

10.c.3 Consideration to Reappoint Three (3) Members and to Appoint Two (2) Members to the Human Relations Commission

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

10.c.4 Consideration to Appoint One (1) Member to the Judicial Performance Commission

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

10.c.5 Infrastructure Task Force Ad-hoc Policy Committee Appointment

Sponsor: Curtis Gardner, Council Member

Laura Perry, Deputy City Manager / Jack Bajorek, Chief Deputy City Attorney

11. CONSENT CALENDAR - RESOLUTIONS AND ORDINANCES

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

Any member of Council may request an item be removed from Consent Calendar and considered separately. Removed items are considered immediately following the adoption of the Consent Calendar.

Moved by: Françoise Bergan

Second by: Angela Lawson

Does Council wish to approve the Resolutions and Ordinances Consent Calendar?

Voting Aye: (10): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

11.a Resolutions

11.a.1 Directing the City Manager to Allocate the Funds of the Occupational Privilege Tax

R2024-138 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, DIRECTING THE CITY MANAGER TO ALLOCATE THE REVENUES OF THE OCCUPATIONAL PRIVILEGE TAX OF ARTICLES V AND VI OF CHAPTER 130 OF THE CITY CODE OF THE CITY OF AURORA TO FUND TWO FIRE STATIONS, AND THE REMAINING BALANCE TO FUND PUBLIC SAFETY OPERATIONS

Sponsor: Françoise Bergan, Council Member / Curtis Gardner, Council Member

Jason Batchelor, City Manager / Hanosky Hernandez, Senior Assistant City Attorney

11.a.2 Designation of 13th Avenue Station as a Blighted Area

R2025-07 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, ORDERING THAT A PUBLIC HEARING BE CONDUCTED REGARDING THE DESIGNATION OF THE PROPOSED 13TH AVENUE STATION URBAN RENEWAL AREA AS A BLIGHTED AREA APPROPRIATE FOR URBAN RENEWAL

Sponsor: Angela Lawson, Council Member

Jennifer Orozco, Senior Development Project Manager, Planning and Business Development / Rachel Allen, Deputy City Attorney

11.a.3 City Acceptance of AURA Loan Agreement to Support Infrastructure Construction in the 13th Avenue Station Area

R2025-08 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE LOAN AGREEMENT BETWEEN

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

THE AURORA URBAN RENEWAL AUTHORITY AND THE CITY OF AURORA, COLORADO, FOR THE FINANCING OF THE 13TH AVENUE STATION PROJECT

Sponsor: Angela Lawson, Council Member

Jennifer Orozco, Senior Development Project Manager, Planning and Business Development / Hanosky Hernandez, Senior Assistant City Attorney

11.a.4 Second Amendment to Intergovernmental Agreement (IGA) with Colorado Department of Transportation (CDOT) for Westerly Creek to Toll Gate Creek Trail

R2025-09 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE SECOND AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND THE STATE OF COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) REGARDING THE WESTERLY CREEK TRAIL TO TOLL GATE CREEK TRAIL CONNECTOR (BICYCLE/PEDESTRIAN CONNECTIONS INCLUDING THE R/H-LINE FLORIDA STATION)

Waiver of reconsideration is requested as the Intergovernmental Agreement (IGA) is to expire in March and this amendment is only to close out the project on the CDOT funding side while all reimbursements and adjustments on the city side have been completed.

Cathleen Valencia, Project Delivery Services Manager, Public Works / Michelle Gardner, Senior Assistant City Attorney

11.a.5 Intergovernmental Agreement (IGA) with Colorado Department of Transportation (CDOT) for Box Elder Creek Roadway Erosion and Flood Protection Project

R2025-10 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR THE INTERGOVERNMENTAL AGREEMENT BETWEEN CITY OF AURORA AND COLORADO DEPARTMENT OF TRANSPORTATION FOR THE BOX ELDER CREEK ROADWAY EROSION AND FLOOD PROTECTION PROJECT

A waiver of reconsideration is requested due to a time-sensitive legal requirement. This IGA with CDOT must be executed in order to be reimbursed for project costs. Staff would like to execute the IGA as quickly as possible due to the changing of administration on January 20th as this is a federal grant.

Sponsor: Stephanie Hancock, Council Member

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

Cathleen Valencia, Project Delivery Services Manager, Public Works /
Michelle Gardner, Senior Assistant City Attorney

11.a.6 Disposition of Surplus Property in Washington County

R2025-11 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE CONTRACT TO SELL REAL ESTATE (LAND) IN WASHINGTON COUNTY, COLORADO, KNOWN AS THE THOMPSON PARCEL WHICH WAS PREVIOUSLY DECLARED SURPLUS

Waiver of Reconsideration is being requested to meet the closing date and devest City's responsibility to maintain the property.

Hector Reynoso, Real Property Services Manager, Public Works /
Michelle Gardner, Senior Assistant City Attorney

11.a.7 Approval of an Oil and Gas Lease Award

R2025-12 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL'S APPROVAL OF AN OIL AND GAS LEASE AGREEMENT WITH BIGHORN OIL AND GAS, LLC, FOR CITY-OWNED MINERAL INTERESTS WITHIN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO CONTAINING APPROXIMATELY 3.03 ACRES

Jeffrey Moore, Manager, Energy and Environment Division, Planning and Business Development / David Scott, Assistant City Attorney

11.a.8 Elora Waterline Intergovernmental Agreement

R2025-13 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL'S SUPPORT OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA COLORADO, ACTING BY AND THROUGH ITS UTILITY ENTERPRISE, MU ELORA, LLC A COLORADO LIMITED LIABILITY COMPANY, ELORA METROPOLITAN DISTRICT, ELORA COMMERCIAL METROPOLITAN DISTRICT AND THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY FOR THE INSTALLATION OF THE ELORA WATERLINE

Waiver of reconsideration requested due to the property ownership transfer from MU Elora to the builder and the short timeframe for the developer to get the waterline installed.

Vern Adam, Deputy Director of Planning and Engineering, Aurora Water / Ian Best, Assistant City Attorney

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

11.a.9 DOLA Local Match Program Application for RAISE (Montview Boulevard Project)

R2025-14 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL'S DESIRE TO AUTHORIZE THE CITY MANAGER OR DESIGNEE TO APPLY FOR A GRANT ADMINISTERED BY THE COLORADO DEPARTMENT OF LOCAL AFFAIRS FOR A PROJECT LOCATED ON MONTVIEW BOULEVARD, AND OTHER RELATED MATTERS

Waiver of reconsideration requested due to competitive, limited nature of funding available.

Sponsor: Stephanie Hancock, Council Member

Laura Perry, Deputy City Manager / Hanosky Hernandez, Senior Assistant City Attorney

11.b Finalizing of Ordinances

Ordinances approved unanimously at first reading.

11.b.1 Tower Church Rezone – Zoning Map Amendment

2025-01 FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE 4.285 ACRES OF LAND TO MEDIUM DENSITY MULTI-FAMILY DISTRICT (R-3), LOCATED AT THE NORTHWEST CORNER OF EAST 22ND PLACE AND CATHAY STREET (TOWER CHURCH REZONE)

Stacy Wasinger, Senior Planner, Planning and Business Development / Lena McClelland, Assistant City Attorney

12. PUBLIC HEARINGS

Public hearings with or without related ordinances.

12.a Windler Zoning Map Amendments – Parcel A

2025-02 A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 24.4 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL A REZONE)

Aja Tibbs, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney

Mayor Coffman opened the public hearing.

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

Staff gave a brief presentation on the item.

The applicant gave a brief presentation on the item.

Council heard public testimony on the agenda-related item.

CM Bergan asked what the potential product types were for the medium density residential.

The applicant responded.

CM Bergan noted that having different type housing products will allow different price points, and hoped some will be at a lower price point.

CM Hancock asked if they were thinking about products like tiny homes.

The applicant responded yes.

CM Kassaw asked how many surveys or studies have been conducted in that area data wise.

The applicant replied.

Mayor Coffman closed the public hearing.

Moved by: Steve Sundberg

Second by: Françoise Bergan

Does the City Council wish to approve the ordinance to rezone 24.4 acres of Mixed Use Regional (MU-R) to Medium Density Residential (R-2) for the Windler Zoning Map Amendment for Parcel A?

Voting Aye: (10): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

12.b Windler Zoning Map Amendment – Parcel B

2025-03 A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 20.2 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL B REZONE)

Aja Tibbs, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

The applicant gave a brief presentation on the item.

Council heard public testimony on the agenda-related item.

Mayor Coffman closed the public hearing.

Moved by: Danielle Jurinsky

Second by: Angela Lawson

Does the City Council approve the ordinance to rezone 20.2 acres of Mixed Use Regional (MU-R) to Medium Density Residential (R-2) for the Windler Zoning Map Amendment for Parcel B?

Voting Aye: (10): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

12.c Windler Zoning Map Amendment Parcel C

2025-04 A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 20.0 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL C REZONE)

Aja Tibbs, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney

Mayor Coffman opened the public hearing

Staff gave a brief presentation on the item.

The applicant gave a brief presentation on the item.

Council heard public testimony for the agenda-related item.

MPT Sundberg asked to suspend the rules to allow a 25 second time limit for this rest of the meeting.

CM Coombs asked if they had any legal requirements with respect to public hearing around providing substantive time for people to speak.

P. Schulte responded.

CM Coombs stated that on the Addressing the Aurora City Council Chart on the website, it says 3 minutes, first come, first serve.

P. Schulte responded.

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

MPT Sundberg expressed he received a message from someone that legitimately wanted to speak on this, so he was fine with the 90 seconds.

CM Coombs requested an amendment to have this limited only to the public hearing, as there may be people wanting to speak about other agenda items.

Council continued hearing public testimony on the item.

Mayor Coffman closed the public hearing.

Moved by: Steve Sundberg

Second by: Amsalu Kassaw

Does Council wish to suspend the rules to allow 90 seconds per caller on each item on the agenda?

Voting Aye: (8): Mayor Coffman, Françoise Bergan, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Steve Sundberg, and Amsalu Kassaw

Voting Nay: (3): Alison Coombs, Ruben Medina, and Crystal Murillo

Moved by: Danielle Jurinsky

Second by: Stephanie Hancock

Does the City Council approve the ordinance to rezone 20.0 acres of Mixed Use Airport (MU-A) to Medium Density Residential (R-2) for the Windler Zoning Map Amendment for Parcel C?

Voting Aye: (10): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

12.d Windler Zoning Map Amendments – Parcel D

2025-05 A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 84.0 ACRES OF LAND TO MIXED-USE AIRPORT DISTRICT (MU-A), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL D REZONE)

Aja Tibbs, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

The applicant gave a brief presentation on the item.

Council heard public testimony on this item.

Mayor Coffman closed the public hearing.

Moved by: Steve Sundberg

Second by: Françoise Bergan

Does the City Council approved the ordinance to rezone 84.0 acres from Mixed Use Regional (MU-A) to Mixed Use Airport (MU-A) for the Zoning Map Amendment for Parcel D?

Voting Aye: (10): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

12.e Urban Cottages Jewell - Zoning Map Amendment

2025-06 A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 3.91 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED SOUTH OF THE INTERSECTION OF EAST JEWELL AVENUE AND SOUTH JOLIET STREET (URBAN COTTAGES ON JEWELL REZONE)

Rachid Rabbaa, Planner III, Planning and Business Development / Lena McClelland, Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff asked for a continuation to March 10th on this item.

Mayor Coffman closed the public hearing.

Moved by: Steve Sundberg

Second by: Françoise Bergan

Does Council wish to continue this item to March 10, 2025?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Steve Sundberg, and Amsalu Kassaw

Voting Nay: (1): Crystal Murillo

12.f Aurora Places Comprehensive Plan Amendment

2025-07 A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING THE

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

2018 COMPREHENSIVE PLAN TO CHANGE THE PLACETYPE FROM INDUSTRY HUB TO EMERGING NEIGHBORHOOD FOR THE AREA GENERALLY LOCATED EAST OF POWHATON ROAD BETWEEN E 49TH AND E 26TH AVENUE (ATEC COMPREHENSIVE PLAN AMENDMENT)

Stacy Wasinger, Senior Planner, Planning and Business Development / Lena McClelland, Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Council heard public testimony on the agenda-related item.

MPT Sundberg asked if the representative from Denver International Airport was giving warning of the project because of flight noise. He also asked why he waited until now to voice that concern.

The representative responded.

CM Bergan asked if a notification would be given to any potential buyers, so they would know what zone they are in and any potential situations. She said Aurora Highlands will be able to discount the land so that the builders can discount housing prices and offer a variety of products, and rezoning it to MRG neighborhood will result in more affordable housing.

Staff responded.

Mayor Coffman asked if there are any noise attenuation requirements for these properties.

Staff responded.

CM Coombs asked for confirmation. She stated that on the map it looks like flights pass directly over the current single family Aurora Highlands area and there are more frequent flights going over that area than over this area.

Staff answered.

Mayor Coffman closed the public hearing.

Moved by: Françoise Bergan

Second by: Alison Coombs

Does the City Council wish to approve the ordinance to amend the Aurora Places Comprehensive Plan? (Requires 7 votes)

Voting Aye: (10): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

13. INTRODUCTION OF ORDINANCES

13.a Unified Development Ordinance Text Change - Residential Fence Height Along Collector and Arterial Streets

2025-08 FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTION 146-4.7.9 OF THE UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO FENCING

Brandon Cammarata, Manager, Planning and Business Development / Lena McClelland, Assistant City Attorney

Staff gave a brief presentation on the item.

CM Coombs asked about the quality of the construction materials and fences, as there continues to be an issue of not very sturdy fences being built.

Staff responded that their current material and maintenance is still in place.

Council heard public comment on the agenda-related item.

MPT Sundberg moved to end public comment for the rest of the meeting, with the exclusion of item 13.e.

CM Murillo asked if council members individually are deciding who is worthy of public comment or not. She said there may be others who want to speak.

CM Bergan suggested eliminating all of the public comment for the rest of the meeting and not excluding item 13.e.

CM Hancock concurred. She said this is past the point of being ridiculous, and people are just being disruptive and wasting time.

MPT Sundberg accepted the friendly amendment to eliminate all public comment from this point forward.

Moved by: Steve Sundberg

Second by: Amsalu Kassaw

Does Council wish to end public comment on agenda items for the rest of the meeting?

Voting Aye: (8): Mayor Coffman, Françoise Bergan, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Steve Sundberg, and Amsalu Kassaw

Voting Nay: (3): Alison Coombs, Ruben Medina, and Crystal Murillo

Moved by: Steve Sundberg

Second by: Stephanie Hancock

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

Does Council wish to support a Unified Development Ordinance text amendment to allow residential fences up to 8' in height along collector and arterial street?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Crystal Murillo, Ruben Medina, Steve Sundberg, and Amsalu Kassaw

Absent: (1): Curtis Gardner

13.b Unified Development Ordinance Text Change to Allow Duplexes on Motor Courts

2025-09 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTION 146-4.2.3 OF THE UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO GREEN COURTS AND MOTOR COURTS

Brandon Cammarata, Manager, Planning and Business Development / Lena McClelland, Assistant City Attorney

Staff gave a brief presentation on the item.

Moved by: Françoise Bergan

Second by: Alison Coombs

Does Council wish to support an amendment to the Unified Development Ordinance (UDO) to add duplexes as an allowable product type on motor court lot configurations?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Crystal Murillo, Ruben Medina, Steve Sundberg, and Amsalu Kassaw

Absent: (1): Curtis Gardner

13.c Financing for New Golf Carts and Course Maintenance Equipment

2025-10 FOR AN ORDINANCE AUTHORIZING THE USE OF LEASE-PURCHASE FINANCING TO ACQUIRE CERTAIN GOLF EQUIPMENT PURSUANT TO THE TERMS OF AN EQUIPMENT LEASE-PURCHASE AGREEMENT BY AND BETWEEN THE AURORA CAPITAL LEASING CORPORATION, AS LESSOR, AND THE CITY OF AURORA, COLORADO, AS LESSEE; AUTHORIZING OFFICIALS OF THE CITY TO TAKE ALL ACTION NECESSARY TO CARRY OUT THE TRANSACTIONS CONTEMPLATED HEREBY; AND OTHER RELATED MATTERS

Teresa Sedmak, City Treasurer, Finance / Hanosky Hernandez, Senior Assistant City Attorney

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

Staff gave a brief presentation on the item.

CM Coombs asked if they are looking at any electric golf carts as part of the replacement for the current golf carts.

Staff responded the carts will be electric with lithium batteries.

Moved by: Françoise Bergan

Second by: Amsalu Kassaw

Does Council wish to approve financing for new golf carts and course maintenance equipment?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Crystal Murillo, Ruben Medina, Steve Sundberg, and Amsalu Kassaw

Absent: (1): Curtis Gardner

13.d Revision to Section 2-668 of Article VI Chapter 2 of the City Code

2025-11 FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTION 2-668 OF ARTICLE VI OF CHAPTER 2 OF THE CITY CODE PERTAINING TO CONTRACTS AND PURCHASING

Nathan Jones, Procurement Supervisor, Finance / Hanosky Hernandez, Senior Assistant City Attorney

Staff gave a brief presentation on the item.

Moved by: Ruben Medina

Second by: Angela Lawson

Does City Council authorize the ordinance to accommodate Non-competitive Employment?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Crystal Murillo, Ruben Medina, Steve Sundberg, and Amsalu Kassaw

Absent: (1): Curtis Gardner

13.e Notice of Requirements and Available Shelter Options in the Abatement of Unauthorized Camps

2025-12 FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTIONS 94-122, 114-107, 114-108, 114-109, AND 114-110 OF THE CITY CODE PERTAINING TO NOTICE

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

REQUIREMENTS AND AVAILABLE SHELTER OPTIONS IN THE ABATEMENT OF UNAUTHORIZED CAMPS

Sponsor: Steve Sundberg, Mayor Pro Tem / Angela Lawson, Council Member
Jason Batchelor, City Manager / Tim Joyce, Assistant City Attorney

MPT Sundberg explained this is not meant to be punitive, but a tool in the approach to address unhoused people in the community that are camping, with the goal of providing them with options to accept services and get into a life of good decisions and recovery. He assured that agencies approach people with compassion and respect and offer resources. He noted that this is a request from a sergeant in the department to have options and will align with H.E.A.R.T. Court, the Navigation Campus, Aurora Mental Health and Recovers, and Ridge View Academy.

CM Coombs appreciated the intent to help those experiencing homelessness, but recovery by force has shown to be ineffective. She has heard from previous workers in the field that giving someone a 72-hour notice is at worst inhumane and at best a lazy policy. She added that right now there are people all throughout Aurora who live in homes with an untreated mental health illness, substance use disorder, and other challenges that often result in homelessness, and the only difference between them and the homeless is that they live in a home. She stated the true issue is the lack of affordable housing, and it is not a police officer's job to solve the affordable housing crisis. CM Coombs challenged the Council to lean into the complexity of the affordable housing crisis.

Moved by: Amsalu Kassaw

Second by: Stephanie Hancock

Does Council approve of the Ordinance amendments?

Voting Aye: (6): Françoise Bergan, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Steve Sundberg, and Amsalu Kassaw

Voting Nay (3): Alison Coombs, Ruben Medina, and Crystal Murillo

Absent: (1): Curtis Gardner

13.f Stanley 98 Street Vacation 1.0

2025-13 FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING THE NORTHERN PORTION OF THE PUBLIC RIGHT-OF-WAY FOR JAMAICA STREET, LOCATED BETWEEN EAST 25TH AVENUE AND EAST 26TH PLACE, AND BETWEEN IRONTON STREET AND JOLIET STREET

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

Arian Muca, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

Staff gave a brief presentation on the item.

Moved by: Alison Coombs

Second by: Steve Sundberg

Does the Council wish to support Ordinance 2025-13?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

Absent: (1): Curtis Gardner

13.g Stanley 98 Street Vacation 2.0

2025-14 FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING A PORTION OF A 16-FOOT WIDE ALLEY RIGHT-OF-WAY, DEDICATED BY BOOK 422, PAGE 366, IN BLOCK 103, THE PLAT OF BOSTON HEIGHTS 2ND FILING, SITUATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., LOCATED NORTH OF EAST 25TH AVENUE, AND BETWEEN IRONTON STREET AND JAMAICA STREET

Ariana Muca, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

Staff gave a brief presentation on the item.

Moved by: Alison Coombs

Second by: Amsalu Kassaw

Does the Council wish to support Ordinance 2025-14?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

Absent: (1): Curtis Gardner

13.h Stanley 98 Street Vacation 3.0

2025-15 FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING THE NORTHERN PORTION OF THE PUBLIC RIGHT-OF-WAY FOR JAMAICA STREET, LOCATED BETWEEN EAST 25TH AVENUE AND EAST 26TH PLACE, AND BETWEEN IRONTON STREET AND JOLIET STREET

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

Ariana Muca, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

Staff gave a brief presentation on the item.

Moved by: Alison Coombs

Second by: Angela Lawson

Does the Council wish to support Ordinance 2025-15?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

Absent: (1): Curtis Gardner

13.i Stanley 98 Street Vacation 4.0

2025-16 FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING A PORTION OF THE PUBLIC RIGHT-OF-WAY FOR EAST 26TH PLACE, LOCATED BETWEEN EAST 25TH AVENUE AND EAST 25TH DRIVE, AND BETWEEN JAMAICA STREET AND JOLIET STREET

Ariana Muca, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

Staff gave a brief presentation on the item.

Moved by: Alison Coombs

Second by: Angela Lawson

Does the Council wish to support Ordinance 2025-16?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

Absent: (1): Curtis Gardner

14. FINALIZING OF ORDINANCES

Ordinances not approved unanimously at first reading.

15. ANNEXATIONS

16. RECONSIDERATIONS AND CALL UPS

17. GENERAL BUSINESS

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

17.a Determination of Final Candidates to be Interviewed for the Civil Service Commission Vacancies

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

Mayor Coffman asked how many people applied.

K. Rodriguez responded stating five applicants were qualified.

Mayor Coffman inquired if they have the results of the survey.

K. Rodriguez said they received four council members responses back on the survey.

Mayor Coffman suggested interviewing the top four.

CM Bergan expressed that two of the top three ranking people are already on the Civil Service Commission and they know the other one pretty well. She suggested foregoing interviews and appointing those three.

CM Hancock stated she thought the point was to not just appoint people over and over again, but to get a fresh perspective and different eyes.

Mayor Coffman asked if there were term limits on the Civil Service Commission members.

K. Rodriguez replied they can serve three consecutive 3-year terms.

CM Murillo commented that they were going to interview all five of them, as there were only three positions and it is an important role.

CM Bergan asked how many hours of interviewing it would be for five people.

K. Rodriguez responded.

Mayor Coffman suggested 2 minutes instead of 3 minutes per question, with 1 minute intro and 1 minute closing.

CM Murillo agreed with that.

Moved by: Crystal Murillo

Second by: Stephanie Hancock

Who does the Council wish to interview for the Civil Service Commission vacancies?

Voting Aye: (9): Mayor Coffman, Alison Coombs, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

Voting Nay: (1): Françoise Bergan

Absent: (1): Curtis Gardner

17.b Discussion and Possible Action Regarding Future In-Person or Virtual Council Meetings

P. Schulte gave a brief presentation.

CM Hancock commented that they could go virtual, but it would not solve anything. She said the disruptive antics perpetuated by their colleagues has not served them well, as it is still disruptive and interferes with their ability to handle their business. She stated that she knows it is going to continue to happen, and going virtual like tonight with people commenting on everything and repeating the same mantra over and over does not serve the Council.

Mayor Coffman shared that if they go in person, they will wind up virtual, because that is the only mechanism he has to control the meeting and outlandish behavior.

CM Bergan stated it would be great to be back in person and have productive meetings, but the disruptions have been going on since July. She understood when the public first starting speaking on Kilyn Lewis, and they tried to be respectful, but there were so many disruptions and repetitive information. She explained that she is not trying to be rude to those who want to speak, but disrupting does not serve them. She noted they had threats and police recommended going virtual, and they should adhere to that. CM Bergan suggested going virtual at least one more meeting until they figure out something, even if that means getting rid of public invited to be heard.

CM Hancock agreed and said it is a shame that they have gotten to this point. She voiced that the person who should be honored is not being honored as a result of this behavior and it does not serve them and they cannot conduct their business in a timely manner. She was inclined to support going virtual for the safety and sake of the Council and their community.

CM Lawson agreed they should do one more virtual, but they have to figure this out and get on the dais. She expressed that she did not agree with having public invited to be heard at the end, but they cannot just stay behind the screen. She voiced her disappointment in how this meeting was hijacked.

CM Bergan suggested reconvening the Rules Committee and straightening out the rules.

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

Mayor Coffman asked about having public invited to be heard at the beginning of the meeting for 30 minutes and not have it at the end.

P. Schulte responded the motion would just need to be passed by two-thirds.

CM Coombs pointed out that they passed 30 minutes at the beginning and 30 minutes at the end at the last meeting, but they have not actually tried it yet. She recommended trying that first to see how it works.

CM Hancock stated they did try it last meeting and it did not go well.

CM Murillo supported going virtual for this meeting because they had information of safety concerns, but that is not the case for the upcoming meeting. She said she does not feel unsafe in the Council Chamber and does not want to paint the picture of a scary mob of residents. She added that residents are angry and not letting them be heard keeps that bubbling up. She noted that they have taken agenda items off and removed public invited to be heard but then get upset when the public responds in a particular way. CM Murillo voiced she did not support the tactics everyone is using but also has seen Council contribute to that response by removing and dwindling their opportunities to speak.

Council agreed to continue with the 30 minutes of public invited to be heard at the beginning and 30 minutes at the end for the next meeting, with a 2 minute time limit.

Moved by: Françoise Bergan

Second by: Steve Sundberg

Does Council wish to conduct the next Council Meeting virtually?

Voting Aye: (7): Mayor Coffman, Françoise Bergan, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Steve Sundberg, and Amsalu Kassaw

Voting Nay: (3): Alison Coombs, Ruben Medina, and Crystal Murillo

Absent: (1): Curtis Gardner

18. REPORTS

18.a Mayor

Mayor Coffman expressed he had to cancel a Town Hall due to weather on the 18th, but is working to get it rescheduled. He announced they have a new VA Clinic named after the late Lieutenant Colonel John W. Mosley and had a moving tribute to him. He directed people to his Facebook page for his day to day activities.

18.b Council

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

MPT Sundberg attended and thanked CM Bergan and CM Gardner for the Build Up Aurora Meeting. He also attended his Town Hall, State of the Base, MLK Interfaith Breakfast, Lunar New Year. He noted they were all good.

CM Coombs highlighted that the Lunar New Year was an excellent event and she appreciated getting to visit with CM Kassaw and CM Murillo. She also attended an EV showcase with eight different electric vehicles.

CM Kassaw said the Lunar Festival was great. He met a lot of people, had good food, and said it had a lot of good culture.

CM Murillo stated she had a successful Town Hall with consultants speaking about feasibility studies along the Colfax Corridor, with a lot of great responses. She hoped to have them back with an update soon. She attended Lunar New Year and the Indian Independence Day Celebration. Her next Town Hall is on the fourth Thursday.

CM Hancock attended the Global Foods and Dollar Grocery Store off of East Colfax and 17th St, which is an African market. She congratulated the owner. She also noted that Lunar New Year was great.

CM Bergan thanked Chief Chamberlain for giving an update on the changes he has made and speaking about recruiting and goals at her last Town Hall. PAR Officers and the Battalion Chief also gave updates, and the GM for Southlands announced Handel's Ice-cream, Empire Kids, Pickler the pickle ball entertainment venue, and a popular Japanese store were all coming this summer. She also attended and enjoyed the State of the Base.

CM Jurinsky and CM Medina had no report. CM Gardner and CM Lawson were not available for Council reports.

19. PUBLIC INVITED TO BE HEARD

There was no public comment on non-agenda related issues during the January 27, 2025 Council Meeting.


20. ADJOURNMENT

Mayor Coffman adjourned the regular meeting of City Council.




MIKE COFFMAN, MAYOR

ATTEST:


KADEE RODRIGUEZ, CITY CLERK

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.