

MINUTES

Regular Meeting of the Aurora City Council

Monday, March 10, 2025

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

COUNCIL MEMBERS ABSENT: Curtis Gardner

1. CALL TO ORDER

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

2. ROLL CALL

3. INVOCATION/MOMENT OF SILENCE

Mayor Coffman led in prayer for the March 10, 2025 meeting.

4. PLEDGE OF ALLEGIANCE

(All Standing)

5. EXECUTIVE SESSION UPDATE

Mayor Coffman provided an update on the Executive Session, stating a contract with a non-profit and affordable housing were discussed.

6. APPROVAL OF MINUTES

6.a February 24, 2025 Meeting Minutes

Moved by: Steve Sundberg

Second by: Amsalu Kassaw

Does Council wish to approve the minutes of the February 24, 2025 meeting?

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: (9): Mayor Coffman, Françoise Bergan, Alison Coombs, Stephanie Hancock, Danielle Jurinsky, Amsalu Kassaw, Angela Lawson, Ruben Medina, and Steve Sundberg

Absent: (1): Curtis Gardner

7. PROCLAMATIONS OR CEREMONIES

8. ADOPTION OF THE AGENDA

Moved by: Alison Coombs

Second by: Françoise Bergan

Does Council wish to adopt the agenda as presented?

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

Absent: (1): Curtis Gardner

9. 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 as presented?

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

Absent: (1): Curtis Gardner

9.a Motions

9.b Planning Matters

9.c Appointments to Boards and Commissions

9.c.1 Consideration to Appoint Two (2) Members to the Aurora Youth Commission

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

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9.c.2 Consideration to Appoint Two (2) Members to the Oil and Gas Advisory Committee

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

10. CONSENT CALENDAR - RESOLUTIONS AND ORDINANCES

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: Danielle Jurinsky

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

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

Absent: (1): Curtis Gardner

10.a Resolutions

10.a.1 Intergovernmental Agreement (IGA) Between Aurora Public School District and City of Aurora for the Turn Island Project

R2025-22 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND AURORA PUBLIC SCHOOL DISTRICT FOR THE TURN ISLAND PROJECT NEAR VISTA PEAK ACADEMY

Sponsor: Stephanie Hancock, Council Member

Carlie Campuzano, Manager of Traffic, Public Works / Michelle Gardner, Senior Assistant City Attorney

10.a.2 Intergovernmental Agreement (IGA) between Aurora and Forest Trace Metropolitan District for Snow Removal and Plowing Operations on Local Streets

R2025-23 A RESOLUTION FOR THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND FOREST TRACE METROPOLITAN DISTRICT FOR SNOW REMOVAL AND PLOWING OPERATIONS ON LOCAL STREETS

A waiver of reconsideration is requested to facilitate the agreement approval process following Resolution No. R2023-106 as the District used the City's template agreement without significant changes.

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Kurt Muehlemyer, Deputy Director of Operations, Public Works /
Michelle Gardner, Senior Assistant City Attorney

10.a.3 Reimbursement Agreement with Aero 70

R2025-24 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL'S APPROVAL OF A REGIONAL UTILITY REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF AURORA ACTING BY AND THROUGH ITS UTILITY ENTERPRISE AND AERO 70 OWNER, LLC (AERO 70 – HARVEST MILE)

Chong Woo, Engineering Supervisor, Aurora Water / Ian Best, Assistant City Attorney

10.a.4 Rules of Order and Procedure: Study Session Start Time

R2025-25 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO TO AMEND THE RULES OF ORDER AND PROCEDURE FOR THE AURORA, COLORADO CITY COUNCIL CONCERNING STUDY SESSION MEETING TIMES

Sponsor: Curtis Gardner, Council Member

Jason Batchelor, City Manager / Andrea Wood, Assistant City Attorney

10.b Finalizing of Ordinances

Ordinances approved unanimously at first reading.

10.b.1 Painted Prairie Business Improvement District No. 1 Boundary Adjustment

2025-17 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER ONE

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

10.b.2 Painted Prairie Business Improvement District No. 2 Boundary Adjustment

2025-18 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER TWO

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

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10.b.3 Windler Business Improvement District No. 1 Boundary Adjustment

2025-19 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 1

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

10.b.4 Windler Business Improvement District No. 2 Boundary Adjustment

2025-20 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INCLUDING AND EXCLUDING CERTAIN PROPERTY FROM THE BOUNDARIES OF WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 2

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

11. PUBLIC HEARINGS

Public hearings with or without related ordinances.

11.a Urban Cottages Jewell - Zoning Map Amendment

2025-06 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 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 gave a brief presentation on the item.

The applicant gave a presentation on the item.

Council heard public testimony on the agenda related item.

CM Bergan asked what the density is for R-1 versus R-2 in terms of units.

Staff answered that R-1 is only for single family, and R-2 is for a variety. In terms of density, Staff stated that their code is not situated to specifically call out densities per district.

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CM Bergan asked if a traffic study was conducted.

Staff responded that it has been done and approved.

CM Bergan stated that she did not see the petitions mentioned. She asked if they were in the backup.

Staff answered it was sent to all members.

CM Bergan inquired if it is correct that this would be 32 paired homes.

The applicant answered that it is correct that the previous plan that went to Planning Commission had 32 paired homes on it, but it was tabled and there were adjustments requested, so they are looking at the plan to see if they can revise it, but are still thinking paired homes or duplexes on the property. He noted that the plan they showed at the neighborhood meeting last week was 30 units and they changed the configuration to reduce adjustment requests and increase the buffers to neighboring properties.

CM Bergan asked why they were alley loaded.

The applicant responded mostly to be able to put attractive front architecture to the surrounding property by putting vehicles in the back.

CM Bergan inquired if they have a water source with the city.

The applicant answered yes, and the two wells will be plugged and can no longer be used.

CM Bergan asked the applicant to address the erosion concerns mentioned.

The applicant voiced there were concerns about engineering, but they have advanced the site far into the process. There were concerns about retaining walls, but they will go through the city process for review and a third party reviewer as well, so that issue will be addressed.

CM Bergan inquired if these homes are for sale.

The applicant confirmed that is correct.

P. Schulte added that this is a quasi-judicial hearing and about the zoning changes.

CM Coombs asked if Staff was provided a list of individuals contacted by the applicant and if that was on the public record.

Staff answered yes.

CM Coombs inquired if there was a written agreement between the City and Havanna Heights to maintain all zoning as R-1 or R-R.

Staff stated he was not aware of that agreement.

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CM Coombs commented that when Council adopted the UDO there were changes to zoning in that process. She asked why they were not looking at sites zoned R-R within urban portions of the city to also be changed at that time.

Staff responded that they did not rename the residential districts through the UDO and did not go through any changes like they did for the others.

CM Jurinsky voiced concerns about the agreement with Havanna Heights to keep it R-R or R-1, and she wanted more information on that.

She stated that she has cast some unfortunate votes in the past for developments that are grossly out of place in the city, but it had already been approved by the Planning Commission. She was concerned that they continue to grow and build and rezone a lot of areas into more mass density building, and the City is not even able to address public safety and are not keeping the current residents totally safe. She added that she is not prepared to cast a vote either way right now, as she wants more information if there was an agreement in place with Havanna Heights.

CM Hancock expressed that in looking at the site map of the existing R-R zone district, it seems to be an odd configuration, and said they need to be more thoughtful before voting for this. She agreed that they need to know if there existing an agreement.

P. Schulte explained that because this is quasi-judicial, they need to keep it to questions for the applicant, and once the hearing is closed and they make a motion, they can discuss it.

CM Hancock asked if this one R-R piece is the only plot the applicant is wanting or if the other R-R piece on the site map is part of it.

The applicant answered that the R-R to the south is not part of this application.

MPT Sundberg asked what elements and looks are they considering to help match the neighborhood.

The applicant responded that he meant to say it provides a transitional opportunity. He added that the concept is that with paired homes there, it will serve as a transition between the single family detached homes and the higher density projects to the north and northwest.

CM Kassaw asked if they were able to address the issues of the concerned citizens and if they have data showing that.

The applicant answered that they purchase the property and go through a title search and very detailed due diligence, and there is nothing on the record that state any agreements other than what is in the zoning criteria and comp plan. He said there would have been a discussion had at some point,

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but there is nothing on the property that dictates additional zoning outside of the City's criteria.

CM Lawson and asked why they went with 32 homes, as this is an already dense area, and why they decided to build different homes instead of matching the neighborhood.

The applicant responded that they do not believe it is that much different, as to the northeast, with the townhomes, that is more dense that what they are proposing. He added that in their latest site plan, they have put together large buffers away from Jewell and the closest neighbors to them. He noted they started out with 38 for reasons of helping Aurora with its housing issues.

CM Bergan asked for clarification that in R-1 it is single family detached.

Staff answered that it can be attached or detached.

CM Bergan inquired if a duplex, or paired home, could ever be an R-1.

Staff responded it is because of the subarea. Staff added that in Subareas A and B, duplexes are not permitted in R-1 zoning, only single family detached.

CM Bergan voiced she is in Subarea C and it seems to be the opposite, as attached single family duplexes or paired homes get to be designated R-1.

The applicant gave brief feedback on comments and questions.

Mayor Coffman closed the public hearing.

CM Jurinsky stated that she committed a while back that she did not care to change zoning and she thinks this creates a slippery slope moving forward by changing zoning from RR to R-2. She said this is where they stop the out of touch and out of place development in their city.

CM Coombs was concerned that they have many places in already developed portions of the city that have adequate infrastructure, but not able to be a part in building their city in the way they can address the housing crisis or build homes close to services. However, in this instance, this is very close to critical services and creates an opportunity for people to have access to walkable neighborhoods. She added that not creating a more dense zone passes up a really important opportunity. She agreed that she wished she they could secure certain guarantees to help set people's minds at ease in relation to the site plan, but believes it is appropriate and responsible for Council to take advantage of this opportunity.

MPT Sundberg asked CM Jurinsky if it is a development regret or a rezoning regret that she has. He expressed that regarding safety, they have tens of thousands of single family homes and duplexes coming to northeast Aurora, so if they put a moratorium on such things, where do they draw the line. He expressed that this looks tastefully and thoughtfully done.

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CM Bergan explained that the zoning of the R-1 and R-2 in this particular area is confusing. She voiced that she did not know why they came up with A, B, and C areas, especially if attached single families can get zoned R-1 in area C only. She expressed that they do have a housing crisis and has heard that people are not able to afford homes, so she would support the zoning, but hopes their price points will be reasonable with the paired homes.

CM Jurinsky commented that she does real estate personally and homes are staying on the market for record lengths of time right now and people are having to lower prices of their homes. She noted that the problem is inflation and the current interest rates, which are forcing people to rent versus buy. With respect to the agreement with Havanna Heights, if that is true, she would like to know. She added that she has been called crazy many times for stating things that people thought were not true that ended up being proven true, so she would like to know if that really happened or not.

CM Bergan made the motion to continue this so they can get that verification.

CM Coombs agreed with that and withdrew her original motion.

CM Jurinsky asked that residents provide any information on this to staff.

MPT Sundberg agreed that homes are staying on the market especially due to interest rate, but new homes are moving faster because of lower interest rates. He agreed the truth on a potential agreement needs to be known.

Moved by: Françoise Bergan

Second by: Danielle Jurinsky

Does Council wish to continue this item to the next regular council meeting?

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

Absent: (1): Curtis Gardner

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

2025-21 A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, DECLARING THE 13TH AVENUE STATION AREA AS A BLIGHTED AREA APPROPRIATE FOR AN URBAN RENEWAL AREA

Sponsor: Angela Lawson, Council Member

Jennifer Orozco, Project Manager, Planning and Business Development / Brian Rulla, Assistant City Attorney

Mayor Coffman opened the public hearing.

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Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved by: Alison Coombs

Second by: Angela Lawson

Does the City Council wish to approve this ordinance of authorizing the Designation of 13th Avenue Station Area as a Blighted Area?

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

Absent: (1): Curtis Gardner

12. INTRODUCTION OF ORDINANCES

12.a Eminent Domain to Acquire Real Property for the SC10 SC11 Sanitary Sewer Upgrades Project

2025-22 AN ORDINANCE AUTHORIZING THE CITY OF AURORA, COLORADO, TO EXERCISE THE POWER OF EMINENT DOMAIN FOR AQUISITION OF CERTAIN PROPERTIES FOR AURORA WATER'S SC10 AND SC11 SANITARY SEWER UPGRADES PROJECT

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

Staff gave a brief presentation on the item.

CM Bergan asked for an explanation of the situation when they do consider eminent domain for water sewer infrastructure, as eminent domain is very controversial.

Staff explained that eminent domain can only be used for a public use project such as the sanitary project. He added that eminent domain is always a last resort when they have reached an impasse or property owners have become unresponsive, which is this case for these two property owners.

CM Murillo asked for clarification of the location in the Colfax and Sable area, as it seems to be in the middle of the property.

Staff responded that the project limits should all be along property boundary lines, and they are not cutting through the middle of properties.

CM Hancock asked if the dotted lines on 11, 12, 14, 15 in the packet are private area homes.

Staff responded that 14, 15, and 16 have been closed with property owners and easements were acquired along the front of that property along Colfax

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Ave, as well as 11 and 12, which were also closed with property owners and acquired along the front of the property adjacent to Colfax.

CM Hancock commented asked to point out the ones with eminent domain.

Staff answered 29 and 33. He added they are compensated fair market value, and the City pays for an appraisal for the property owners to obtain an appraisal at the City's expense to help justify what that value is.

Moved by: Crystal Murillo

Second by: Stephanie Hancock

Does Council approve the ordinance authorizing the use of eminent domain, pursuant to Aurora City Code Section 12-12, in order to acquire the necessary property interests for the construction of the Aurora Water SC10-SC11 Sanitary Sewer Upgrades Project?

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

Absent: (1): Curtis Gardner

13. FINALIZING OF ORDINANCES

Ordinances not approved unanimously at first reading.

14. ANNEXATIONS

15. RECONSIDERATIONS AND CALL UPS

16. GENERAL BUSINESS

17. REPORTS

17.a Mayor

Mayor Coffman had no report.

17.b Council

CM Jurinsky reported that the animal shelter put out an emergency message on their social media in the past few days that they are in desperate need of donations, mostly items for the animals at the shelter. She encouraged everyone to make a donation either through their Amazon wish list or by dropping items off physically to the shelter.

CM Kassaw stated that last week they had an incredible celebration of Adwa, which honored black African history, and it was an honor to attend with Mayor Coffman. He also announced a Business Advisory Board appointee, John Lamb.

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MPT Sundberg attended a couple of different food banks, and met a 97-year-old WW2 veteran and said it was an honor to meet him. He said it was great to see a number of entities and organizations in the community constantly coming together to better the community.

CM Medina commented that his Town Hall is tomorrow, 6:30-8, at the Central Library, and Chief Chamberlain will be there to address any questions or concerns.

CM Hancock stated that the Aurora Creates Magazine is available at Aurora public libraries that includes things people can do around the City, as well as Aurora public art and is free and will be available March through April 2025.

CM Lawson announced that she has two town halls this month, March 18th, at the Central Rec Center from 6:30-8, and March 22nd, at Heather Gardens, from 10-11:30 a.m. Judge Day will be presenting.

CM Bergan stated she attended Accelerates Aerospace Defense Policy Committee, Fitzsimmons Redevelopment Authority Special Meeting, Roadway Committee with E-470, Build Up Aurora Taskforce Meeting, Management and Finance Policy Meeting, and the Infrastructure Taskforce Tour of the City. She shared that her town hall is March 19th, from 6 to 8, at Heritage Eagle Bend Clubhouse, with updates on traffic and council initiatives, and P. Schulte will discuss all things the City does involving attorneys.


CM Coombs and Murillo had no report.

18. ADJOURNMENT

Mayor Coffman adjourned the regular meeting of City Council.


MIKE COFFMAN, MAYOR

ATTEST:


KADEE RODRIGUEZ, CITY CLERK

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