

## MINUTES

### Special Council Meeting of the Aurora City Council

Wednesday, March 12, 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

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

*(All standing)*

**4. INVOCATION/MOMENT OF SILENCE**

Mayor Coffman led in a moment of silence for the March 12, 2025 meeting.

**5. ADOPTION OF THE AGENDA**

Moved By                      Françoise Bergan

Seconded By                 Steve Sundberg

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

**6. RESOLUTIONS**

**6.a South Aurora Regional Improvement Authority (SARIA) - Transportation Impact Fee Intergovernmental Agreement (IGA)**

**R2025-26** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF

*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.*

AURORA AND THE SOUTH AURORA REGIONAL IMPROVEMENT AUTHORITY FOR THE TRANSFER OF TRANSPORTATION IMPACT FEES REVENUES

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

Staff gave a brief presentation on the item.

CM Bergan asked if the \$3.2 impact fees over the next seven years are the impact fees that they are going to give to SARIA.

Staff answered yes.

CM Bergan stated that transportation impact fees can be used for transportation, but she wanted clarification that the \$3.2 is not the entirety of the impact fees that have been collected thus far by those neighborhoods.

Staff responded that is correct.

Moved By                      Françoise Bergan

Seconded By                 Angela Lawson

Does the City Council approve the resolution of the South Aurora Regional Improvement Authority Transportation Impact Fee Intergovernmental Agreement?

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

**7. PUBLIC HEARINGS**

**7.a Forrest Trace Metropolitan District No. 1 Service Plan Amendment**

**2025-23** A PUBLIC HEARING AND CONSIDERATION FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO APPROVING AN AMENDMENT TO THE SERVICE PLAN FOR FORREST TRACE METROPOLITAN DISTRICT NO. 1

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

Outside Speaker: Tom George, Spencer Fane LLP

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

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Moved By Françoise Bergan

Seconded By Danielle Jurinsky

CM Bergan stated there has been a lot of public engagement and discussion on this with the metro districts, so these is a way for SARIA to go out and issue bonds to finance important transportation projects identified in the priority list, and the districts represented had the choice to keep their current mill levy if it was below 30 or to accept the flat 30 mills for the last tier.

Does the City Council approve the ordinance of the Forrest Trace Metropolitan District No. 1 Service Plan Amendment to the next meeting?

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

### **7.b Forrest Trace Metropolitan District No. 3 Service Plan Amendment**

**2025-24** A PUBLIC HEARING AND CONSIDERATION FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO APPROVING AN AMENDMENT TO THE SERVICE PLAN FOR FORREST TRACE METROPOLITAN DISTRICT NO. 3

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

Outside Speaker: Tom George, Spencer Fane LLP

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved By Françoise Bergan

Seconded By Angela Lawson

Does the City Council approve the ordinance of the Forrest Trace Metropolitan District No. 3 Service Plan Amendment to the next meeting?

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

### **7.c Inspiration Metropolitan District Service Plan Amendment**

**2025-25** A PUBLIC HEARING AND CONSIDERATION FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO APPROVING AN

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AMENDMENT TO THE AMENDED AND RESTATED CONSOLIDATED SERVICE PLAN  
FOR INSPIRATION METROPOLITAN DISTRICT

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

Outside Speaker: Tom George, Spencer Fane LLP

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved By                      Françoise Bergan

Seconded By                  Amsalu Kassaw

Does the City Council approve the ordinance of the Inspiration Metropolitan District  
Service Plan Amendment to the next meeting?

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

**7.d    Kings Point South Metropolitan District No. 1 Service Plan Amendment**

**2025-26**    A PUBLIC HEARING AND CONSIDERATION FOR AN ORDINANCE OF  
THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO APPROVING AN  
AMENDMENT TO THE AMENDED AND RESTATED CONSOLIDATED SERVICE PLAN  
FOR KINGS POINT SOUTH METROPOLITAN DISTRICT NO. 1

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

Outside Speaker: Tom George, Spencer Fane LLP

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved By                      Françoise Bergan

Seconded By                  Amsalu Kassaw

Does the City Council approve the ordinance of the Kings Point South Metropolitan District  
No. 1 Service Plan Amendment to the next meeting?

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vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.*

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

**7.e Kings Point South Metropolitan District No. 2 Service Plan Amendment**

**2025-27** A PUBLIC HEARING AND CONSIDERATION FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO APPROVING AN AMENDMENT TO THE AMENDED AND RESTATED CONSOLIDATED SERVICE PLAN FOR KINGS POINT SOUTH METROPOLITAN DISTRICT NO. 2

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

Outside Speaker: Tom George, Spencer Fane LLP

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved By Françoise Bergan

Seconded By Steve Sundberg

Does the City Council approve of the ordinance of the Kings Point South Metropolitan District No. 2 Service Plan Amendment to the next meeting?

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

**7.f Kings Point South Metropolitan District No. 3 Service Plan Amendment**

**2025-28** A PUBLIC HEARING AND CONSIDERATION FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO APPROVING AN AMENDMENT TO THE SERVICE PLAN FOR KINGS POINT SOUTH METROPOLITAN DISTRICT NO. 3

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

Outside Speaker: Tom George, Spencer Fane LLP

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

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Moved By Françoise Bergan

Seconded By Amsalu Kassaw

Does the City Council approve of the ordinance of the Kings Point South Metropolitan District No. 3 Service Plan Amendment to the next meeting?

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

**7.g The Overlook at Kings Point South Metropolitan District Service Plan Amendment**

**2025-29** A PUBLIC HEARING AND CONSIDERATION FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO APPROVING AN AMENDMENT TO THE SERVICE PLAN FOR THE OVERLOOK AT KINGS POINT SOUTH METROPOLITAN DISTRICT

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

Outside Speaker: Tom George, Spencer Fane LLP

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved By Françoise Bergan

Seconded By Angela Lawson

Does the City Council approve of the ordinance of the Overlook at Kings Point South Metropolitan District Service Plan Amendment to the next meeting?

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

**7.h Prairie Point Metropolitan District No. 1 Service Plan Amendment**

**2025-30** A PUBLIC HEARING AND CONSIDERATION FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO APPROVING AN AMENDMENT TO THE SECOND AMENDED AND RESTATED SERVICE PLAN FOR PRAIRIE POINT METROPOLITAN DISTRICT NO. 1

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

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Outside Speaker: Tom George, Spencer Fane LLP

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved By                      Françoise Bergan

Seconded By                 Danielle Jurinsky

Does the City Council approve of the ordinance of the Prairie Point Metropolitan District No. 1 Service Plan Amendment to the next meeting?

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

**7.i     Prairie Point Metropolitan District No. 2 Service Plan Amendment**

**2025-31**     A PUBLIC HEARING AND CONSIDERATION FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO APPROVING AN AMENDMENT TO THE SECOND AMENDED AND RESTATED SERVICE PLAN FOR PRAIRIE POINT METROPOLITAN DISTRICT NO. 2

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

Outside Speaker: Tom George, Spencer Fane LLP

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved By                      Françoise Bergan

Seconded By                 Amsalu Kassaw

Does the City Council approve of the ordinance of the Prairie Point Metropolitan District No. 2 Service Plan Amendment to the next meeting?

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

**7.j     Prairie Point Metropolitan District No. 3 Service Plan Amendment**

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**2025-32** A PUBLIC HEARING AND CONSIDERATION FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO APPROVING AN AMENDMENT TO THE AMENDED AND RESTATED SERVICE PLAN FOR PRAIRIE POINT METROPOLITAN DISTRICT NO. 3

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

Outside Speaker: Tom George, Spencer Fane LLP

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved By Françoise Bergan

Seconded By Steve Sundberg

Does the City Council approve of the ordinance of the Prairie Point Metropolitan District No. 3 Service Plan Amendment to the next meeting?

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

**7.k Pronghorn Valley Metropolitan District Service Plan Amendment**

**2025-33** A PUBLIC HEARING AND CONSIDERATION FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO APPROVING AN AMENDMENT TO THE SERVICE PLAN FOR PRONGHORN VALLEY METROPOLITAN DISTRICT

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

Outside Speaker: Tom George, Spencer Fane LLP

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved By Françoise Bergan

Seconded By Danielle Jurinsky

Does the City Council approve of the ordinance of the Pronghorn Valley Metropolitan District Service Plan Amendment to the next meeting?

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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

**7.l Sorrel Ranch Metropolitan District Service Plan Amendment**

**2025-34** A PUBLIC HEARING AND CONSIDERATION FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO APPROVING AN AMENDMENT TO THE AMENDED AND RESTATED SERVICE PLAN FOR SORREL RANCH METROPOLITAN DISTRICT

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

Outside Speaker: Tom George, Spencer Fane LLP

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved By Françoise Bergan

Seconded By Angela Lawson

Does the City Council approve of the ordinance of the Sorrel Ranch Metropolitan Service Plan Amendment to the next meeting?

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

**7.m Whispering Pines Metropolitan District No. 1 Service Plan Amendment**

**2025-35** A PUBLIC HEARING AND CONSIDERATION FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO APPROVING AN AMENDMENT TO THE SERVICE PLAN FOR WHISPERING PINES METROPOLITAN DISTRICT

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

Outside Speaker: Tom George, Spencer Fane LLP

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

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Moved By Françoise Bergan

Seconded By Ruben Medina

Does the City Council approve of the ordinance of the Whispering Pines Metropolitan District No. 1 Service Plan Amendment to the next meeting?

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

**8. ADJOURNMENT**

Mayor Coffman adjourned the special meeting of City Council.



MIKE COFFMAN, MAYOR



ATTEST:



KADEE RODRIGUEZ, CITY CLERK

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