

MINUTES

Regular Meeting of the Aurora City Council

Monday, January 12, 2026

COUNCIL MEMBERS PRESENT:	Mayor Coffman	Ruben Medina
	Françoise Bergan	Amy Wiles
	Alison Coombs	Robert Andrews
	Curtis Gardner	Gianina Horton
	Stephanie Hancock	Alli Jackson
	Angela Lawson	

1. CALL TO ORDER

Mayor Coffman reconvened the regular meeting of the City Council at 6:00 p.m.

2. ROLL CALL

Public call-in instructions were provided in English and Spanish.

3. INVOCATION/MOMENT OF SILENCE

Mayor Coffman led in prayer for the January 12, 2026 council meeting.

4. PLEDGE OF ALLEGIANCE

(All Standing)

Mayor Coffman read a land acknowledgment.

5. EXECUTIVE SESSION UPDATE

Mayor Coffman provided an update on the Executive Session, stating legal matters were discussed.

6. APPROVAL OF MINUTES

6.a December 15, 2025 Meeting Minutes

Moved by: Françoise Bergan

Second by: Stephanie Hancock

Does Council wish to approve the minutes of the December 15, 2025 meeting?

Voting Aye: (11): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Angela Lawson, Ruben Medina, Amy Wiles, Robert Andrews, Gianina Horton, and Alli Jackson

7. PROCLAMATIONS OR CEREMONIES

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.

8. ADOPTION OF THE AGENDA

Moved by: Alison Coombs

Second by: Robert Andrews

Does Council wish to adopt the agenda as presented?

Voting Aye: (10): Mayor Coffman, Alison Coombs, Curtis Gardner, Stephanie Hancock, Angela Lawson, Ruben Medina, Amy Wiles, Robert Andrews, Gianina Horton, and Alli Jackson

Voting Nay: (1): Françoise Bergan

9. PUBLIC INVITED TO BE HEARD

(non-agenda related issues only)

Council heard public testimony on non-agenda-related 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: Alison Coombs

Second by: Amy Wiles

Does Council wish to approve the Motions Consent Calendar as presented?

With Items 10.a.3 and 10.a.6 removed

Voting Aye: (11): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Angela Lawson, Ruben Medina, Amy Wiles, Robert Andrews, Gianina Horton, and Alli Jackson

10.c Appointments to Boards and Commissions

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

Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney

10.c.2 Consideration to Reappoint One (1) Member to the Planning and Zoning Commission

Kadee Rodriguez, City Clerk / Andrea Wood, Assistant City Attorney

10.a Motions

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**10.a.1 Homelessness Services Notice of Funding Opportunity
Application Recommendations: Aurora Housing Authority
Emergency Solutions Grant**

Stephanie Keiper, Manager of Homelessness and Behavioral Health,
Housing and Community Services / Andrea Wood, Assistant City
Attorney

**10.a.2 Homelessness Services Notice of Funding Opportunity
Application Recommendations: Aurora Housing Authority HOME
Tenant - Based Rental Assistance Funds**

Stephanie Keiper, Manager of Homelessness and Behavioral Health,
Housing and Community Services / Andrea Wood, Assistant City
Attorney

**10.a.3 Homelessness Services Notice of Funding Opportunity
Application Recommendations: Advance Pathways Emergency
Solutions Grant**

Stephanie Keiper, Manager of Homelessness and Behavioral Health,
Housing and Community Services / Andrea Wood, Assistant City
Attorney

Staff gave a brief presentation on the item.

MPT Coombs asked about the current operations related to conversations she heard from community members including people not being appropriately directed to case management, Phase 2 not being operational, people not having an understanding on how they can move from Phase 1 to Phase 2, and people with physical disabilities not being given an opportunity to go to Phase 2 and expected to sleep on cots in Phase 1. She added that other concerns she heard were in regard to functioning of the bathrooms, access to basic hygiene items, and the washers and dryers in Phase 1 not functioning or being available.

Staff responded that they are continuing to hire case managers. She voiced that to her knowledge 34 people that had transitioned from Tier 1 into Tier 2 recently. She noted that Tier 2 was not open in November due to lock issues. She expressed there were a couple of sewer problems over the past few weeks, and they are still actively doing construction on the building but wanted the building to be open for cold weather. She said they have also heard all these things from community members and bring those up in their weekly meetings with Advance, and there is a grievance process that they are sharing out with the community.

MPT Coombs asked P. Schulte if they approve the contract tonight and these issues do not get addressed, what their options are with continuing to fund the contract.

A. Wood answered that the items addressed would be in the operator agreement, and the agreement they are approving tonight is separate from the overall operator

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agreement. She explained the agreement tonight is for specific items like paying for case management and security officers.

P. Schulte added that it is a contract, so they will have contractual language they would be able to enforce if needed.

MPT Coombs inquired about if council members could request to suspend payment on the contract if it was not being fulfilled.

P. Schulte asked any council member that would like to do that to contact him, and they will address it and figure out what they can do.

CM Hancock asked what the Navigation Campus' hours of operation are.

Staff answered that it is a 24-hour facility, but the Day Center is open 8 a.m. to 4 p.m., and after that they start their transition into overnight services. She added that anyone can get onto the campus at any time to sleep overnight, but the core services are in that 8 to 4 timeframe.

CM Hancock asked if someone comes in with a mental health issue if they are put into the general population or separated for protection of themselves and others.

Staff responded that anyone could come into Tier 1, but if anyone is a danger to themselves or others, there is protocol that Advance can follow to ensure the safety of everyone there.

CM Bergan asked if there would be a timeframe for Advance to remedy any issues brought up in regard to the contract.

Staff stated that they are getting monthly and quarterly reports from them on performance metrics, and they also have weekly meetings with them, so accountability is of utmost importance. She said when something comes forward, they will look for them to make changes, so there would be a time period to do that; however, they are still ramping up operations and some issues related to construction are preventing them from having full operations.

CM Bergan expressed they just had the grand opening of the Aurora Mental Health Potomac Pavilion and asked if they would be able to make referrals to them for those instances.

Staff answered yes.

P. Schulte explained that this item is to award Advance Pathways with \$140,868 of Emergency Solutions Grant funds to cover staffing costs.

CM Horton asked for clarification that the Navigation Center is currently not in compliance with the operational agreement, given some of the construction delays.

Staff responded yes.

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She stated they received a letter of substantial completion related to the construction and there are still construction items being completed that will probably go to the end of February, at which point the operator agreement could be fully implemented.

CM Horton inquired if they are fully staffed and meet the current capacity of people interacting with the Navigation Center.

Staff answered they are still hiring so they are not completely staffed and are looking to hire a case manager still, but security is fully staffed.

Mayor Coffman clarified that the city is responsible for the facilities, not the operator.

CM Lawson asked where they are at with the sewer issues. She said that it should be an emergency.

Staff stated that Advance is responsible for the maintenance of the facility, and the city is responsible for major repairs within the facility. She clarified that the only bathrooms that are not functioning currently are on the Tier 1 side.

CM Lawson asked Advance what they are doing to help with that issue.

Advance answered that there are 12 porta-potties at the Navigation Campus currently, including two that are ADA accessible, and Advance and the city are working together to get the plumbing fixed.

CM Lawson inquired about the estimated timeframe for the sewage problem. Staff estimated that it should be completely addressed by the end of the week..

Moved by: Alison Coombs

Second by: Françoise Bergan

Does Council wish to support the approval of the recommendation to award Advance Pathways with \$140,868 of Emergency Solutions Grant?

Voting Aye: (11): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Angela Lawson, Ruben Medina, Amy Wiles, Robert Andrews, Gianina Horton, and Alli Jackson

**10.a.4 Homelessness Services Notice of Funding Opportunity
Application Recommendations: Aurora Housing Authority
Marijuana Funds**

Stephanie Keiper, Manager of Homelessness and Behavioral Health,
Housing and Community Services / Andrea Wood, Assistant City
Attorney

**10.a.5 Homelessness Services Notice of Funding Opportunity
Application Recommendations: Family Tree GOALS Marijuana
Funds**

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Stephanie Keiper, Manager of Homelessness and Behavioral Health,
Housing and Community Services / Andrea Wood, Assistant City
Attorney

**10.a.6 Homelessness Services Notice of Funding Opportunity
Application Recommendations: Advance Pathways Public Safety
Funds**

Stephanie Keiper, Manager of Homelessness and Behavioral Health,
Housing and Community Services / Andrea Wood, Assistant City
Attorney

Moved by: Alison Coombs

Second by: Françoise Bergan

Does Council wish to support the approval of the recommendation to award Advance Pathways \$100,000 of Public Safety Funds?

Voting Aye: (11): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Angela Lawson, Ruben Medina, Amy Wiles, Robert Andrews, Gianina Horton, and Alli Jackson

**10.a.7 Homelessness Services Notice of Funding Opportunity
Application Recommendation: Three Birds Alliance Marijuana
Funds**

Stephanie Keiper, Manager of Homelessness and Behavioral Health,
Housing and Community Services / Andrea Wood, Assistant City
Attorney

**10.a.8 Homelessness Services Notice of Funding Opportunity
Application Recommendations: Aurora Mental Health and
Recovery Public Safety Funds**

Stephanie Keiper, Manager of Homelessness and Behavioral Health,
Housing and Community Services / Andrea Wood, Assistant City
Attorney

10.b Planning Matters

11. 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: Alison Coombs

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

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With Item 11.a.3 removed

Voting Aye: (10): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Angela Lawson, Ruben Medina, Amy Wiles, Robert Andrews, Gianina Horton, and Alli Jackson

11.a Resolutions

11.a.1 Murphy Creek Compton Property Purchase at Picadilly Road Intergovernmental Agreement (IGA)

R2026-01 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL'S APPROVAL OF THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA ACTING BY AND THROUGH ITS UTILITY ENTERPRISE AND URBAN DRAINAGE AND FLOOD CONTROL DISTRICT REGARDING THE ACQUISITION OF 159 PICADILLY ROAD IN THE CITY OF AURORA, ARAPAHOE COUNTY

Andrea Long, Principal Engineer, Aurora Water / Ian Best, Assistant City Attorney

11.a.2 Retail Strategy

R2026-02 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, SUPPORTING THE CITY'S RETAIL STRATEGY AND ASSOCIATED TARGETED ENGAGEMENT FOR IMPLEMENTATION

Sponsor: Françoise Bergan, Council Member

Jeannine Rustad, Director, Planning and Business Development / Rachel Allen, Deputy City Attorney

11.a.3 Federal Immigration Enforcement Activities

R2026-03 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, OPPOSING UNLAWFUL AND OVERREACHING FEDERAL IMMIGRATION ENFORCEMENT ACTIONS AND AFFIRMING DUE PROCESS PROTECTIONS

Sponsor: Alison Coombs, Council Member

Jason Batchelor, City Manager / Peter Schulte, City Attorney

Council heard public testimony on the agenda related item.

CM Hancock asked what specific things federal immigration enforcement has done that is unlawful or overreaching and what statute or constitutional standard is being violated.

MPT Coombs responded that people are protected from unlawful arrests, seizure, search, and when people are being picked up off of the street because of what they

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look like and sound like, not because of any proof or warrant, that is an illegal and unjust seizure of their person.

CM Hancock inquired what is being directed or limited functionally under their operational impact and what does the resolution direct city management to do differently.

MPT Coombs explained this was an emergency resolution directing that they have this conversation at the Public Safety Meeting, as there was not time to sit down and have a full legal analysis or take it to policy committee. She said this resolution is about upholding state and federal law, respecting their obligation as a council and APD to uphold those same laws, not about inflammatory sanctuary city rhetoric or removing the federal authority to enforce immigration law. She noted it was about opposing the actions that have demonstratively been taken in the course of immigration enforcement that are violent, oppose Colorado state law, and oppose and remove people's constitutionally protected rights.

CM Hancock noted this was not brought to the Public Safety Committee to allow them to vet this and come into full agreement, which was disrespectful to the committees that were appointed. She voiced concern that, whereas clauses were more symbolic and full of hyperbole and rhetoric that is more divisive than unifying.

MPT Coombs repeated that it was an emergency resolution.

CM Hancock asked if that gave them course to put out anything they want without getting consensus from the rest of Council or their own committee.

CM Horton expressed that there have been a few reports coming from non-profits who directly work with immigrants of all various documentation status that would be important for all city council members to review. She added that as they move towards a more policy-based conversation, it behooves them to make data driven decisions. She expressed that this was a step of many that need to be considered as they move forward as the most diverse city in Colorado, and our words and values are fundamental to what we fight for. She said that disinformation that was pushed out by former city leadership was very concerning and very divisive.

CM Bergan voiced that what happened was a tragedy and her prayers go to the family. She understood that they believe this is an emergency, but they have not had the facts proven yet. She pointed out that one of the clauses uses the word "extrajudicially", which implies due process, but they do not know if all due process has been given in that particular situation. She added there are also assertions of a father and son, but she could not find any collaboration on that particular assertion in Aurora. She shared that they need to make sure whatever is in the resolution is factual, as they always talk about evidence-based and having the right factual data.

Mayor Coffman expressed that in Section 3 of the resolution it states that Aurora City Council will provide direction to city management regarding limiting cooperation with ICE and their affiliates to begin at the Public Safety Committee Policy Meeting in February. He said their police department historically has never done ICE

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enforcement on strictly immigration issues. He stated there was already Colorado law limiting the ability for local law enforcement to cooperate with ICE, so isn't that what they are already doing?

P. Schulte responded there are two laws passed in the last four years regarding this, one forbidding local law enforcement agencies to be deputized as ICE agents under Colorado State Law, and the other stating that no local, county, or state jail facilities could be used to hold those detained under civil detainers. He voiced the only time the police department should be interacting with ICE and Department of Homeland Security is to be part of a criminal investigation.

CM Bergan expressed that she has been here 10 years and always been told that our police cannot ask for immigration status upon an arrest, and they have been abiding by that and do not share immigration status with ICE unless there is a warrant.

CM Lawson expressed that at the legislative session a bill passed, Senate Bill 25-276, which protects civil rights on immigration statuses, which limits how local governments cooperate with ICE and protects personal information, requires warrants for federal access to sensitive locations, and prevents detention solely on ICE detainers. She said that law applies at the state and local level and sets clear boundaries for how local agencies interact with ICE within Colorado. She asked if the resolution is necessary when they already have the state statute on this enacted.

MPT Coombs answered that the emergency is responding to the specific instances stated.

CM Lawson asked if this resolution is more symbolic on the incidents that have allegedly occurred.

MPT Coombs stated that incidents are the reason for urgently bring the issue forward. She added that she is fully aware of the state law, but it seems the state law is not being upheld or there is more that can be done.

CM Lawson said there could be federal funding risk, so she asked if that would be part of their discussion, as they depend on grant money for a lot of their funding projects that impact the whole entire city.

MPT Coombs answered yes, they will be complying with federal law and address the ways that affects federal funding.

CM Jackson addressed a few comments that came up about whether some of these events actually happened. She expressed that immigrants are an invisible community and when they disappear by ICE it is not going to be on the local news. She noted that Renee Good is dead, so she did not get her due process. She reiterated that they are not saying this is moving their city towards sanctuary city status, which would be put them out of compliance with federal grants, but simply upholding the law that has already been written. She added that some of the conversation that might need to happen in Public Safety might be how their police officers are trained to deal with these specific events.

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CM Gardner pointed out the contradiction between this being an emergency and needing to pass it tonight without any changes and not being able to have the conversation until next month. He agreed with a lot of what is in the resolution and felt Renee Good was extrajudicially killed by an ICE agent. He explained that ICE is not a person, but an organization and institution. He concurred that in some cases ICE has demonstrated overreach and lawlessness, and there should be some legitimate concerns with some of the actions they have taken across the country, but if they pass a statement of values it needs to be accurate. He proposed that it needs to say an ICE agent extrajudicially killed Renee Good, not ICE as an institution. He felt there was a way to acknowledge the issues with ICE and some of the behavior without doing it with intentional inflammatory or incorrect language. CM Gardner agreed that nothing in the resolution made them a sanctuary city, and his former colleagues tried to stir people up into thinking that were wrong, but there is also misinformation being given out on the other side leading people to believe that this resolution will actually change anything on the ground. He noted that it was important to have a statement of values, but it is important that those be accurate, and this is the second time since the new council was sworn in where something had to be rushed in, when they were told things were going to be done differently. He urged Council to work together to figure out a way to get this right and make the statement accurate to where they call out the injustices that have happened and the lawlessness without having inaccurate statements.

CM Horton asked CM Gardner to expand on the words he wanted to change in the resolution and the non-factual statements in the resolution.

CM Gardner responded that he would like to change "Whereas in Minnesota, ICE extrajudicially killed Renee Nicole Good, a US citizen from Colorado," to say whereas in Minnesota, an ICE agent extrajudicially killed Renee Nicole Good, a US citizen from Colorado, as that is factually correct. He said he would also like to take out the rest of the sentence after it says, "The Aurora City Council stands in solidarity with the twin cities." He would also like to add the word "substantiated" in the quote in Section 2, between where it says, "The Aurora City Council opposes" and "lawlessness and overreach by ICE agents."

MPT Coombs clarified that she asked if anyone supported those changes and was told that by saying an ICE agent, while accurate, it ignores the impact of ICE as a system and organization, taking out the latter part of Section 1 ignores what it is the twin cities is asking to have happen, and adding "substantiated" creates space and a gap for ICE to continue to engage in that conduct.

CM Gardner stated that ICE is a system and there are examples in that system of overreach and lawlessness, but that's not what the statement says because ICE as an institution did not kill Renee Good. He added that whether they like it or not, ICE currently operates in the communities and there has been a completely failed immigration system of the past years, so calling for ICE to leave the community is not something that is within the power of a city council. However, he felt it was appropriate to say they stand in solidarity with the twin cities. He expressed that

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"substantiated" needs to be added, as they do not know that everything they have heard is all true or not true.

CM Bergan pointed out that the definition for extrajudicially says without legal authority, which has not been completely determined yet.

Moved by: Alison Coombs

Second by: Gianina Horton

Does Council wish to support the approval of the Federal Immigration Enforcement Activities resolution?

Voting Aye: (6): Alison Coombs, Ruben Medina, Amy Wiles, Robert Andrews, Gianina Horton, and Alli Jackson

Voting Nay: (4): Françoise Bergan, Curtis Gardner, Stephanie Hancock, and Angela Lawson

11.b Finalizing of Ordinances

Ordinances approved unanimously at first reading.

11.b.12025 Fall Supplemental

2025-106 AN ORDINANCE OF THE CITY OF AURORA, COLORADO APPROPRIATING SUMS OF MONEY IN ADDITION TO THOSE APPROPRIATED IN ORDINANCE NOS. 2024-72, AND 2025-43 FOR THE 2025 FISCAL YEAR

Tyler Phillips, Budget Program Manager, Finance / Hanosky Hernandez, Senior Assistant City Attorney

12. PUBLIC HEARINGS

Public hearings with or without related ordinances.

12.a Bubble Bath Car Wash at Station 60 – Conditional Use

A PUBLIC HEARING AND CONSIDERATION OF A CALL UP BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, TO REVIEW A CONDITIONAL USE AND SITE PLAN APPLICATION FOR A MOTOR VEHICLE WASH WITHIN THE MU-C ZONE DISTRICT

Stephen Gurbud, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

CM Wiles recused herself from this topic, as she met with the people previously.

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

The applicant gave a brief presentation on the item.

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Council heard public testimony on the agenda related item.

CM Bergan asked staff if there was public notice and who it was given to.

Staff answered that public notice for this hearing and the Planning Commission hearing was provided to all abutting property owners and registered neighborhood organizations within a mile of the site location. He said the public notice sign was also posted on the site itself.

CM Bergan asked for a response to the comment that water usage was above their threshold.

Marshall responded that their carwash standards have become more stringent over the last few years and what is proposed is compliant with that.

CM Bergan inquired if there was anything not in compliance with the UDO.

Staff stated not from their perspective.

CM Bergan pointed out that on one of the charts it has total signs permitted or required as 5 and proposed 2. She inquired if it was a requirement that they have to have 5. She also asked if they exceeded the requirement for parking.

Staff answered that is a maximum not a minimum for the 5 signs, and there is no cap on parking.

CM Bergan asked for an explanation on the pay station change and if there was a requirement of a retaining wall or fence.

Staff explained their understanding was the place mentioned was applicable to a service station where they provide some sort of good, but this is something that moves more quickly than a service restaurant or drive-through type situation. In regard to the retaining wall or fence, there is no requirement and the landscaping satisfies requirements written within code.

CM Gardner asked for clarification that they require bike racks at a drive-through carwash.

Staff responded that they require bike racks for all commercial development within the City of Aurora.

CM Gardner asked if Gleam was the closest carwash to this one or if there were others that are closer. He also inquired if the assertion that the carwash does not comply with code was incorrect.

Staff answered there are other closer carwashes, but Gleam may be the closest automated one. He added that the carwash complies with the code.

CM Hancock asked for clarification of the comment that the blowers are facing the community.

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P. Schulte said it states that the blowers and mechanical equipment will be well screened and vacuum motors enclosed to reduce noise, and staff found that to comply with the code.

The applicant added that the end of the tunnel is 200 feet away from the nearest residence.

Mayor Coffman asked staff to address the issue of saturation.

Staff said the only item they have in code limits the amount of automobile-oriented uses within a 500-foot distance of an intersection that already has two corners occupied with automobile-oriented uses, and that requirement would not apply to this site because of the distance.

MPT Coombs voiced that it sounds like it was stated that a type of walking path or sidewalk connection would happen but did not actually happen. She asked if that was correct.

Staff expressed that the trail connection is to be completed after the completion of Planning Area 1, and they have had conversations with Parks, Recreation & Open Space said they are currently working with Station 60 to finalize that design and expect construction to be completed by this summer.

MPT Coombs talked about the narrowness of the road with parking being on both sides and concerns about pedestrian safety. She asked if that would be assessed in the traffic and safety assessments.

Staff answered that a traffic impact letter was submitted and approved by Aurora's Traffic Department and was compliant with the Traffic Impact Study that was done with the Master Plan.

CM Bergan asked the person that commented about the code not being met which section they were talking about.

P. Schulte explained that Council will be looking at the legal standard in Section 146-5.4.3. a.3, with a set of seven criteria, so CM was asking what part of the seven criteria in that section they are saying is not met.

Male responded that the Development Act Application starts with size, scale, height, and density, and the height is out of code since there is a 38-foot max and they have a 40-foot tower design.

Staff asserted that the portion showing the 38-foot height limit was applicable specifically to properties within 75 feet of an R1 or R2 zone area.

The applicant gave brief closing remarks.

Mayor Coffman closed the public hearing.

CM Bergan understood the argument that they have too many carwashes, but they are currently allowed to have that per zoning.

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CM Gardner was sympathetic to Gleam and understood the concerns, but they are faced with decisions everyday where businesses want to come into their community and potentially represent competition to another business, but that is not a reason to deny an application. He added that the application complies with their UDO, regulations, Master Plan, and is consistent with their Comprehensive Plan. He said they could maybe have a discussion in the future on the number of carwashes or the distance between them.

CM Horton voiced there was an assertion made by a public member that all other carwashes are in code and in compliance with how the community has shared that versus what was told by staff. She asked what other carwash exists in Aurora that is similar to what is being proposed.

P. Schulte explained that since they do not have any limitations about the specific use, the use does not matter in this particular application. He said it does meet the standard in their UDO.

MPT Coombs commented that Council is the body that makes the final decision when there is a question or conflict. She said they trust staff and Planning and Zoning to do their best to interpret the code appropriately, but they have these set of criteria to evaluate. She stated that criteria 7 is intended to give them ability to be responsive to their constituents and think about unintended consequences or unanticipated issues and is the area they have some flexibility as a Council to make decisions. She noted that people have expressed concerns about blight, so they might not have an application that is mitigating the adverse conditions as best it can. She added that competition is not an adverse impact to the area, but loss of beneficial businesses in the area is a loss to that area, the community, and quality, so they have flexibility to consider that issue.

CM Bergan asked why they have code if they can be very creative and go against it. She shared that she also did not understand the blight argument.

Mayor Coffman asked staff if the entrance of a new competitor causes such saturation in the market that it causes similar businesses to fail and creates blight, would it meet that criteria.

P. Schulte answered no, because economic conditions and maximization of profit are not considered part of blight under the UDO.

Moved by: Curtis Gardner

Second by: Françoise Bergan

Does the City Council wish to approve a conditional use application for a motor vehicle wash use within the MU-C zone district?

Voting Aye: (6): Mayor Coffman, Françoise Bergan, Curtis Gardner, Stephanie Hancock, Angela Lawson, and Robert Andrews

Voting Nay: (4): Alison Coombs, Ruben Medina, Gianina Horton, and Alli Jackson

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12.b Bubble Bath Car Wash at Station 60 – Site Plan

A PUBLIC HEARING AND CONSIDERATION OF A CALL UP BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, TO REVIEW A CONDITIONAL USE AND SITE PLAN APPLICATION FOR A MOTOR VEHICLE WASH WITHIN THE MU-C ZONE DISTRICT

Stephen Gurbud, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

Mayor Coffman opened the public hearing.

Council heard public testimony on the agenda related item.

CM Bergan asked for an explanation on the issue with the tunnel orientation.

Staff did not know if there was necessarily an outright issue with the tunnel orientation, but in regard to code, based on the shape, it was almost impossible to rotate the tunnel and still have the ability to access the wash. He added they do not have any type of regulation in their code that would prohibit it from being oriented this way.

CM Horton asked for staff to speak to any other gas station in Aurora that has a similar site plan to what is proposed, as community members have stated that all the other gas stations in Aurora follow a certain interpretation of the code and this does not.

Staff responded their job is to apply the regulations as written consistently and predictably to all applicants and that is what they did in this case.

MPT Coombs asked if they were required to approve a conditional use application on a parcel that does not fit the use in relation to the blowers.

Staff answered that with carwashes, typically the motor of all the vacuums is in one or two locations, and they want it to be fully enclosed to enclose the sound of the motor. His understanding was there is residential north of the site, so they had the facility put south of the site, which they reviewed as being reasonable.

MPT Coombs inquired, from a site plan standpoint, they are not required to say yes to this site plan with that issue being present.

Staff responded that in regards to the site plan, they were following code and do not have a code that discusses how you approach that, and when looking at the conditional use component of things, they try to guide it as best they can, and having it fully enclosed and on the south portion of the property furthers away from residential is how they approached the conditional use component of this project.

CM Bergan inquired if they have a decimal reading on the blower noise.

Applicant answered that at 200 feet, the dryers have a measurable dB reading of less than 65, which is the equivalent to an air conditioning unit, and the vacuums at 75 feet are less than 52 dB to the property line.

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The applicant gave brief closing remarks.

Mayor Coffman asked if they were uncomfortable with the site plan because of compatibility, is that a legal basis to oppose.

P. Schulte answered if they agree with what planning staff stated and do not think it meets a particular criteria, they can vote no, and if the site plan fails, QuikTrip can go back to the Planning Commission with a new site plan to fix issues that were brought forward.

CM Coombs pointed out that in regard to Criteria 2, existing infrastructure and public improvements, they heard from the community that public improvements in the area were not adequate, and significant problems have been created and not mitigated.

CM Bergan believed they were in compliance with height, scale, and building façade and materials.

Mayor Coffman closed the public hearing.

Moved by: Curtis Gardner

Second by: Françoise Bergan

Does the City Council wish support the approval of a site plan application for a motor vehicle wash with the condition that the remaining technical corrections be made prior to recordation of the site plan and issuance of any permits?

Voting Aye: (3): Françoise Bergan, Curtis Gardner, and Angela Lawson

Voting Nay: (7): Mayor Coffman, Alison Coombs, Stephanie Hancock, Ruben Medina, Robert Andrews, Gianina Horton, and Alli Jackson

13. INTRODUCTION OF ORDINANCES

14. FINALIZING OF ORDINANCES

Ordinances not approved unanimously at first reading.

15. ANNEXATIONS

16. RECONSIDERATIONS AND CALL UPS

17. GENERAL BUSINESS

17.a Determination of Candidates to be Interviewed for the Planning and Zoning Commission Vacancy

Kadee Rodriguez, City Clerk / Andrea Wood, Assistant City Attorney

CM Horton asked if these three were the top three that were voted for in all of city council.

K. Rodriguez answered that the top three candidates were voted for by the council members that submitted their forms.

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Moved by: Françoise Bergan

Second by: Stephanie Hancock

Who does Council wish to interview for the vacancy on the Planning and Zoning Commission?

Candidates:

Stephen Elkins

Robin Becker

Allison Spink

Voting Aye: (10): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Angela Lawson, Ruben Medina, Amy Wiles, Gianina Horton, and Alli Jackson

Voting Nay: (1): Robert Andrews

18. REPORTS

18.a Mayor

18.b Council

MPT Coombs reported that she visited the Navigation Campus and heard concerns on New Years Day and joined Mayor Coffman and other council members at the DBA Town Hall Meeting. She announced that the At Large Town Hall Meeting will be February 4th, at the Aurora Center for Active Adults, at 6 p.m., with topics on surveillance and AI. She noted that it is her oldest child's 4th birthday.

CM Jackson shared she was assigned the head of the Housing Neighborhood Service and Redevelopment Committee, and with things that came out tonight around the Navigation Center, she took that very serious and would follow up on that. She pointed out that there will be a new committee looking into the decorum in city council. She also mentioned the At Large Council Meeting on February 4th.

CM Horton attended the ribbon cutting ceremony at the Potomac Pavilion hosted by Aurora Mental Health and Recovery, was invited to a meet and greet with community members with the Grassroots Leadership Coalition, invited to learn more about what is happening on the ground with ICE enforcement across the metro area and Colorado, and met with a number of Ward 1 residents and businesses that reached out. She encouraged opportunities to learn as much as she can. She met with the Original Neighbors Association and talked extensively around the Downtown Development Authority. She announced that she and CM Wiles would be hosting two community forums around independent civilian oversight of law enforcement, the first being on January 13th, at 6 p.m., at the Aurora Center for Active Adults. She also stated that her Ward 1 Town Hall would be on January 22nd, at Moorhead

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Recreation Center, where they will cover the Downtown Development Authority and the drone along the Colfax Corridor.

CM Wiles expressed that people can look at her social media to see all she has been doing. She thanked everyone who came out to speak tonight and staff for helping, educating, and supporting them.

CM Medina voiced that his town hall would be tomorrow, from 6:30-8 p.m., at the Central Library, where PROS will attend. He gave his two candidates for the CAB, Megan Siffring and Debra Johnson.

CM Hancock shared that she had her first town hall of the year last Thursday, at Noonans, where CM Andrews also attended. She stated that Aurora Water gave a good presentation on water and conservation, as well as PD and Fire. She said love thy neighbor is often misused to excuse bad behavior, and loving thy neighbor does not mean accepting harmful behavior without challenge, allowing abuse, exploitation or lawlessness, removing accountability or consequences, sacrificing the safety of others in the name of compassion. She noted that in scripture love is consistently paired with justice, meaning if your brother sins, rebuke him in love, and Jesus himself correcting wrongdoing, confronted hypocrisy, and upheld moral and social boundaries.

CM Lawson stated that her next hall is on February 10th, at Mission Viejo, at 6:30 p.m., one at Heather Gardens on February 21st, from 10 to 11:30.

CM Bergan appointed Dave Rich to CABC.

CM Andrews and CM Gardner did not have a report.

19. PUBLIC INVITED TO BE HEARD

(non-agenda related issues only)

Council heard public testimony on non-agenda-related items.

20. ADJOURNMENT

Mayor Coffman adjourned the regular meeting of City Council



MIKE COFFMAN, MAYOR

ATTEST:

KADEE RODRIGUEZ, CITY CLERK

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