

MINUTES

Regular Meeting of the Aurora City Council

Monday, July 27, 2026

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

COUNCIL MEMBERS ABSENT: Françoise Bergan Curtis Gardner

1. CALL TO ORDER

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

2. ROLL CALL

3. INVOCATION/MOMENT OF SILENCE

Mayor Coffman led in prayer for the July 27, 2026 meeting.

Mayor Coffman read a land acknowledgment.

4. PLEDGE OF ALLEGIANCE

(All Standing)

5. EXECUTIVE SESSION UPDATE

Mayor Coffman provided an update on the Executive Session, stating labor and contract negotiations were discussed.

6. APPROVAL OF MINUTES

6.a July 13, 2026 Meeting Minutes

Moved by: Alison Coombs

Second by: Angela Lawson

Does Council wish to approve the minutes of the July 13, 2026 meeting?

Voting Aye: (8): Mayor Coffman, Robert Andrews, Alison Coombs, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, and Amy Wiles

Absent: (2): Françoise Bergan, and Curtis Gardner

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7. PROCLAMATIONS OR CEREMONIES

8. ADOPTION OF THE AGENDA

Moved by: Stephanie Hancock

Second by: Alison Coombs

Does Council wish to adopt the agenda as presented?

Voting Aye: (9): Mayor Coffman, Robert Andrews, Alison Coombs, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, Ruben Medina, and Amy Wiles

Absent: (2): Françoise Bergan, and Curtis Gardner

9. PUBLIC INVITED TO BE HEARD

(non-agenda related issues only)

City Attorney Schulte read a decorum statement. Council heard public comment on non-agenda related matters.

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?

Voting Aye: (9): Mayor Coffman, Robert Andrews, Alison Coombs, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, Ruben Medina, and Amy Wiles

Absent: (2): Françoise Bergan, and Curtis Gardner

10.a Motions

10.a.1 2026 Community Investment Financing Program Round 1

Bianca Lopez, Housing and Development Supervisor, Housing and Community Services / Andrea Wood, Assistant City Attorney

10.b Planning Matters

10.c Appointments to Boards and Commissions

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.c.1 Consideration to Reappoint Two (2) Members to the Historic Preservation Commission

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

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

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

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: Alison Coombs

Second by: Stephanie Hancock

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

Voting Aye: (8): Robert Andrews, Alison Coombs, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, Ruben Medina, and Amy Wiles

Absent: (2): Françoise Bergan, and Curtis Gardner

11.a Resolutions

11.a.1 Intergovernmental Agreement (IGA) with Adams County for the 2026 Coordinated Election

R2026-85 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN ADAMS COUNTY AND THE CITY OF AURORA FOR THE COORDINATED ELECTION TO BE HELD NOVEMBER 3, 2026

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

11.a.2 Intergovernmental Agreement (IGA) with Arapahoe County for the 2026 Coordinated Election

R2026-86 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN ARAPAHOE COUNTY AND THE CITY OF AURORA FOR THE COORDINATED ELECTION TO BE HELD NOVEMBER 3, 2026

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

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11.a.3 Intergovernmental Agreement (IGA) with Douglas County for the 2026 Coordinated Election

R2026-87 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN DOUGLAS COUNTY AND THE CITY OF AURORA FOR THE COORDINATED ELECTION TO BE HELD NOVEMBER 3, 2026

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

11.a.4 Wild Horse Dam Memorandum of Understanding (MOU)

R2026-88 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL'S APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF AURORA, ACTING BY AND THROUGH ITS UTILITY ENTERPRISE AND THE UNITED STATES OF AMERICA DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT FOR THE PURPOSE OF PREPARING AN ENVIRONMENTAL ASSESSMENT OR ENVIRONMENTAL IMPACT STATEMENT FOR THE WILD HORSE DAM MINERAL MATERIALS DISPOSAL PROJECT

Waiver of reconsideration is requested due to the timing of the Memorandum of Understanding (MOU) and enabling Aurora Water to move more quickly through the permit and NEPA (National Environmental Policy Act) processes.

Sarah Young, Assistant General Manager of Planning and Engineering, Aurora Water / Ian Best, Assistant City Attorney

11.a.5 Aurora Cultural Arts District Boundaries

R2026-89 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING SUPPORT OF THE EXPANDED BOUNDARIES OF THE AURORA CULTURAL ARTS DISTRICT

Aaron Vega, Project Manager, Library and Cultural Services / Britt Wirth, Assistant City Attorney

11.a.6 Boston Street Triangle - Direct Sale to Logical, Potential Purchaser

R2026-90 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE CONVEYANCE OF CERTAIN CITY-OWNED PROPERTY IN ADAMS COUNTY TO AURORA PUBLIC SCHOOLS AS THE LOGICAL POTENTIAL PURCHASER

Waiver of reconsideration is requested to allow for transfer to take place as soon as possible so that Aurora Public Schools (APS) may timely proceed with their project improvements.

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

11.a.7 Windler Tract F - Direct Sale to Logical, Potential Purchaser

R2026-91 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE CONVEYANCE OF CERTAIN CITY-OWNED PROPERTY IN ADAMS COUNTY TO GVP WINDLER, LLC AS THE LOGICAL POTENTIAL PURCHASER

Waiver of reconsideration is requested to allow for developers plan approvals and closing date deadlines.

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

11.a.8 Stanley Tract A - Direct Sale to Logical, Potential Purchaser

R2026-92 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, REPLACING RESOLUTION NO. R2024-62 AND APPROVING THE CONVEYANCE OF CERTAIN CITY-OWNED PROPERTY CONTAINING 0.9129 ACRES, MORE OR LESS, TO STANLEY MARKETPLACE JV, LLC AS A DIRECT SALE TO THE LOGICAL POTENTIAL PURCHASER

Waiver of reconsideration is requested in order to meet their closing deadline.

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

11.b Finalizing of Ordinances

Ordinances approved unanimously at first reading.

11.b.1 2026 Information Technology (IT) Lease Purchase Authority

2026-33 AN ORDINANCE AUTHORIZING THE CHIEF INFORMATION TECHNOLOGY OFFICER TO ACQUIRE CERTAIN TANGIBLE AND INTANGIBLE INFORMATION TECHNOLOGY PROPERTY, EITHER BY PURCHASE OR PURSUANT TO THE TERMS OF LEASE-PURCHASE AGREEMENTS TO BE ENTERED INTO BETWEEN THE CITY, AS LESSEE, AND LEASE INVESTORS, VENDORS OR THE AURORA CAPITAL LEASING CORPORATION, EACH AS LESSOR, AUTHORIZING OFFICIALS OF THE CITY TO TAKE ALL ACTION NECESSARY TO CARRY OUT THE TRANSACTIONS CONTEMPLATED HEREBY

Scott Newman, Chief Information Officer, Information Technology /
Hanosky Hernandez, Senior Assistant City Attorney

12. PUBLIC HEARINGS

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.

Public hearings with or without related ordinances.

13. INTRODUCTION OF ORDINANCES

13.a Clarifying Membership Requirements for the Oil and Gas Advisory Committee

2026-32 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING CHAPTER 106 OF THE AURORA CITY CODE REGARDING MEMBERSHIP REQUIREMENTS FOR THE AURORA OIL AND GAS ADVISORY COMMITTEE

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

Staff gave a brief presentation on the item.

MPT Coombs stated there is a slight imbalance toward people that do not need to be residents of Aurora as written. She asked for clarification that some of the industry representatives should be residents, as it was concerning to see that imbalance.

CM Hancock commented to require them to live in Aurora as well as have a business stake in the city seemed very unusual and she did not know if that was consistent with any other city. She added this has been unnecessarily delayed and they should move forward.

Moved by: Stephanie Hancock

Second by: Angela Lawson

Does the Council wish to support the approval of the Clarifying Membership Requirements for the Oil and Gas Advisory Committee ordinance?

Voting Aye: (8): Robert Andrews, Alison Coombs, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, Ruben Medina, and Amy Wiles

Absent: (2): Françoise Bergan, and Curtis Gardner

13.b DUAL LISTED: A Charter Amendment Concerning Timing of Municipal Elections and Transitional Extension of Terms of Office

2026-41 AN ORDINANCE SUBMITTING TO A VOTE OF THE REGISTERED ELECTORS OF THE CITY OF AURORA, COLORADO, AT A COORDINATED ELECTION ON NOVEMBER 3, 2026, A PROPOSED AMENDMENT TO SECTION 4 OF ARTICLE II OF THE CITY CHARTER CONCERNING MUNICIPAL ELECTIONS TO DIRECT THAT REGULAR MUNICIPAL ELECTIONS SHALL BE HELD IN EVEN-NUMBERED YEARS AND PROPOSED AMENDMENTS TO SECTION 5 OF ARTICLE III TO PROVIDE FOR ONETIME SHORTENED TERMS OF OFFICE TO FACILITATE THE TRANSITION TO REGULAR ELECTIONS OCCURING IN EVEN-NUMBERED YEARS

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Sponsor: Alli Jackson, Council Member

Kadee Rodriguez, City Clerk / Peter Schulte, City Attorney

CM Jackson expressed the intent behind this is to increase voter turnout in their local government elections. She said they want to make the voting process more effective and efficient for their voters and reach more people whose voices should rightfully be heard by the government.

P. Schulte explained that if this passes, it would be a ballot initiative to appear on the November ballot as a yes or no question this year for consideration by the electorate in Aurora. He stated it would begin in even year elections in 2030 and would be consistent with the staggering of the elections of the City Council and At-large members. He said in 2027, the terms will be shortened from 4 to 3 years, where they will be up for re-election in 2030 to be the first year of the even-year elections, and the terms of the Mayor and Council Members in 2029 should also be 3 years, with the next election for them being in 2032. He noted they also stated in the charter it counts for term limits and allows for this one time changing of the amount of terms to be able to switch to an even-year election.

Council heard public testimony on the agenda-related item.

CM Jackson asked for clarification on the term limits and when they go into effect based off of public discussion about 3-year terms.

P. Schulte explained those elected last year would be up for re-election in 2029, so they will have their 4-year term, but if this passes by the voters, they will run for re-election for a 3-year term in 2029 instead, and the third term will be elected in 2032. Therefore, if they are re-elected, they would be shortening their term by one year, the same as the Council Members and the Mayor who are next year, with even year elections starting in 2030. He expressed this to align those and keep the elections staggered.

CM Horton voiced concerns of getting lost in the sauce about this particular effort. She said all of those sitting on the dais were voted by a couple thousand people, but they represent tens of thousands across the city, and this is an opportunity to ask the voters how to restore that civic ownership and engagement and focus on why municipal elections and government is so critical in the connectedness that people have.

MPT Coombs talked about the opportunity of coalition building this creates. She noted there was a lot of commentary about them being overshadowed by federal, state, and county candidates and that Aurora's election and campaign costs are going to skyrocket, but that ignores the opportunity to build relationships through campaigns, as when they are working together with state, federal, and local partners they are more successful.

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Mayor Coffman rose in opposition, as he felt this would bury nonpartisan races to the bottom of a fairly long ballot and there will be a significant drop-off by the time they get there, as well as dramatically raise the cost of campaigning for local nonpartisan races.

Moved by: Alison Coombs

Second by: Alli Jackson

Does the Council wish to support the approval of the DUAL LISTED: A Charter Amendment Concerning Timing of Municipal Elections and Transitional Extension of Terms of Office?

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

Voting Nay: (2): Stephanie Hancock, and Angela Lawson

Absent: (2): Françoise Bergan, and Curtis Gardner

13.c DUAL LISTED: Amendment to Chapter 134 of the City Code

2026-42 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING CHAPTER 134, ARTICLE XI OF THE CITY CODE PERTAINING TO AUTOMATED VEHICLE IDENTIFICATION SYSTEMS

Jason Pray, Lieutenant, Police / Mandy MacDonald, Senior Assistant City Attorney

Lieutenant Pray gave a brief presentation on the item.

CM Jackson asked if there would be a situation where they would need to cross-reference the owner of the car to the driver in regard to the updated photograph of the license plate and not the operator. She stated she was having trouble understanding the apparatus used to take the picture and if it is stationary or not.

Lieutenant Pray explained the device is mobile because they have a technician who is able to move them around to different spots in the city, but when set in place, it is stationary and generally put on the side of the road. He stated there are stipulations on warnings that are supposed to be put a certain distance away from it and where they can place them, as well as analytical work based off of their crash data that goes into it.

P. Schulte explained since these are civil in nature, the statute basically says they do not care who the operator is and only about the registered owner and puts the onus on the registered owner to go back to the person driving their car to deal with that.

J. Batchelor added part of the rationale was around the concerns of taking pictures of people and that those pictures being used for other things.

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CM Jackson asked if this was for any traffic violation or only speeding.

Lieutenant Pray answered only speeding.

Moved by: Alison Coombs

Second by: Angela Lawson

Does the Council wish to support the approval of the DUAL LISTED: Ordinance to amend Chapter 134 of the City Code?

Voting Aye: (8): Robert Andrews, Alison Coombs, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, Ruben Medina, and Amy Wiles

Absent: (2): Françoise Bergan, and Curtis Gardner

14. FINALIZING OF ORDINANCES

Ordinances not approved unanimously at first reading.

15. ANNEXATIONS

Moved by: Alison Coombs

Second by: Angela Lawson

Does Council wish to suspend the Council Rules to vote on all annexation items together?

*Requires 2/3 vote of council members in attendance

Voting Aye: (9): Mayor Coffman, Robert Andrews, Alison Coombs, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, Ruben Medina, and Amy Wiles

Moved by: Angela Lawson

Second by: Stephanie Hancock

Does Council wish to approve all annexation items (Items 15.a. - 15.j.)?

Voting Aye: (8): Robert Andrews, Alison Coombs, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, Ruben Medina, and Amy Wiles

Absent: (2): Françoise Bergan, and Curtis Gardner

15.a 161 and 121 Gun Club Road Annexation (Finalizing of Ordinance)

2026-34 AN ORDINANCE ANNEXING TWO PARCELS OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPLE MERIDIAN, ARAPAHOE COUNTY, COLORADO, (161 AND 121 GUN CLUB ANNEXATION) 20.491 ACRES

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Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney

15.b 161 & 121 S Gun Club Road – Zoning Map Amendment (Finalizing of Ordinance)

2026-35 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING TWO PARCELS OF LAND MEASURING 20.49 ACRES, MORE OR LESS, LOCATED SOUTHWEST OF THE INTERSECTION OF EAST BAYAUD AVENUE ALIGNMENT AND SOUTH GUN CLUB ROAD TO MIXED-USE REGIONAL (MU-R) AND AMENDING THE ZONING MAP ACCORDINGLY (161 & 121 S GUN CLUB ROAD ZONING MAP AMENDMENT)

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

15.c 161 and 121 Gun Club Road Annexation Agreement

Justin Andrews, Project Manager, Development Services / Brian Rulla, Assistant City Attorney

15.d 222 Gun Club Road Annexation (Finalizing of Ordinance)

2026-36 AN ORDINANCE ANNEXING THREE PARCELS OF LAND LOCATED IN THE SW 1/4 SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, (222 GUN CLUB ANNEXATION) 46.6 ACRES

Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney

15.e 222 S Gun Club Road – Zoning Map Amendment I (Finalizing of Ordinance)

2026-37 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING A PARCEL OF LAND MEASURING APPROXIMATELY 10 ACRES, MORE OR LESS, LOCATED WEST OF SOUTH GUN CLUB ROAD BETWEEN EAST ALAMEDA AVENUE AND FUTURE EAST BAYAUD AVENUE TO MIXED-USE REGIONAL (MU-R) AND AMENDING THE ZONING MAP ACCORDINGLY (222 S GUN CLUB ROAD ZONING MAP AMENDMENT I)

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

15.f 222 S Gun Club Road – Zoning Map Amendment II (Finalizing of Ordinance)

2026-38 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING A PARCEL OF LAND MEASURING

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35.7 ACRES, MORE OR LESS, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTH GUN CLUB ROAD AND EAST ALAMEDA AVENUE TO MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL (R-3) AND AMENDING THE ZONING MAP ACCORDINGLY (222 S GUN CLUB ROAD ZONING MAP AMENDMENT II)

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

15.g 222 Gun Club Road Annexation Agreement

Justin Andrews, Project Manager, Development Services / Brian Rulla, Assistant City Attorney

15.h Valley Head Annexation (Finalizing of Ordinance)

2026-39 AN ORDINANCE ANNEXING A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, (VALLEY HEAD ANNEXATION) 165 ACRES

Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney

15.i E 56th Ave and Valley Head St Annexation – Zoning Map Amendment (Finalizing of Ordinance)

2026-40 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING A PARCEL OF LAND MEASURING 165 ACRES, MORE OR LESS, LOCATED NORTH OF THE INTERSECTION OF EAST 56TH AVENUE AND VALLEYHEAD STREET TO AIRPORT DISTRICT (AD) AND AMENDING THE ZONING MAP ACCORDINGLY (VALLEYHEAD ZONING MAP AMENDMENT)

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

15.j Valley Head Annexation Agreement

Justin Andrews, Project Manager, Development Services / Brian Rulla, Assistant City Attorney

16. RECONSIDERATIONS AND CALL UPS

16.a All in One Harmony Commercial – Conditional Use (Public Hearing)

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

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Ani Karabashian, Planner II, Planning and Business Development / Lena McClelland, Senior Assistant City Attorney

Outside Speakers: Manraj Signh, Nick Investments LLC / Terence Hoaglund, Registered Landscape Architect (RLA), Vignette Studio

Mayor Coffman was disqualified from voting, as the property owner reached out to him for discussion and advice.

CM Wiles recused herself from the item, as she met with some of the people and signed the petition before she was elected.

P. Schulte also recused himself because his Aurora home is in Harmony.

MPT Coombs opened the public hearing.

Staff gave a presentation on the item.

The applicant gave a presentation on the item.

Council heard public testimony on the agenda related item.

CM Medina thanked everyone for their comments. He shared there are about six gas stations within a 2 mile radius of his house, and it is not a place his children ever thought to go hangout, but the community voiced what they want, and they should be the leaders of what they want in their community.

CM Andrews asked what changes they have implemented, or concessions they have made to the community to embrace some of those changes after they met with the community.

The applicant responded they changed being open 24/7 to 4 a.m. to 11 p.m. He said the community wanted them to open at 8 or 9 a.m., but that did not work, as they have people work at 5 a.m. and a lot of people coming to their store for breakfast. He added they also made a good neighbor agreement, so there is direct contact if there are any issues, and those concerns can be addressed pretty quickly.

CM Andrews commented he did not think the bar was never calling a customer back, and felt people need a little bit more engagement. He asked if they felt satisfied after meeting with the community that they would support the effort of opening the store.

The applicant answered yes, from where they started to where they ended up, but there are always going to be some people opposed. He added it is always tough to have any level of change happen, but they are on the other side of Alameda, and the closest house is over 500 feet. He added Alameda is projected to have around 30,000 cars a day in that particular part. He said they are very cognizant of the Harmony residents and what they want. He noted at the first neighborhood meeting they had around 40 residents in attendance, but there were only 6 or 7 at the subsequent meeting. He stated they want to be good stewards and support the

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neighborhood, and they made sure the lighting did not get any further than Powhaton to the west and only in one lane of Alameda on the north; however, Alameda has streetlights already that are much brighter. He added they never filed for bankruptcy, do not have any liens on their property, and some of the businesses mentioned were not theirs.

CM Jackson liked they were invested in the community and small business owned. She asked how many All in Ones they have opened.

The applicant clarified that a lot of the stores mentioned were sold when he was in high school and his dad was running them. He said they built the Murphy Creek store in 2013, sold that, then built the one on Tower, which is going under renovation this year, and then built the Parker store that they sold. He said from that point on, they built the one of 56 and just opened up one near the Airport, but the new design at this location is completely different and he felt it would be the best looking gas station in Colorado. He noted they have built five All in Ones and currently own three, and they have more planned.

CM Lawson expressed they talk a lot about investment in community, but she felt investment in community meant long term, and it seems they do a lot of buying and selling.

The applicant responded those were not under his leadership, and a lot of the stores they sold do not fit the mold of what he is trying to build today, as they were completely outdated. He voiced he wants to be the reason Aurora grows, and he feels as though he is one of the few local developers spending the money they make on the stores to reinvest back to build more stores.

CM Lawson asked what investment they are making into the Harmony neighborhood.

The applicant did not believe anything has been proposed for that, but they were not opposed to it. He noted other popular gas stations developers have thousands of people on staff to help them build and design gas stations, and this applicant only has three.

CM Lawson inquired why there is a need for the liquor store.

The applicant answered there are 30,000 homes and currently only one liquor store, it is another stream of revenue, and eventually gas stations are going to have liquor, so he is just a little bit ahead of the curve. He reiterated this would not be a liquor store in a rough part of town and would be well lit and very nicely designed, and he wants to maintain a high standard and image. He expressed if they gave him a chance, he would prove it to them.

CM Lawson asked staff if the residents there today were not allowed to appeal because they were not adjacent to this.

Staff answered yes.

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CM Horton commended the applicant for the good neighbor agreement. She asked how they are going to maintain that good neighbor agreement consistently if this passes and abide by it with integrity for the residents.

The applicant answered he was willing to commit to whatever they need him to. He added he wants to maintain a good standard, remove graffiti or trash within 48 hours, address any concerns they may have, and APD will have access to their 24/7 HD cameras and license plate readers any time they need.

CM Horton asked the applicant to describe his current experience around graffiti, trash, and crime at his other locations.

The applicant answered they rarely have graffiti, trash depends on the area, and they have never had any robberies or break-ins. He added their staff is trained to handle those situations and live in the neighborhood, so they know a lot of the neighbors. He said if they do get individuals that cause problems, they ban them from the store.

CM Horton inquired about APD's response time for that area currently.

J. Batchelor stated it would depend on the priority of the call.

CM Horton asked about the idea or concept for the restaurant.

The applicant responded in their previous two locations, they partnered with a local to open up their own restaurant, one Mexican restaurant and one Mediterranean restaurant, but for this location they are still in negotiations. He pointed out this gas station would provide the closest gas station to the people living in Watkins as well.

CM Horton asked staff to speak to the way the site plan is currently designed and built and what the city planned for the area and how it will impact residents, as some residents voiced the way the infrastructure is being built out on the two main roads could have traffic going more into the neighborhood.

Staff responded there is an in access only on the east side of the road, the southern access is a full movement access, the accesses on Alameda is a right in, right out, and the access on Powhaton is a right in, right out, as well as another access drive aisle just to the east that will be a full movement, and just to the south on Powhaton there will be another full movement drive aisle. He noted the accesses would allow people to not have to drive through the neighborhood.

MPT Coombs asked if the drive aisles were one or two lanes, as she has seen issues if someone parks on the drive aisle. She asked if they were wide enough to address that potential issue.

Staff answered yes, they should be wide enough to address that issue.

CM Hancock inquired if there was direct access from Powhaton into the gas station area.

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Staff answered they would have to go into the drive aisles, as there is no access on Powhaton or Alameda directly.

CM Hancock asked if there would be traffic signals to mitigate the traffic.

Staff responded there is not a signal at Alameda or Powhaton at the moment, but once warranted, they will build a signal, and the development is paying escrow for that signal.

The applicant added his site alone has three traffic signals.

CM Lawson asked if the backup addresses a lot of the concerns and does it meet the zoning code.

Staff responded with the site plan, there are no adjustments or variances being requested, so they have met all the requirements for the site layout, access, and stormwater detention.

CM Lawson asked if they deny this could they be sued.

The deputy city attorney answered yes.

CM Jackson asked why they had no electrical charging stations in their plan.

The applicant felt a lot of people charge their cars at home. He noted they included chargers at previous locations, but they do not get much use.

MPT Coombs asked what businesses have located adjacent to their previous developments, as they mentioned this would bring more development.

The applicant answered at the Tower Road store, they sold the existing land to hotels, and the relocation at 56 is currently vacant, but will be affordable housing. He noted different parts of the city will have different needs, wants, and desires from the residents. He said they feel confident about this area. He explained that for development to come in, they need anchors, and a gas station is a major traffic generator and good tenant.

MPT Coombs inquired if they have not had any break-ins or robberies at all at any of the gas stations they have owned since he took over the business.

The applicant answered yes.

MPT Coombs inquired what happens if APD is not quick to respond to the panic button.

The applicant answered they would be at APD's mercy to get to them as soon as they can after hitting the panic alarm.

MPT Coombs asked the applicant to elaborate on their state of the art technology regarding environmental air quality impact and odor mitigation.

The applicant expressed they have double wall fuel lines to tanks, leak detection with interstitial monitoring, double wall spill buckets, and vapor recovery. He explained when a customer pumps gas into their car, there are vapors that can be released at the car, but it would have to be a car older than 2005.

MPT Coombs inquired if they have anything monitoring the air quality, odor, and other impacts immediately around their stations.

The applicant stated there have not been any spills at all at any of their locations, and there is no real easy way to inspect for emissions from an air quality standpoint. He said Colorado enforces air quality and does checks through CDPHE, but there is no real regulation for emission at the pumps, as car vacuum canisters have been deemed enough at this time. He did not feel the residents would smell any odors or have any impacts.

MPT Coombs closed the public hearing.

CM Medina still did not see how a gas station added with a liquor store would help that community at all.

MPT Coombs agreed the adverse impacts have not been mitigated to the degree practicable, as they heard from the community specific concerns that have not been addressed and mitigated, specifically regarding the impact to the neighbor directly.

CM Hancock was concerned with the precedent they were setting here, as she remembered another case with a restaurant where she raised objection based on similar and was outvoted. She noted this was inconsistent with what they have previously done.

MPT Coombs responded that Council Members consistently applying a standard does not set a bad precedent, and most of the members currently voting on this item were not present to work on that, so they could not exactly compare the two.

CM Lawson felt adverse impacts were subjective. She asked if Council could be subjective on what an adverse impact is for this particular question.

Staff answered this conditional use is the more discretionary decision and the criteria are more subjective in nature. He said they have gone through the process, and the Planning Commission submitted their review of that, and now Council has the opportunity to make the same review.

CM Lawson pointed out she has been on Council for almost 11 years and has never seen where they been given that threshold, and she wished she could have known about some things that were going on in her ward previously where she could have voted a little different on things.

MPT Coombs stated a number of times Council members have used their own interpretation of an adverse impact, but it seldom prevailed among the body.

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CM Jackson was struggling with some of the factual information in the presentation contradicting a simple Google search, as well as community concerns this would directly impact residents. She agreed with concerns on adverse impacts and not being properly mitigated to the degree of practicable, so she was opposed.

Moved by: Stephanie Hancock

Second by: Angela Lawson

Does the City Council wish to support the approval of a conditional use for a Motor Vehicle Fuel Dispensing Station within the MU-C zone district with the condition the applicant shall substantially comply with the operations outlined in the letter of introduction of record, and that significant changes to the business operations may be approved administratively if they do not establish a new use or expansion of use that is not permitted by zoning?

Voting Aye: (3): Stephanie Hancock, Gianina Horton, and Angela Lawson

Voting Nay: (4): Robert Andrews, Alison Coombs, Alli Jackson, and Ruben Medina

Absent: (2): Françoise Bergan, and Curtis Gardner

16.b All in One Harmony Commercial – Site Plan (Public Hearing)

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

Ani Karabashian, Planner II, Planning and Business Development / Lena McClelland, Senior Assistant City Attorney

Outside Speakers: Manraj Signh, Nick Investments LLC / Terence Hoaglund, Registered Landscape Architect (RLA), Vignette Studio

MPT opened the public hearing.

Staff gave a presentation on the item.

The applicant gave a presentation on the item.

Council heard public testimony on the agenda related item.

MPT Coombs closed the public hearing.

CM Hancock asked if they were subject to litigation since they did not approve 16.a.

The deputy city attorney responded the logically consistent options would be deny it or remand back and the process will recycle.

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Moved by: Ruben Medina

Second by: Gianina Horton

Does council wish to send the site plan back to Planning and Zoning Commission to make recommendations?

Voting Aye: (7): Robert Andrews, Alison Coombs, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, and Ruben Medina

Absent: (2): Françoise Bergan, and Curtis Gardner

17. GENERAL BUSINESS

18. REPORTS

18.a Mayor

Mayor Coffman thanked all those involved in the Korean War Memorial, as well as all those involved in the 7/20 event. He asked people to follow him on Facebook for updates.

18.b Council

MPT Coombs congratulated all the kids in Aurora's recreation programs on their final t-ball and baseball games, as well as the community for coming together for the Day of Resilience in memory of the 7/20 Memorial. She also thanked Mayor Coffman and CM Horton for attending the midnight vigil on 7/19 into 7/20 in memory, as well as many city staff and first responders. She expressed they had their at-large town hall last week, where they had interesting conversations about water, land use, and heard from the Forestry Division, who have a major initiative taking place for people having trees that need to be looked at or pruned. She shared the at-large council members are currently worked to identify a date for the September Town Hall to hear about the budget.

CM Jackson reported she toured the Sage Ridge Transitional and Alcohol and Drug Rehab Facility with CM Horton, where they met some great state and local level nonprofits going on regarding transitional housing. She shared at the at-large town hall, she learned if someone wants to irrigate their lawn and purchase parts for that, the Forestry Program has a reimbursement for those parts. She pointed out trees do not apply to their drought restriction and encouraged people to water their trees, preferably with a drip irrigation system. She participated in the 7/20 Memorial 5k race, and it was great to see the community still taking the pain and trauma of that incident and turning it into something productive.

CM Horton expressed she did the tour of Sage Ridge and met some representatives from the Department of Local Affairs. She stated last Wednesday, was the Aurora Youth and Families Night at Moorhead Recreation Center and gave multiple shoutouts, including CM Lawson for her partnership and making sure they got the families and youth there, SM Energy for sponsoring the food, the organizations that

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tabled and hosted events, Aurora Parks Recreation Open Space, Moorhead staff, and the Aurora youth and families. She thanked Aurora Urban Canopy, UDO, and Aurora Rise for their presentations at her Ward 1 Meeting, as well as Fire station 3 for housing them. She stated they will have Commander Shipley, Captain Bennett, and a CCGRC at the August Ward 1 Meeting. She also attended the midnight vigil.

CM Wiles participated in a trash pickup with Nelson Holland, walked the Heroes 5k for the 7/20 Memorial Foundation, where she was impressed with the local scholarship recipient, volunteered at the Special Olympics, and went to Camp Spark. She called out Lieutenant Kat Hancock, Firefighter Kristina Topp, Captain Valerie Marshall, and every single firefighter and support staff who showed up to that camp successful. She stated the girls there were learning life lessons and firefighter skills, and she highly recommended it. She also went to Soccer City in Ward 2 for the Denver Summit Watch Party. She announced her Ward Meeting is on August 8th, at the Reserve in Green Valley Ranch, and there is a Board and Commission Convention Event on August 6th, at the Municipal Center from 6-7:30 p.m.

CM Medina also participated in the 7/20 run, went to the Camp Spark orientation, and went to the Korean War Memorial.

CM Hancock attended the BRMAC Open House at Buckley Space Force Base and went behind the gate to see all the things they do out there, the flight line, and the aircraft. She also attended Camp Spark and encouraged people to sign their daughters up for that next year, the Korean War Memorial Ceremony, and the PMI opening. She announced they will be having Music at the Movies later on this week, showing Sponge Bob Square Pants, at Meadow Hills Pool.

CM Lawson thanked CM Horton for their partnership for the Aurora Youth and Families Night. She said the kids had a blast and their families got a lot of resources, which was the main goal, and she wished to have one again. She announced her Ward 5 Town Halls for August will be on the 18th, at 6:30 p.m., at Mission Viejo, and on the 29th, at 10 a.m., at Heather Gardens, where they will be doing a retail update and discussing planning and development.

CM Andrews had no report.

19. PUBLIC INVITED TO BE HEARD

(non-agenda related issues only)

Council heard public comment on non-agenda related matters.

20. ADJOURNMENT

Mayor Coffman adjourned the regular meeting of City Council.

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MIKE COFFMAN, MAYOR

ATTEST:



KADEE RODRIGUEZ, CITY CLERK

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