



AGENDA

Regular Meeting of the Aurora City Council

Monday, July 27, 2026, 6:00 p.m.

Paul Tauer Aurora City Council Chamber

15151 E Alameda Parkway

Aurora, CO 80012

The City Council may at any time vote to enter Executive Session to receive legal advice from the City Attorney for any item that is listed on the City Council agenda below. (C.R.S. §24-6-402(4)(b))

Pages

1. CALL TO ORDER
2. ROLL CALL
3. INVOCATION/MOMENT OF SILENCE
4. PLEDGE OF ALLEGIANCE
5. EXECUTIVE SESSION UPDATE
6. APPROVAL OF MINUTES

6.a July 13, 2026 Meeting Minutes

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7. PROCLAMATIONS OR CEREMONIES
8. ADOPTION OF THE AGENDA
9. PUBLIC INVITED TO BE HEARD
(non-agenda related issues only)
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.

10.a Motions

10.a.1	2026 Community Investment Financing Program Round 1	26
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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

10.c.1	Consideration to Reappoint Two (2) Members to the Historic Preservation Commission	52
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Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney

10.c.2	Consideration to Appoint One (1) Member to the Election Commission	74
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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.

11.a Resolutions

11.a.1	Intergovernmental Agreement (IGA) with Adams County for the 2026 Coordinated Election	87
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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	105
	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	
11.a.3	Intergovernmental Agreement (IGA) with Douglas County for the 2026 Coordinated Election	125
	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)	162
	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	182
	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	193
	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. 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	223
	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	

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

Public hearings with or without related ordinances.

13. INTRODUCTION OF ORDINANCES

- 13.a **Clarifying Membership Requirements for the Oil and Gas Advisory Committee** 262
- 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
- 13.b **DUAL LISTED: A Charter Amendment Concerning Timing of Municipal Elections and Transitional Extension of Terms of Office** 276
- 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
- Sponsor: Alli Jackson, Council Member
- Kadee Rodriguez, City Clerk / Peter Schulte, City Attorney
- 13.c **DUAL LISTED: Amendment to Chapter 134 of the City Code** 283
- 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

14. **FINALIZING OF ORDINANCES**

Ordinances not approved unanimously at first reading.

15. **ANNEXATIONS**

15.a	161 and 121 Gun Club Road Annexation (Finalizing of Ordinance)	292
	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	
	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)	311
	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	342
	Justin Andrews, Project Manager, Development Services / Brian Rulla, Assistant City Attorney	
15.d	222 Gun Club Road Annexation (Finalizing of Ordinance)	366
	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)	388
	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)	448
	2026-38 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING A PARCEL OF LAND MEASURING 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	508
	Justin Andrews, Project Manager, Development Services / Brian Rulla, Assistant City Attorney	
15.h	Valley Head Annexation (Finalizing of Ordinance)	535
	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)	551
	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	582
	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)	608
	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 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	
16.b	All in One Harmony Commercial – Site Plan (Public Hearing)	971
	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	

17. GENERAL BUSINESS

18. REPORTS

18.a Mayor

18.b Council

19. PUBLIC INVITED TO BE HEARD

(non-agenda related issues only)

20. ADJOURNMENT