



## AGENDA

### Regular Meeting of the Aurora City Council

Monday, January 27, 2025

6:30 p.m.

VIRTUAL MEETING

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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 January 13, 2025 Meeting Minutes

7. PROCLAMATIONS OR CEREMONIES
8. PUBLIC INVITED TO BE HEARD

There will be no public comment on non-agenda related issues during the January 27, 2025 Council Meeting.

9. ADOPTION OF THE AGENDA
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.b Planning Matters

**10.c Appointments to Boards and Commissions**

**10.c.1 Consideration to Reappoint Two (2) Members to the Citizens' Water Advisory Commission**

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

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

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

**10.c.3 Consideration to Reappoint Three (3) Members and to Appoint Two (2) Members to the Human Relations Commission**

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

**10.c.4 Consideration to Appoint One (1) Member to the Judicial Performance Commission**

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

**10.c.5 Infrastructure Task Force Ad-hoc Policy Committee Appointment**

Sponsor: Curtis Gardner, Council Member

Laura Perry, Deputy City Manager / Jack Bajorek, Chief Deputy 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 Directing the City Manager to Allocate the Funds of the Occupational Privilege Tax**

**R2024-138** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, DIRECTING THE CITY MANAGER TO ALLOCATE THE REVENUES OF THE OCCUPATIONAL PRIVILEGE TAX OF ARTICLES V AND VI OF CHAPTER 130 OF THE CITY CODE OF THE CITY OF AURORA TO FUND TWO FIRE STATIONS, AND THE REMAINING BALANCE TO FUND PUBLIC SAFETY OPERATIONS

Sponsor: Françoise Bergan, Council Member / Curtis Gardner, Council Member

Jason Batchelor, City Manager / Hanosky Hernandez, Senior Assistant City Attorney

**11.a.2 Designation of 13th Avenue Station as a Blighted Area**

**R2025-07** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, ORDERING THAT A PUBLIC HEARING BE CONDUCTED REGARDING THE DESIGNATION OF THE PROPOSED 13TH AVENUE STATION URBAN RENEWAL AREA AS A BLIGHTED AREA APPROPRIATE FOR URBAN RENEWAL

Sponsor: Angela Lawson, Council Member

Jennifer Orozco, Senior Development Project Manager, Planning and Business Development / Rachel Allen, Deputy City Attorney

**11.a.3 City Acceptance of AURA Loan Agreement to Support Infrastructure Construction in the 13th Avenue Station Area**

**R2025-08** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE LOAN AGREEMENT BETWEEN THE AURORA URBAN RENEWAL AUTHORITY AND THE CITY OF AURORA, COLORADO, FOR THE FINANCING OF THE 13TH AVENUE STATION PROJECT

Sponsor: Angela Lawson, Council Member

Jennifer Orozco, Senior Development Project Manager, Planning and Business Development / Hanosky Hernandez, Senior Assistant City Attorney

**11.a.4 Second Amendment to Intergovernmental Agreement (IGA) with Colorado Department of Transportation (CDOT) for Westerly Creek to Toll Gate Creek Trail**

**R2025-09** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE SECOND AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND THE STATE OF COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) REGARDING THE WESTERLY CREEK TRAIL TO TOLL GATE CREEK TRAIL CONNECTOR (BICYCLE/PEDESTRIAN CONNECTIONS INCLUDING THE R/H-LINE FLORIDA STATION)

Waiver of reconsideration is requested as the Intergovernmental Agreement (IGA) is to expire in March and this amendment is only to close out the project on the CDOT funding side while all reimbursements and adjustments on the city side have been completed.

Cathleen Valencia, Project Delivery Services Manager, Public Works / Michelle Gardner, Senior Assistant City Attorney

**11.a.5 Intergovernmental Agreement (IGA) with Colorado Department of Transportation (CDOT) for Box Elder Creek Roadway Erosion and Flood Protection Project**

**R2025-10** A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR THE INTERGOVERNMENTAL AGREEMENT BETWEEN CITY OF AURORA AND COLORADO DEPARTMENT OF TRANSPORTATION FOR THE BOX ELDER CREEK ROADWAY EROSION AND FLOOD PROTECTION PROJECT

A waiver of reconsideration is requested due to a time-sensitive legal requirement. This IGA with CDOT must be executed in order to be reimbursed for project costs. Staff would like to execute the IGA as quickly as possible due to the changing of administration on January 20th as this is a federal grant.

Sponsor: Stephanie Hancock, Council Member

Cathleen Valencia, Project Delivery Services Manager, Public Works / Michelle Gardner, Senior Assistant City Attorney

**11.a.6 Disposition of Surplus Property in Washington County**

**R2025-11** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE CONTRACT TO SELL REAL ESTATE (LAND) IN WASHINGTON COUNTY, COLORADO, KNOWN AS THE THOMPSON PARCEL WHICH WAS PREVIOUSLY DECLARED SURPLUS

Waiver of Reconsideration is being requested to meet the closing date and devest City's responsibility to maintain the property.

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

**11.a.7 Approval of an Oil and Gas Lease Award**

**R2025-12** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL'S APPROVAL OF AN OIL AND GAS LEASE AGREEMENT WITH BIGHORN OIL AND GAS, LLC, FOR CITY-OWNED MINERAL INTERESTS WITHIN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO CONTAINING APPROXIMATELY 3.03 ACRES

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

**11.a.8 Elora Waterline Intergovernmental Agreement**

**R2025-13** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL’S SUPPORT OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA COLORADO, ACTING BY AND THROUGH ITS UTILITY ENTERPRISE, MU ELORA, LLC A COLORADO LIMITED LIABILITY COMPANY, ELORA METROPOLITAN DISTRICT, ELORA COMMERCIAL METROPOLITAN DISTRICT AND THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY FOR THE INSTALLATION OF THE ELORA WATERLINE

Waiver of reconsideration requested due to the property ownership transfer from MU Elora to the builder and the short timeframe for the developer to get the waterline installed.

Vern Adam, Deputy Director of Planning and Engineering, Aurora Water / Ian Best, Assistant City Attorney

**11.a.9 DOLA Local Match Program Application for RAISE (Montview Boulevard Project)**

**R2025-14** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL’S DESIRE TO AUTHORIZE THE CITY MANAGER OR DESIGNEE TO APPLY FOR A GRANT ADMINISTERED BY THE COLORADO DEPARTMENT OF LOCAL AFFAIRS FOR A PROJECT LOCATED ON MONTVIEW BOULEVARD, AND OTHER RELATED MATTERS

Waiver of reconsideration requested due to competitive, limited nature of funding available.

Sponsor: Stephanie Hancock, Council Member

Laura Perry, Deputy City Manager / Hanosky Hernandez, Senior Assistant City Attorney

**11.b Finalizing of Ordinances**

*Ordinances approved unanimously at first reading.*

**11.b.1 Tower Church Rezone – Zoning Map Amendment**

**2025-01** FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE 4.285 ACRES OF LAND TO MEDIUM DENSITY MULTI-FAMILY DISTRICT (R-3), LOCATED AT THE NORTHWEST CORNER OF EAST 22ND PLACE AND CATHAY STREET (TOWER CHURCH REZONE)

Stacy Wasinger, Senior Planner, Planning and Business Development / Lena McClelland, Assistant City Attorney

**12. PUBLIC HEARINGS**

*Public hearings with or without related ordinances.*

**12.a Windler Zoning Map Amendments – Parcel A**

**2025-02** A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 24.4 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL A REZONE)

Aja Tibbs, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney

**12.b Windler Zoning Map Amendment – Parcel B**

**2025-03** A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 20.2 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL B REZONE)

Aja Tibbs, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney

**12.c Windler Zoning Map Amendment Parcel C**

**2025-04** A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 20.0 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL C REZONE)

Aja Tibbs, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney

**12.d Windler Zoning Map Amendments – Parcel D**

**2025-05** A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 84.0 ACRES OF LAND TO MIXED-USE AIRPORT DISTRICT (MU-A), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL D REZONE)

Aja Tibbs, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney

**12.e Urban Cottages Jewell - Zoning Map Amendment**

**2025-06** A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 3.91 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED SOUTH OF THE INTERSECTION OF EAST JEWELL AVENUE AND SOUTH JOLIET STREET (URBAN COTTAGES ON JEWELL REZONE)

Rachid Rabbaa, Planner III, Planning and Business Development / Lena McClelland, Assistant City Attorney

**12.f Aurora Places Comprehensive Plan Amendment**

**2025-07** A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING THE 2018 COMPREHENSIVE PLAN TO CHANGE THE PLACETYPE FROM INDUSTRY HUB TO EMERGING NEIGHBORHOOD FOR THE AREA GENERALLY LOCATED EAST OF POWHATON ROAD BETWEEN E 49TH AND E 26TH AVENUE (ATEC COMPREHENSIVE PLAN AMENDMENT)

Stacy Wasinger, Senior Planner, Planning and Business Development / Lena McClelland, Assistant City Attorney

**13. INTRODUCTION OF ORDINANCES**

**13.a Unified Development Ordinance Text Change - Residential Fence Height Along Collector and Arterial Streets**

**2025-08** FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTION 146-4.7.9 OF THE UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO FENCING

Brandon Cammarata, Manager, Planning and Business Development / Lena McClelland, Assistant City Attorney

**13.b Unified Development Ordinance Text Change to Allow Duplexes on Motor Courts**

**2025-09** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTION 146-4.2.3 OF THE UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO GREEN COURTS AND MOTOR COURTS

Brandon Cammarata, Manager, Planning and Business Development / Lena McClelland, Assistant City Attorney

**13.c Financing for New Golf Carts and Course Maintenance Equipment**

**2025-10** FOR AN ORDINANCE AUTHORIZING THE USE OF LEASE-PURCHASE FINANCING TO ACQUIRE CERTAIN GOLF EQUIPMENT PURSUANT TO THE TERMS OF AN EQUIPMENT LEASE-PURCHASE AGREEMENT BY AND BETWEEN THE AURORA CAPITAL LEASING CORPORATION, AS LESSOR, AND THE CITY OF AURORA, COLORADO, AS LESSEE; AUTHORIZING OFFICIALS OF THE CITY TO TAKE ALL ACTION NECESSARY TO CARRY OUT THE TRANSACTIONS CONTEMPLATED HEREBY; AND OTHER RELATED MATTERS

Teresa Sedmak, City Treasurer, Finance / Hanosky Hernandez, Senior Assistant City Attorney

**13.d Revision to Section 2-668 of Article VI Chapter 2 of the City Code**

**2025-11** FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTION 2-668 OF ARTICLE VI OF CHAPTER 2 OF THE CITY CODE PERTAINING TO CONTRACTS AND PURCHASING

Nathan Jones, Procurement Supervisor, Finance / Hanosky Hernandez, Senior Assistant City Attorney



**13.e Notice of Requirements and Available Shelter Options in the Abatement of Unauthorized Camps**

**2025-12** FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTIONS 94-122, 114-107, 114-108, 114-109, AND 114-110 OF THE CITY CODE PERTAINING TO NOTICE REQUIREMENTS AND AVAILABLE SHELTER OPTIONS IN THE ABATEMENT OF UNAUTHORIZED CAMPS

Sponsor: Steve Sundberg, Mayor Pro Tem / Angela Lawson, Council Member

Jason Batchelor, City Manager / Tim Joyce, Assistant City Attorney

**13.f Stanley 98 Street Vacation 1.0**

**2025-13** FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING THE NORTHERN PORTION OF THE PUBLIC RIGHT-OF-WAY FOR JAMAICA STREET, LOCATED BETWEEN EAST 25TH AVENUE AND EAST 26TH PLACE, AND BETWEEN IRONTON STREET AND JOLIET STREET

Arian Muca, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

**13.g Stanley 98 Street Vacation 2.0**

**2025-14** FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING A PORTION OF A 16-FOOT WIDE ALLEY RIGHT-OF-WAY, DEDICATED BY BOOK 422, PAGE 366, IN BLOCK 103, THE PLAT OF BOSTON HEIGHTS 2ND FILING, SITUATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., LOCATED NORTH OF EAST 25TH AVENUE, AND BETWEEN IRONTON STREET AND JAMAICA STREET

Ariana Muca, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

**13.h Stanley 98 Street Vacation 3.0**

**2025-15** FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING THE NORTHERN PORTION OF THE PUBLIC RIGHT-OF-WAY FOR JAMAICA STREET, LOCATED BETWEEN EAST 25TH AVENUE AND EAST 26TH PLACE, AND BETWEEN IRONTON STREET AND JOLIET STREET

Ariana Muca, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

**13.i Stanley 98 Street Vacation 4.0**

**2025-16 FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING A PORTION OF THE PUBLIC RIGHT-OF-WAY FOR EAST 26TH PLACE, LOCATED BETWEEN EAST 25TH AVENUE AND EAST 25TH DRIVE, AND BETWEEN JAMAICA STREET AND JOLIET STREET**

Ariana Muca, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

**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 Final Candidates to be Interviewed for the Civil Service Commission Vacancies**

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

**17.b Discussion and Possible Action Regarding Future In-Person or Virtual Council Meetings**

Peter Schulte, City Attorney

**18. REPORTS**

**18.a Mayor**

**18.b Council**

**19. PUBLIC INVITED TO BE HEARD**

There will be no public comment on non-agenda related issues during the January 27, 2025 Council Meeting.

**20. ADJOURNMENT**