

MINUTES  
THORNTON CITY COUNCIL  
1598TH REGULAR MEETING  
SEPTEMBER 24, 2024

1. CALL TO ORDER – By Mayor Jan Kulmann at 7:00 p.m. in the Council Chambers of the Thornton City Hall and by way of an electronic meeting through Zoom software.
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF SILENCE
4. ROLL CALL OF COUNCIL – Those Present were: Mayor Jan Kulmann and Councilmembers Roberta Ayala, Kathy Henson, Justin Martinez, Chris Russell, Jessica Sandgren, and Tony Unrein. Absent – Mayor Pro Tem Bigelow and Councilmember David Acunto.

STAFF MEMBERS PRESENT – Brett Henry, Interim City Manager; Tami Yellico, City Attorney; Joyce Hunt, Deputy City Manager; Robb Kolstad, Deputy City Manager; Randy Grant, City Development Director; Chris Molison, Executive Director of Management Services; Todd Rullo, Interim Director of Utilities and Infrastructure; Doug Romig, Parks, Recreation and Community Programs Director; Greg Reeves, Interim Police Chief; Stephen Kelley, Fire Chief; Kim Newhart, Finance Director; Adam Krueger, Economic Development Director; Jason O'Shea, Deputy City Development Director; Mike Garrott, Planning Director; Erika Senna, Budget and Operations Director; Chad Howell, Redevelopment Administrator; Kira Stoller, Senior Planner; Erika Delaney Lew, Senior Assistant City Attorney; Warren Campbell, Current Planning Manager; Keith Evans, Deputy Police Chief; Jessica Whitney, Senior Assistant City Attorney; Patti Ellis, Administrative Specialist; Joanna Chavez, Executive Assistant; Richard Stevens, Police Lieutenant; Jenny Leon, Small Business Manager; Scott Twombly, Real Property Manager; Kristen Rosenbaum, City Clerk; and Lori Leppek, Assistant City Clerk.

5. APPROVAL OF THE AGENDA

MOTION WAS MADE BY COUNCILMEMBER UNREIN AND SECONDED BY COUNCILMEMBER SANDGREN TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED UNANIMOUSLY.

6. PRESENTATIONS

- A. A resolution declaring September 15 through October 15, 2024, as Hispanic Heritage Month in the City of Thornton, Colorado.

COUNCILMEMBER MARTINEZ INTRODUCED, READ IN ITS ENTIRETY, AND MOVED TO APPROVE A RESOLUTION DECLARING SEPTEMBER 15 THROUGH OCTOBER 15, 2024, AS HISPANIC HERITAGE MONTH IN THE CITY OF THORNTON, COLORADO. MOTION WAS SECONDED BY COUNCILMEMBER HENSON, DISCUSSED, AND PASSED UNANIMOUSLY.

The Northglenn Middle School Mariachi Band performed.

Mayor Kulmann presented the Northglenn Middle School Mariachi Band with copies of the resolution.

- B. A resolution declaring October 6 through October 12, 2024, as National Fire Prevention Week.

Stephen Kelley, Fire Chief, presented a slide and information on this item.

COUNCILMEMBER RUSSELL INTRODUCED, READ IN ITS ENTIRETY, AND MOVED TO APPROVE A RESOLUTION DECLARING OCTOBER 6 THROUGH OCTOBER 12, 2024, AS NATIONAL FIRE PREVENTION WEEK. MOTION WAS SECONDED BY COUNCILMEMBER UNREIN, DISCUSSED, AND PASSED UNANIMOUSLY.

7. AUDIENCE PARTICIPATION

Benjamin Dahlman, 1850 E. Egbert Street, Suite 140, expressed appreciation and gratitude to Council and voters for supporting the West Middle School Annexation.

Tom Lampo, no address provided, addressed Council regarding land acknowledgements and provided a handout.

Chris Cline, no address provided, expressed appreciation to Council and staff for consideration and support of making the Trap-Neuter-Release (TNR) program permanent and provided information on TNR.

Valerie Medina, no address provided, was not present.

Mary Payne, Ward 3, spoke about community behavior.

Christopher Collins, Ward 2, addressed Council regarding Council behavior.

Gabriel Cervantes, no address provided, provided information on the upcoming Dia de los Muertos subcommittee virtual meeting tomorrow at 6 p.m. and spoke about land acknowledgments.

8. COUNCIL COMMENTS/COMMUNICATIONS

Councilmember Martinez spoke about and encouraged community members to join the Thornton Citizens Police Academy and thanked those serving in the Police Department. He also reported that he was appointed to the Board of Directors for Almost Home.

Councilmember Henson reported on events and meetings she attended, spoke about supporting the Adams 12 Five Star Schools and Adams County School District 14's proposed bond measures and mill levy overrides, provided information on the upcoming Thornton Shopping Center Community Engagement Meeting on October 24 at the Community Connections building from 6-7:30 p.m. and Harvest Fest on October 5, and congratulated Councilmember Martinez on his appointment to the Board of Directors for Almost Home.

Councilmember Ayala reported on events and a meeting she attended and spoke about what Hispanic Heritage Month means to her and leadership.

Councilmember Sandgren reported on events and meetings she attended, provided information on the upcoming Harvest Fest next week at Community Park, and spoke about working with other Councilmembers.

Councilmember Russell reported on events and meetings he attended and provided information on the Rocky Mountain Partnership Civic Influencers and the application process for their next cohort.

Mayor Kulmann reported on board and commission vacancies, City employment opportunities, and events she attended and thanked those who provided public comments this evening.

9. STAFF REPORTS

A. Thornton Shopping Center Update.

Chad Howell, Redevelopment Administrator, presented slides and information on this item.

Mr. Howell and the City Attorney answered questions from Council regarding this item.

10. CONSENT CALENDAR

Councilmember Ayala requested to remove Items 10E and 10F from the Consent Calendar and add them to Action Items as Items 12A and 12B, respectively.

MOTION WAS MADE BY COUNCILMEMBER SANDGREN AND SECONDED BY COUNCILMEMBER RUSSELL TO APPROVE THE CONSENT CALENDAR AS PRESENTED.

The City Clerk read into the record the titles of the ordinances contained on the Consent Calendar.

MOTION PASSED UNANIMOUSLY.

THE FOLLOWING COUNCIL DOCUMENTS WERE APPROVED ON THE CONSENT CALENDAR:

- A. A Motion approving the Minutes of the September 10, 2024 Special and Regular City Council meetings.
- B. An ordinance approving the Annexation of approximately 17.31 acres of property situated in the southeast quarter of Section 7 and the south half of the southwest quarter of Section 8, Township 1 South, Range 67 West of the sixth Principal Meridian, County of Adams, State of Colorado, generally located east of Holly Street and north of East 152<sup>nd</sup> Avenue and assigning the annexed property to Ward 3 (West Middle School Annexation). (Second Reading)
- C. An ordinance approving a Zoning Amendment for approximately 17.79 acres of land generally located north of East 152<sup>nd</sup> Avenue and east of Holly Street (West Middle School Annexation). (Second Reading)

- D. An ordinance amending the Thornton City Code to update non-discrimination provisions with applicable protected classes. (Second Reading)
- G. A resolution approving the Vote Center Facilities Use Agreement between the Adams County Clerk and Recorder's Office and the City which authorizes the use of portions of Community Connections as a vote center location.
- H. A resolution supporting a Colorado Division of Parks and Wildlife State Trails Program grant application by the City of Thornton Parks, Recreation and Community Programs Department to fund improvements to the Big Dry Creek Open Space Trailhead Project.

11. PUBLIC HEARINGS

At this time, individuals wishing to provide testimony during the Public Hearing were sworn in by the City Clerk.

- A. A public hearing concerning an ordinance approving a text amendment to Chapter 18 and other applicable sections of the Thornton City Code for the purpose of revising the regulations for residential driveways.

The Public Hearing was opened at 8:22 p.m.

Kira Stoller, Senior Planner, stated she was previously sworn. The notice of the hearing published on the City's official website and at four physical locations as required by City Code was previously submitted electronically to the City Clerk to be made part of the record and marked as City's Exhibit 1.

Ms. Stoller presented slides on the proposed amendment, which were later marked as City's Exhibit 2.

Ms. Stoller and Randy Grant, City Development Director, stated he was previously sworn, answered questions from Council regarding setbacks, drainage, the process for violations, impacts caused by increases in impervious surfaces, aesthetics of certain parts of the City, and the permit process.

Thomas Mollendor, 941 E. Elm Place, was sworn in by the City Clerk, expressed concerns with Council making decisions regarding residents' property.

Ms. Stoller explained the proposed amendment is due to a number of resident complaints regarding the City's existing standards and the want for more flexibility. She also stated resident concerns were received regarding driveways being constructed without permits.

The Mayor provided further clarification regarding the proposed amendment.

Ms. Stoller confirmed the Mayor's additional clarification was correct and answered questions from Council regarding which homes and driveways would be impacted by the proposed amendment.

The Public Hearing was closed at 9:05 p.m.

COUNCILMEMBER SANDGREN INTRODUCED, READ BY TITLE, AND MOVED TO APPROVE AN ORDINANCE, ON FIRST READING, WHICH APPROVES A TEXT AMENDMENT TO CHAPTER 18 AND OTHER APPLICABLE SECTIONS OF THE THORNTON CITY CODE FOR THE PURPOSE OF REVISING THE REGULATIONS FOR RESIDENTIAL DRIVEWAYS. MOTION WAS SECONDED BY COUNCILMEMBER AYALA AND DISCUSSED.

MOTION WAS MADE BY COUNCILMEMBER MARTINEZ AND SECONDED BY COUNCILMEMBER HENSON TO AMEND THE ORDINANCE THAT WE HAVE TO INCLUDE AN 18-INCH SETBACK FOR THE SINGLE-CAR DRIVEWAYS AND LEAVING ALL THE OTHER ASPECTS THE SAME.

There was discussion between Council and Ms. Stoller as to whether or not the requested 18-inch setback would be feasible.

MOTION WAS DISCUSSED AND FAILED BY A MAJORITY VOTE OF THE COUNCIL AS FOLLOWS:

Ayes: Henson and Martinez

Nays: Ayala, Kulmann, Russell, Sandgren, and Unrein

ORIGINAL MOTION WAS DISCUSSED AND PASSED BY A MAJORITY VOTE OF THE COUNCIL AS FOLLOWS:

Ayes: Ayala, Kulmann, Russell, Sandgren, and Unrein

Nays: Henson and Martinez

## 12. ACTION ITEMS

- A. An ordinance making the Trap-Neuter-Return program for community cats permanent.

Richard Stevens, Police Lieutenant, presented slides and information on this item.

COUNCILMEMBER AYALA INTRODUCED, READ BY TITLE, AND MOVED TO APPROVE AN ORDINANCE, ON FIRST READING, WHICH MAKES THE TRAP-NEUTER-RETURN PROGRAM FOR COMMUNITY CATS PERMANENT. MOTION WAS SECONDED BY COUNCILMEMBER SANDGREN, DISCUSSED, AND PASSED UNANIMOUSLY.

- B. An ordinance amending Section 2-240 of the Thornton City Code to provide reporting periods for reports required to be filed with the City Clerk under the Fair Campaign Practices Act and creating a new Section 2-245 concerning campaign finance complaints.

Kristen Rosenbaum, City Clerk, presented information and answered a question from Council on this item.

COUNCILMEMBER AYALA INTRODUCED, READ BY TITLE, AND MOVED TO APPROVE AN ORDINANCE, ON FIRST READING, WHICH AMENDS SECTION 2-240 OF THE THORNTON CITY CODE TO PROVIDE REPORTING PERIODS FOR REPORTS REQUIRED TO BE FILED WITH THE CITY CLERK UNDER THE FAIR CAMPAIGN PRACTICES ACT AND CREATING A NEW SECTION 2-245

CONCERNING CAMPAIGN FINANCE COMPLAINTS. MOTION WAS  
SECONDED BY COUNCILMEMBER UNREIN, DISCUSSED, AND PASSED  
UNANIMOUSLY.

13. ADJOURNMENT

MOTION WAS MADE BY COUNCILMEMBER SANDGREN AND SECONDED BY  
COUNCILMEMBER UNREIN TO ADJOURN THE MEETING AT 9:28 P.M. MOTION  
PASSED UNANIMOUSLY.

Respectfully submitted,

  
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Lori Leppek, Assistant City Clerk

ATTEST:

\_\_\_\_\_  
Mayor at time of approval

Approved at the October 8, 2024 City Council meeting.