

MINUTES  
THORNTON CITY COUNCIL  
1608TH REGULAR MEETING  
MARCH 18, 2025

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. LAND ACKNOWLEDGMENT
5. ROLL CALL OF COUNCIL – Those Present were: Mayor Jan Kulmann; Mayor Pro Tem Karen Bigelow; and Councilmembers David Acunto, Roberta Ayala, Justin Martinez, Chris Russell, Jessica Sandgren, and Tony Unrein.

STAFF MEMBERS PRESENT – Tansy Hayward, City Manager; Tami Yellico, City Attorney; Robb Kolstad, Deputy City Manager; Randy Grant, City Development Director; Chris Molison, Executive Director of Management Services; Brett Henry, Executive 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; Erika Senna, Budget and Operations Director; Chad Howell, Redevelopment Administrator; Ellie Hassan, Senior Planner; Jessica Whitney, Senior Assistant City Attorney; Alisa Zimmerman, Arts and Culture Manager; Warren Campbell, Current Planning Manager; Matthew Koenig, Project Manager; Erika Delaney Lew, Senior Assistant City Attorney; Kristen Rosenbaum, City Clerk; and Lori Leppek, Assistant City Clerk.

6. APPROVAL OF THE AGENDA

Councilmember Martinez requested to add a resolution declaring March 31, 2025 as Transgender Day of Visibility to the Agenda as Item 7B.

MOTION WAS MADE BY COUNCILMEMBER UNREIN AND SECONDED BY MAYOR PRO TEM BIGELOW TO APPROVE THE AGENDA AS AMENDED. MOTION PASSED UNANIMOUSLY.

7. PRESENTATIONS

- A. A resolution declaring the month of April 2025 as Child Abuse Prevention and Awareness Month in the City of Thornton, Colorado.

MAYOR PRO TEM BIGELOW INTRODUCED, READ IN ITS ENTIRETY, AND MOVED TO APPROVE A RESOLUTION DECLARING THE MONTH OF APRIL 2025 AS CHILD ABUSE PREVENTION AND AWARENESS MONTH IN THE CITY OF THORNTON, COLORADO. MOTION WAS SECONDED BY COUNCILMEMBER MARTINEZ, DISCUSSED, AND PASSED UNANIMOUSLY.

- B. A resolution declaring March 31, 2025 as Transgender Day of Visibility in the City of Thornton, Colorado.
- 

COUNCILMEMBER MARTINEZ INTRODUCED, READ IN ITS ENTIRETY, AND MOVED TO APPROVE A RESOLUTION DECLARING MARCH 31, 2025 AS TRANSGENDER DAY OF VISIBILITY IN THE CITY OF THORNTON, COLORADO. MOTION WAS SECONDED BY MAYOR PRO TEM BIGELOW, DISCUSSED, AND PASSEDBY A MAJORITY VOTE OF THE COUNCIL AS FOLLOWS:

Ayes: Ayala, Bigelow, Kulmann, Martinez, Russell, Sandgren, and Unrein  
Nays: Acunto

8. AUDIENCE PARTICIPATION

Tom Siegel, 13321 Columbine Circle, addressed Council regarding an application for a cell tower in a residential area and proper noticing.

Karin Baker, no address provided, addressed Council regarding campaigning and presented a slide.

Steven Mathias, 2076 E. 102<sup>nd</sup> Avenue, addressed Council regarding campaigning.

Lucinda Nelson, 652 Galaxy Circle, addressed Council regarding campaigning.

Tom Lampo, no address provided, addressed Council regarding the City's land acknowledgment.

Tommy Kulmann, no address provided, addressed Council regarding the City's land acknowledgment and previous public comments and provided a handout.

Vickie Ricord, 11860 Pecos Street, spoke about the Court Appointed Special Advocates for Children (CASA) of Adams and Broomfield Counties, thanked Council and the community for their support, and provided information on the Light of Hope Luncheon on April 25.

David Bolitho, 13351 Columbine Circle, addressed Council regarding an application for a cell tower in a residential area.

Cherish Salazar, no address provided, addressed Council regarding a sewer backup at a home in the Alta Ridge Mobile Home Park, spoke about having lunch at the Thornton Active Adult Center, and acknowledged the passing of a long-time City resident.

9. COUNCIL COMMENTS/COMMUNICATIONS

Mayor Pro Tem Bigelow reported on events she attended and spoke about the celebrations of Ramadan and Purim, wished the Muslim community Eid Mubarak and the Jewish community Happy Pasa, stated she is looking forward to Passover and Easter next month, and thanked those who attended the meeting this evening.

Councilmember Russell reported on events and meetings he attended and reminded everyone to turn in their ballots for the Ward 1 special election by next Tuesday.

Councilmember Acunto stated he attended the National League of Cities Congressional City Conference in Washington D.C.

Councilmember Unrein reported on events he attended and spoke about Item 11E on the Agenda this evening.

Councilmember Sandgren reported on events she attended; addressed comments made during Audience Participation this evening; and spoke about the SpaceX astronaut rescue mission today, Item 7B on the Agenda this evening, visibility and rights of women, the City's land acknowledgement, and National Sloppy Joe Day.

Councilmember Ayala reported on events she attended and addressed public comments made during Audience Participation this evening.

Councilmember Martinez reported on events he attended, acknowledged the passing of long-time City resident, and addressed a public comment made during Audience Participation this evening.

Mayor Kulmann reported on the Environmental Sustainability Task Force vacancy, board and commission vacancies, and events and meetings she attended; stated she is grateful to serve the community and looks forward to its future; and thanked those who spoke during Audience Participation and attended the meeting this evening.

10. STAFF REPORTS

A. Thornton Shopping Center Quarterly Progress Update.

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

Mr. Howell; Adam Krueger, Economic Development Director; and the City Attorney answered questions from Council.

11. CONSENT CALENDAR

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 to approve the Minutes for the February 25, 2025 Regular and March 4, 2025 Special City Council meetings.
- B. Monthly Financial Report for January 2025 – Preliminary.
- C. An ordinance approving the vacation of 1.095 acres of City of Thornton right-of-way generally located south of 110<sup>th</sup> Avenue and Holly Street (Riverdale Pointe Vacation). (Second Reading)

- D. An ordinance amending City Council's Rules of Order and Procedure to move the Public Hearings portion of the Agenda before Audience Participation. (Second Reading)
- E. A resolution appointing a member to the Thornton Arts, Sciences and Humanities Council Board of Directors.

## 12. 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 a resolution approving a Conceptual Site Plan for the Village at Sunny Acres – Ambassador Building, which is generally located at the northeast corner of East 104<sup>th</sup> Avenue and York Street at 2513 E. 104<sup>th</sup> Avenue (Village at Sunny Acres Ambassador Apartments).

The Public Hearing was opened at 8:19 p.m.

Ellie Hassan, 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 and the notice mailed to property owners within 1,500 feet were previously submitted electronically to the City Clerk to be made part of the record and marked as City's Exhibits 1 and 2, respectively. The Notice of the Affidavit of Posting was previously submitted electronically to the City Clerk to be made part of the record and marked as Applicant's Exhibit A.

Ms. Hassan presented slides and information on the proposed development, which were later marked as City's Exhibit 3.

Brian Rupert, 2501 E. 104<sup>th</sup> Avenue, stated he was previously sworn, presented slides and information on the proposed development, which were later marked as Applicant's Exhibit B.

Ms. Hassan presented additional slides and information on the proposed development, which were included as part of City's Exhibit 3.

Mr. Rupert; Ms. Hassan; and Jared Grant, 1560 Benton Street, stated he was previously sworn, answered questions from Council regarding the sub-parceling of the property and traffic.

No one signed up nor spoke in support of or opposition to the proposed development.

The Public Hearing was closed at 8:30 p.m.

MOTION WAS MADE BY COUNCILMEMBER SANDGREN AND SECONDED BY COUNCILMEMBER UNREIN TO APPROVE A RESOLUTION APPROVING A CONCEPTUAL SITE PLAN FOR THE VILLAGE AT SUNNY ACRES – AMBASSADOR BUILDING, WHICH IS GENERALLY LOCATED AT THE NORTHEAST CORNER OF EAST 104<sup>TH</sup> AVENUE AND YORK STREET AT 2513 E. 104<sup>TH</sup> AVENUE (VILLAGE AT SUNNY ACRES AMBASSADOR APARTMENTS). MOTION WAS DISCUSSED AND PASSED UNANIMOUSLY.

MARCH 18, 2025, CITY COUNCIL MINUTES  
PAGE 5

13. ACTION ITEMS

None

14. ADJOURNMENT

MOTION WAS MADE BY COUNCILMEMBER UNREIN AND SECONDED BY COUNCILMEMBER SANDGREN TO ADJOURN THE MEETING AT 8:32 P.M. MOTION PASSED UNANIMOUSLY.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lori Leppek", written over a horizontal line.

Lori Leppek, Assistant City Clerk

ATTEST:

---

Mayor at time of approval

Approved at the April 8, 2025 City Council meeting.