



City Council Study Session

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MINUTES OF THE STUDY SESSION OF THE BRIGHTON CITY COUNCIL HELD ON OCTOBER 3, 2019

CALL TO ORDER

Mayor Muzzin called the Study Session to order at 6:30 p.m.

ROLL CALL

Present were Mayor Muzzin, Councilmembers: Bohn, Emaus, Gardner, Pettengill, Pipoly, and Tobbe. Staff: City Manager Nate Geinzer, City Clerk Tara Brown, DPS Director Marcel Goch, Community Development Manager Mike Caruso, Chief of Police Rob Bradford, City Engineer Gary Markstrom, and Attorneys Paul Burns and Jeff Alber. There were two persons in the audience.

APPROVAL OF AGENDA

Mayor Muzzin noted the addition of "Discussion of Reimbursement for Stormwater Upgrade Relating to the Northwest Neighborhoods Project in Conjunction with the Uptown on First Development" to the agenda.

Motion by Councilmember Gardner, seconded by Councilmember Emaus to approve the agenda as amended. **The motion carried without objection.**

CALL TO THE PUBLIC

Mayor Muzzin opened the Call to the Public at 6:31 p.m. Hearing and seeing no comment, Mayor Muzzin closed the Call to Public at 6:31 p.m.

DISCUSSION: CHALLIS ROAD PARCEL PROPOSAL/PURCHASE AGREEMENT

City Manager Geinzer introduced the agenda discussion topic. He stated that there is an interested party who has submitted a bid for the property with intentions to develop the site with a 250-unit multi-family garden style housing. He noted that due to the many development challenges, there are extensions/safety features built in to allow for due diligence within the proposed agreement. Attorney Burns relayed the different extensions and possible refunds should the buyer wish to back out. Council and staff discussed the intricacies of the extensions at length and what Council would like to see from the agreement.

Councilmember Emaus asked if any changes by the developer if they deviate from the original intention will come back to City Council for approval. Manager Geinzer stated that the any purchase agreement would be approved by City Council. Councilmember Bohn has no problem refunding deposits, and feels that the City should do what it can to work with the developer. Mayor Muzzin agreed that it is about moving the property and efforts should be made to work with potential developers. Council, attorney, and staff spoke about the details involved with starting the work for the development such as surveys and easement agreements.

Manager Geinzer summarized the concerns from Council and stated that city attorney and staff would work on the agreement language and bring the proposed agreement to Council for final approval.

DISCUSSION OF REIMBURSEMENT FOR STORMWATER UPGRADES RELATING TO THE NORTHWEST NEIGHBORHOODS PROJECT IN CONJUNCTION WITH THE UPTOWN ON FIRST DEVELOPMENT

Manager Geinzer stated that during the planning phase of the Uptown of First Street development, Tetra Tech engineers identified a unique opportunity to upgrade the storm water pipe from the eighteen-inch pipe to thirty-six inch in preparation for the north west neighborhood streets project. The foresight of this opportunity would save several large trees, eliminate the necessity of easement agreements, and ultimately approximately \$40,000. If approved, Manager Geinzer would ask that a twenty percent contingency is approved. He further stated that the necessary funds would be from the local streets fund, not the millage money. If this project were to be completed after the Uptown development, the cost could double and require removal of several large trees.

Councilmember Pettengill restated that the savings are approximately \$40,000 and saving several large trees as well. Mayor Pro Tem stated that he appreciates this kind of forethought, planning, and collaboration, noting that the City is gaining a savings of nearly fifty percent. Councilmember Emaus noted that this money could come from the millage but the City will be spending from the local streets fund instead.

CALL TO THE PUBLIC

Mayor Muzzin opened the Call to the Public at 7:11 p.m. Hearing and seeing no comment, Mayor Muzzin closed the Call to the Public at 7:11 p.m.

ADJOURNMENT

Motion by Councilmember Emaus, seconded by Councilmember Pettengill to adjourn the Study Session at 7:11 p.m.
The motion carried without objection.

Tara Brown, City Clerk

James Muzzin, Mayor