

**STUDY SESSION NOTES
CITY OF WHEAT RIDGE, COLORADO**

April 4, 2011

Mayor Pro Tem Tracy Langworthy called the Study Session to order at 6:35 p.m. Council Members present: Davis Reinhart, Karen Berry, Joseph DeMott, Karen Adams, Wanda Sang, and Mike Stites. Also present: City Manager, Patrick Goff; Police Chief, Dan Brennan; City Attorney, Gerald Dahl; City Clerk, Michael Snow; Economic Development Manager, Steven Art; Staff and interested citizens.

Mayor Jerry DiTullio and Council Member Joyce Jay were absent.

APPROVAL OF AGENDA

1. Staff Report(s)
 - a) Code of Ethics – Metro Denver Economic Development Corp.

Mr. Art summarized the Metro Denver Economic Development Corporation's Code of Ethics, which seeks to protect member municipalities and their economic development efforts through fair and ethical practices of business attraction and retention. The City of Wheat Ridge staff intends to execute the code presented.

Chief Brennan provided Council a memo (amended to this packet) summarizing the results of the 2010 Police Service Satisfaction Citizen Survey. The survey of 50 random Wheat Ridge citizens is designed to assess the community's perception of the Police Department services, including some specific categories such as police interactions with residents, people's "sense of safety", telephone contact with the department and police response time.

Chief Brennan updated the Council on the department's progress on the goal of attaining accreditation through the national Commission on Accreditation of Law Enforcement Agencies (CALEA). If accreditation is reached, the Wheat Ridge Police Department will join an elite status of police agencies nationwide, of which only ten such agencies in the state of Colorado have attained. The department finished the necessary policy revisions in 2010 and completed efforts to comply with 559 standards in multiple categories of service. The accreditation commission will conduct on-site assessments beginning April 30th, 2011 to review policies and procedures, tour facilities and interview employees and officials. A Public Hearing will be held on Monday May 2nd, 2011 at 6:00pm at which citizens will have an opportunity to provide input on the department and review the commission's findings with the Police Chief. Determination will be made in July of 2011 whether Wheat Ridge is awarded accreditation. Chief Brennan stated that there were no concerns with the City's facilities in meeting these accreditation standards.

2. Amended and Restated IGA – Clear Creek Crossing Project

Mr. Goff introduced the presentation and discussion on the amended and restated Intergovernmental Agreement (IGA) for the Cabelas development. On March 11th a draft agreement was given to Cabelas. They are currently reviewing and working through that agreement.

Tim Leonard of Deep Water Point Company reviewed specific elements of the proposed IGA and summarized the situation with existing retailers. Walmart intends to open a super store in the Cabelas development, while the King Soopers expressed interest to expand into the location of the current Walmart. Mr. Leonard also reviewed the project's necessary infrastructure improvements, the public bond funding mechanism for these improvements, the placement of potential retail anchors in the new development, as well as the stepping up of excess sales tax revenues to the city throughout the 25-year term of the development agreement.

Gene Andrist of Andrist Capital Advisors, LLC reviewed the funding specifics for the project in more detail. Aside from the infrastructure improvements the City has agreed to complete, particularly those along Youngfield, this is not a city-wide project that has to be funded by city tax-payers. It will be fully public bond funded.

Mr. Dahl outlined the likely schedule of events and actions required of Council for this development – the TMAC annexation, approval of an Outline Development Plan, the resolution adopting this IGA, and approval of the subdivision and the 2% sales tax waiver – which are all likely to be heard and completed by Council by the April 25th or May 9th, 2011 Council Meetings.

Meeting adjourned at 7:52p.m.

Michael Snow
City Clerk