

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

January 30, 2012

Mayor Pro Tem Mike Stites called the Study Session to order at 6:30 p.m. Council Members present: Davis Reinhart, Joyce Jay, Kristi Davis, Mike Stites, George Pond, and Joseph DeMott.

Absent: Mayor DiTullio, William "Bud" Starker and Tracy Langworthy

Also present: City Clerk, Janelle Shaver; Bruce Roome, Deputy City Clerk; City Treasurer, Larry Schulz; City Manager, Patrick Goff; Parks and Recreation Director, Joyce Manwaring; Police Chief, Dan Brennan ;staff and interested citizens.

1. Wheat Ridge Business District (WRBD) Update –

John Marriott, Wheat Ridge business owner and President of WRBD gave a presentation with handouts for the Council.

WRBD started in 2002 as the 38th Avenue Business District. In 2005 it was expanded to include the whole city and became the WRBD. It's goal is to help Wheat Ridge businesses thrive by offering matching grants for certain improvements. Funding comes from the city of Wheat Ridge.

The Architectural Assistance Program is available to tenants and landlords, and offers matching funds for paint, façade improvements and signs. A 50% match is available, with various conditions and limits. Awnings were removed from the program as the board felt that awnings were not something that was compatible with the look they envisioned for WR businesses. No subjective value judgments are made for grant applications.

Over time the amount of money available has increased. Funding had been \$40,000 per year from the City. In 2010 it was \$70,000, and in 2011 it was \$95,000. In 2009 a CDBG grant for \$20,000 was received to fund the program. It was later raised to \$60,000 and used for Mod Mood.

WRBD has an eleven member board of directors, primarily elected by the membership. Three members are City Council members. In 2011 the WRBD board began an incentive for grant applicants to use Wheat Ridge based businesses. Applicants using a Wheat Ridge business are eligible for 10% more in grant funding. WRBD has started to work more closely with Enterprise Wheat Ridge. They are currently discussing having one board member from Enterprise Wheat Ridge.

Mr. Marriott went through a summary of the grant projects that were done in 2011 and projects that are still pending. Businesses are required to document how the grant

money was spent. He went through a roster of the board of Directors, and some illustrations of recent before and after pictures.

WRBD Board member Janeece Hoppe spoke briefly on positive aspects of the program.

The WRBD has tried not to approve the grants based on what they prefer as appropriate. Sometimes soft encouragement is offered to encourage a business to change their plan.

The WRBD also works with WR2020.

2. Elected Officials Report(s)

Mrs. Shaver had a handout for Council listing the various Liquor License activity for January. She also reported that 29 passports had been accepted in January.

Mr. Reinhart reported from the Jefferson Economic Council (JEC). This is a county-wide organization that assists businesses. This year's budget is \$900,000 and comes from County and municipal funding. This year \$6,000 is from WR.

Mr. Schulz reported that [the accounting firm] Clifton Gunderson had fee money left over from a previous project they did for the City. That money is being used for an analysis of the City's investment policies.

Mrs. Jay gave a report from DRCOG. They are revising Metrovision 2035.

3. Staff Reports(s)

Mr. Goff reported that the 32nd Avenue and Youngfield Project will be going out for bids in March.

Mr. Goff gave opening remarks about the City's efforts to look at Boys' & Girls' Clubs of Wheat Ridge. Chief Brennan spoke of his efforts with DA Scott Story to bring a B/G Club to Jefferson County. The first one was at O'Connell Jr. High. The Chief is working to find a place for Wheat Ridge to have one. He asked Council if it supported his efforts to move forward with Arvada and Lakewood to work together on finding another location. Support from Council was evident and the Chief will keep the Council posted on progress.

4. Park Property Acquisition

The City has been approached by the owners of 5801 W. 38th Avenue to ask if the City would be interested in purchasing the property for park purposes.

As communicated by the owner, the size, proposed uses, and corresponding asking prices for the property are as follows:

- Approximate size 2.5 acres
- \$495,000 if the City were to purchase for general use
- \$475,000 if the City were to develop as a dog park
- \$450,000 if the City were to use as a wildlife park (manage as open space)

At this time, based on the Parks and Recreation Master Plan, staff does not recommend the acquisition of this property for any park use. More Open Space or another dog park is not identified as needed in the neighborhood, Randall Park is nearby, and funding priorities do not include buying this property.

Mr. Stites pointed out that in the past the location was a greenhouse and that there is a possibility that clean-up could potentially be very expensive.

No one on Council was interested in pursuing the acquisition of this property.

5. Change in Administrative process model for Nuisance Code Violations

Chief Brennan explained the proposal and reasons for it – to make code enforcement more efficient. Last year the City handled 8,000 nuisance code calls that required notification to property owners. We get compliance most of the time. Only about 2% of cases result in fines resulting \$250,000.

Chief Brennan addressed the proposed changes:

The first change would eliminate the current, very specific manners in which notices or citations can be served; it would authorize multiple methods of service in issuing notices – such as posting the property or sending a letter.

The second change allows the City to rely on real estate records from the County.

The third change would authorize the Administrative Hearing Officer or Municipal Court judge to consider the actual notice received by the responsible party, in lieu of a technically perfect notice, when deciding whether adequate notice has been given.

6. District or Town Hall Meetings on fifth Monday Discussion

Mr. Stites explained that on December 12, 2011, City Council adopted the City Council Meeting Calendar for the year 2012. A motion was made and approved to include City Council District and/or Town Hall Meetings on the fifth Mondays of the year to include April 30th, July 30th and October 29th. Further discussion with the Mayor and City Council was requested to determine the format for these three meetings.

Mr. Stites recommended having the Town Hall Meeting in October after school has started. He suggested that the Council Districts could pair together, in April Districts I and II, and July for Districts III and IV and that all Council members are at both meetings. He suggested having a program, keeping it short, and offering refreshments. Mr. Schulz agreed and stressed the necessity of pre-planning. Ms. Davis suggested sending out "Save the Date" cards that would give all the dates on one card, and having the Districts share agenda topics to cut down on everyone's work. Discussion followed about holding the April meeting for Districts I and II, and having the July meeting be held for Districts III and IV. All Council Members could attend both meetings. Members agreed on this plan of action.

Meeting adjourned at 8:02 PM.



Janelle Shaver, City Clerk