

SPECIAL STUDY SESSION NOTES

CITY COUNCIL MEETING
CITY OF WHEAT RIDGE, COLORADO
7500 W. 29th Ave. Wheat Ridge CO

September 10, 2012

Upon adjournment from the City Council Meeting a short break was taken and the Special Study session began at 8:40 p.m.

Present: Davis Reinhart, Joyce Jay, Kristi Davis, Mike Stites, Tracy Langworthy, City Clerk, Janelle Shaver; Treasurer, Larry Schulz; City Manager, Patrick Goff; Economic Development Coordinator, Steve Art; Parks and Recreation Director, Joyce Manwaring; Craig Bouck from Barker Rinker Seacat; interested citizens.

Absent: Bud Starker

PUBLIC COMMENT ON AGENDA ITEMS

Amy Sabus read a letter from Craig Cook in support of a park at 44th & Kendall.

Tam Sabus, speaking on behalf of BRCM LLC, is supportive of the park at 44th and Kendall. They are willing to donate funds to help build the park, and will help organize neighborhood support for it.

APPROVAL OF AGENDA

1. Martensen Elementary School Acquisition

Joyce Manwaring introduced the potential acquisition of Martensen School for a park site.

Craig Bouck from Barker Rinker Seacat presented two Site Plan Concepts – one as a satellite recreation center and park alone, and one as a satellite Recreation center and park with a Boys and Girls Club included.

Mrs. Manwaring gave more details on the various options for development of the school site – including Pro's and Con's and financial considerations.

Option #1 - Satellite Recreation Center and Neighborhood Park only, no Boys and Girls Club

Option #2 - Satellite Recreation Center with Boys and Girls Club and Neighborhood Park

Option #3 - Neighborhood Park only, no satellite Recreation Center or Boys and Girls Club

Option #4 - Development of the 44th and Kendall site as a neighborhood park

Following extensive discussion there was consensus that the Martensen project would be too expensive (and we don't have the funds for it), that it might not be the right place for a Boys/Girls Club, that the neighborhood has been promised the Kendall Park for many years, and that replacement of the Anderson Gym would be more prudent. It was agreed to go with Option #4 at this time and defer the replacement of the Anderson Building until the following year.

2. Resolution 42-2012 – Authorizing the execution of an agreement allowing Walrus 5560 LLC. To participate in the Wheat Ridge Business Development Zone Program for the rebate of eligible city fees, charges and taxes in an amount not to exceed \$25,500 in association with the demolition and remodel of a facility at 5560 W. 29th Ave.

Mayor DiTullio excused himself because he feels this proposition should be discussed at a televised meeting rather than at a study session.

Mr. Dahl assured Council it is legal for them to discuss and take action on this matter.

Mr. Goff asked for direction from Council on the specific application from Mr. Starker and some general direction for a strategy to assist new businesses.

There was discussion about possible ways to offer BZD grants to new businesses/construction.

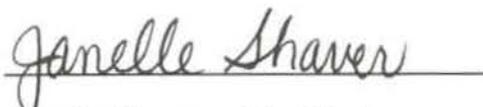
There was discussion about setting up policy guidelines first and address the Walrus request afterwards.

There was consensus to move forward on the Walrus application as follows:

- Provide a new BDZ Agreement with a 25% rebate of use-tax and permit fee and zoning fees, and
- Create an ESTIP 25% of sales tax for 3 years

There was agreement to continue discussion about general policies on this issue at a later study session.

Adjourned at 10:06.



Janelle Shaver, City Clerk