

SPECIAL STUDY SESSION NOTES
CITY OF WHEAT RIDGE, COLORADO
City Council Chambers 7500 W. 29th Avenue

September 23, 2013

Mayor pro tem Reinhart called the Special Study Session to order at 8:34 p.m. Council members present: Davis Reinhart, Bud Starker, Joyce Jay, Kristi Davis, George Pond, Mike Stites, Tracy Langworthy and Joseph DeMott.

Absent: Jerry DiTullio

Also present: City Clerk, Janelle Shaver; Treasurer, Larry Schulz; City Attorney, Jerry Dahl; Community Development Director, Ken Johnstone; Commander Jim Lorentz; Public Works Director, Scott Brink; Parks Director, Joyce Manwaring; City of Wheat Ridge Engineer, Mark Westberg

PUBLIC COMMENT ON AGENDA ITEMS

1. Zoppe' Circus Update – Gina Hallisey

Gina Hallisey gave a summary of the 2013 Zoppe Circus. Goals were met and it was a successful season. She presented a notebook to the City containing samples of all the advertisements that happened and the many very positive emails sent in from attendees. She also gave Council a handout with summary information and financial results. ~ The return of Circus Bucks was huge. Next year she doesn't plan to honor Circus Bucks at the door. If Council wants to continue with the Circus Bucks to discount tickets it will be a slow grow.

Joe DeMott gave unofficial feedback from the Carnation Festival perspective. It was good for the area and good for the festival. Having the festival and the circus share advertising was a good plan.

2. Proposed Flood Plain Ordinance Amendment - Mark Westberg

New Floodplain Maps were adopted by FEMA in August, 2013. The City must adopt new regulations by Jan 14, 2014.

The two new state regulations we are required to adopt are:

1. Minimum freeboard requirement of one foot; critical facilities require two feet. (The freeboard requirement is the minimum height above the flood elevation.)

2. Certain areas that are removed from the floodplain by using fill materials would still be regulated as if they are still in a floodplain with respect to freeboard. This basically means that basements would not be allowed in those areas.

Mark went through the changes in the new flood plain map.

- 82 parcels are being removed from the flood plain.
- 267 parcels are being added to the floodplain.
- 55% of our floodplain is in open space.
- Any buildings that have mortgages and are added to the floodplain will be required to get flood insurance. Buildings that are removed from the floodplain would no longer be required to have flood insurance, but could keep their policies.

Our Community rating went up to Class 6 to give residents a 20% discount on their flood insurance.

He highlighted proposed ordinance changes that could be adopted.


- Landlord disclosure to tenants if in a floodplain (to alert the tenant that flood insurance for contents only should be obtained).
- 'For sale by owner' disclosure if in a floodplain.
- Lot surveys must show floodplain

We may be able to rise to Class 5 which would save residents 25%. Only three other Colorado communities have a rating of Class 5 or above.

A public meeting will be held to present these changes to the residents, especially those in the floodplain. Notices of the meeting will be mailed to all property owners who are currently in, as well as those that will be added to, the floodplain.

- Tentative Schedule
 - Public meeting Oct 23, 2012
 - City Council study session Nov 18, 2013
 - Planning commission Nov 21, 2013
 - City Council 1st Reading - Dec. 9, 2013
 - City Council 2nd Reading - Jan 13, 2014
- New Map Effective Date – February 6, 2013

The Study Session adjourned at 9:06pm.



Janelle Shaver, City Clerk