

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

August 4, 2014

Mayor Jay called the Study Session to order at 6:34 p.m.

Council members present: Jerry DiTullio, Bud Starker, Kristi Davis, Zachary Urban, George Pond, Tracy Langworthy, and Genevieve Wooden

Absent: Tim Fitzgerald

Also present: City Clerk, Janelle Shaver; Treasurer, Larry Schulz; City Manager, Patrick Goff; City Attorney, Gerald Dahl; Economic Development Coordinator, Ken Johnstone, Public Works Director, Scott Brink; Chief Daniel Brennan; other staff, guests and interested citizens.

PUBLIC COMMENT ON AGENDA ITEMS

Nancy Snow (WR) encouraged Council to have a study session about the new flood plain map to see what can be done to get some of the newly added homes out of the flood plain designation.

Christine Disney (WR) commented on the ballot wording for the sales tax increase Option #2. She believes the first sentence is too long and convoluted and people will just vote against it. Option #1 is more succinct, but Option #2 gives the City more flexibility. She recommended rewording to ensure passage.

APPROVAL OF AGENDA

1. Staff Report(s)
 - a. Adoption of current versions of International (Building) Codes

Ken Johnstone went through some recent history of the adoption of updated codes. He proposes no substantive changes to the code. He does propose a return of the requirement for building permits for exterior cladding.

Discussion followed on the following questions:

- Councilmember DiTullio suggested that Steve Thomas be brought back again to review the code to see if there are ways to make it more user friendly – as he did four years ago. ~ A summary of those local amendments can be available.

- Councilmember Starker asked about the urgency to get this passed by September. Ken Johnstone said it is to meet deadlines to get points for insurance ratings. Mark Westberg added that we will lose points if we don't adopt by September. While we may make up points from all the outreach we've done, he doesn't want to risk losing points and not having enough.
- Councilmember Urban asked if a subset of local amendments could be adopted at a later time. Mr. Johnstone doesn't think so.

Third party review was supported as long as it doesn't impact the deadline. Mr. Goff will check to see if Mr. Thomas (or similar) is available.

b. 38th Avenue Streetscape Access and Temporary Construction Easements

Scott Brink explained that the proposed design for the narrowing of 38th Avenue consolidates numerous curb cuts (i.e. eliminates driveways) to create shared access. Staff brings this forward to inform Council that negotiations will be done with various property owners before the November election.

Councilmember Urban had concerns about negotiating with property owners when there is no money for the project. Mr. Goff said contracts would not be finalized until after the election and that since the clock is ticking on this project staff just wants to do its due diligence to prepare for future construction.

Councilmember Davis supported talking to the business owners in the interest of full disclosure. Councilmember Pond thought it good to be prepared.

Mr. Johnstone said consolidation of curb cuts will be covered in the cost of the project.

No action was required of the Council.

2. Community Outreach Initiative Update – Sewald Hanfling

Mr. Goff had a brief introduction on the outreach meetings that were held subsequent to the phone poll.

RD Sewald addressed Council. He said participants in the outreach meetings were clear in their priorities of street maintenance, sidewalks/safety, drainage and recreation. The combination of the phone poll and the outreach meetings indicates that citizens will be supportive of a sales tax ballot issue if it is designated specifically where the money will be spent, and the priorities are roads, drainage, sidewalks/safety, and recreation.

Discussion followed. Councilmembers had attended various of the meetings. Sentiment was that people have pride in the City. They want the City maintained, the parks maintained, and overall revitalization efforts for the whole city. Citizens know that bonding will make projects happen faster, and accept that.

Discussion on the wording of the ballot question identified priorities of councilmembers.

Mr. Goff enumerated a list of projects, with the costs, that Council approved of.

- \$14M for pool improvements and a new Anderson Building
- \$6 M for deferred maintenance, drainage, and bridges.
- \$10-12 M for hook ramps for I-70 at Clear Creek Crossing (former Cabella's site)

There was consensus for Option 2 with the following changes:

- Increase the total to \$40 M
- Add the term "facilities" with infrastructure in the second bullet point
- Add the phrase "flood plain"
- Reference to "other recreation facilities" should be included (besides Anderson Park and the Anderson Building)
- Add allowance for "economic development"

A break was taken at 8:15 pm.

3. Code Enforcement Strategies -- Chief Brennan

Chief Brennan reviewed the history of code enforcement in the city, what is being done at this point, and offered some recommendations.

- ~ The Administrative Enforcement Model is working well. It initiated the use of an administrative hearing officer and took it out of the courts.
- ~ The East WR Community Policing Project is having positive results and is popular.
- ~ Employing extra seasonal code enforcement officers has been productive.
- ~ The property inspector position has been moved to the Police Department.
- ~ Additional CSO's have been added.
- ~ This year the Police Department, Community Development and Building Department have been meeting to discuss six major areas.

1) Residential

- Targeting hot spots and having seasonal CSO's has been successful
- A strategic approach to citywide code enforcement will require additional fiscal and personnel resources

2) Multi-family rental

- 45% of all households are rental; 2/3 of the rental properties are 9 or fewer units
- We have the lowest average rental rates in Jeffco
- A m/f inspection program is needed to be part of a comprehensive strategy.

3) Commercial nuisance code

- Historically reactive enforcement in this area
- Different challenges: signs, parking, landscaping, dumpsters, outside storage
- CFS on residential nuisance code violations are more prevalent
- Recommend enhanced training and certifications for CSO's

Strategies identified

- Develop and adopt a citywide strategy
 - Education
 - Proactive corridor approach
 - Grant opportunities for landscaping
 - Need for additional resources – programs and personnel
 - Enforcement
- 4) Hotel/Motel inspection program strategies
- Challenge – Lower tier hotels and motels (which account for a significant percentage of the police calls for service)
 - Regularly scheduled inspections of hotel/motels
 - Community Services Officers, Crime Prevention, Fire Marshall and Building Inspector
- 5) Right-of-way maintenance program
- Property owners have responsibilities for row's
 - Parks has administered a contract for row maintenance at certain locations
 - CDOT responsibilities
 - City entryway perceptions could be addressed
- 6) Storm Water & Flood Plain Code Issues: Strategies
- Need to streamline and improve stormwater and floodplain enforcement and compliance between Public Works and PD
 - Public Education

Staff recommends development of a code enforcement strategy plan

Discussion followed. Councilmembers were supportive of pursuing an overall strategy.

4. 38th Avenue Street Width Designation

"SHALL A STREET WIDTH FOR 38TH AVENUE BETWEEN UPHAM STREET AND MARSHALL STREET BE ESTABLISHED BY CITY COUNCIL IN ORDER TO IMPLEMENT THE VISION OF THE 38TH AVENUE CORRIDOR PLAN TO REVITALIZE THE 38TH AVENUE CORRIDOR BETWEEN UPHAM STREET AND MARSHALL STREET INTO A MAIN STREET BUSINESS DISTRICT TO INCLUDE WIDER PEDESTRIAN SIDEWALKS, AMENITY ZONES WITH LANDSCAPING AND SEATING AREAS, ON-STREET PARKING, PUBLIC ART, AND COMMUNITY GATHERING PLACES, SUCH THAT THE STREET WIDTH FOR 38TH AVENUE BE ESTABLISHED AT 47 FEET FROM UPHAM STREET TO HIGH COURT, 41 FEET FROM HIGH COURT TO 230 FEET EAST OF HIGH COURT, AND 38 FEET FROM 230 FEET EAST OF HIGH COURT TO MARSHALL STREET?"

Most Councilmembers expressed that they thought the ballot wording was straight-forward. Councilmember Urban suggested the cost should be included. Council comments were brief.

5. Elected Officials' Report(s)

Zach Urban asked for an update on Three Kings Dab – a business licensed to sell pipes. Mr. Goff explained. There is a difference of opinion about whether the marijuana smoking activity at this establishment is legal. A process is underway.

The Study Session adjourned at 9:33 p.m.



Janelle Shaver, City Clerk