

**SPECIAL STUDY SESSION NOTES**  
**CITY OF WHEAT RIDGE, COLORADO**  
City Council Chambers 7500 W. 29<sup>th</sup> Avenue  
**July 25, 2016**

Mayor Joyce Jay called the Special Study Session to order at 8:06 p.m.

Council members present: Janeece Hoppe, Monica Duran, Tim Fitzgerald, Zachary Urban, Genevieve Wooden, George Pond, Larry Mathews and Kristi Davis

Also present: City Clerk, Janelle Shaver; City Attorney, Jerry Dahl; Community Development Director, Ken Johnstone; Public Works Director, Scott Brinkman; Administrative Services Director, Heather Geyer; Parks Director, Joyce Manwaring; other staff, guests and interested citizens

**CITIZEN COMMENT ON AGENDA ITEMS**

1. 38<sup>th</sup> Avenue Streetscapes – Cost Estimate and Ballot Language

Mark Westberg went through the agreed-upon elements of the project

- 38<sup>th</sup> Repave and restripe – \$646,000 (out of 2017 CIP Preventative Maintenance)
- 38<sup>th</sup> Ave Sales tax project - \$4,500,000
- Green - \$910,000
- Streetscape - \$2,074,000
  - Amenities \$408,000
    - Retrofit islands \$117,000
    - Amenity zones \$291,000
  - Pedestrian Lights \$784,000
  - X-walks/ramps - \$600,000
  - Aesthetic enhancements \$282,000
    - Public Art - \$45,000
    - Gateway sign - \$40,000
    - Bus shelters - \$115,000
    - Landscape features - \$82,000 (Water taps not included)
- Curb cut consolidations
  - Total estimated cost \$2,163,000; Available budget - \$1,516,000
  - %-age complete – expect 70%                      Prioritize by easement date

**Construction Phasing**

- 2017 Preventative Maintenance -- \$2M
  - 38<sup>th</sup> Repave & Restripe \$646K
- 2018 Construction – Upham to High Court
  - 2017 -- 38<sup>th</sup> Ave Tax Revenues (\$1.5M)
    - Amenities - \$379K
    - Pedestrian Lights - \$174K
    - X-walks - \$219K
    - Aesthetic Enhancements - \$160,000
    - Green – Phase 1 - \$568K
  - 2018 38<sup>th</sup> Tax Revenues - \$342K – 3 months
    - Green – Phase 2 -- \$342,000
- 2019 Construction – High Court to Pierce

- 2018 38<sup>th</sup> Tax Revenues - \$1,158,000
  - Amenities - \$29K
  - Pedestrian Lights - \$263K
  - X-walks - \$177,000
  - Aesthetic enhancements - \$84K
  - Curb Cut Consolidations - \$809K
    - Upham to Pierce only; 75% completed
- 2020 Construction – Pierce to Harlan
  - 2019 38<sup>th</sup> Tax revenues – \$1.5M
    - Pedestrian Lights - \$348,000
    - X-walks - \$204,000
    - Aesthetic enhancements - \$38,000
    - Curb Cut Consolidations - \$910,000+
      - Pierce to Harlan only; 67%+ completed

### Funding

- 0.25% for 3 years is expected to generate \$4.5M
- >\$4.5M could go to a 38<sup>th</sup> maintenance fund or into the CIP
- Tax to begin 1/1/2017 and end 12/31/2019 – unless the money is raised sooner.

Timeline: 1<sup>st</sup> Reading on August 8; 2<sup>nd</sup> Reading on August 22. Ballot language is due to the County by September 9. Muller will determine actual capacity of the 3 lane design.

Discussion followed.

Councilmember Mathews asserted that the Charter section 5.20 requires the City to have public hearings. Mr. Dahl advised that the Charter provision is not needed for the scope of this project. Code provisions allow for the design as presented (without following Charter 5.20) because the flow line is not being reconstructed for 250 feet. Code cannot undo a charter provision, but it can interpret it.

Councilmember Fitzgerald learned from staff the project could move faster than four years if sales tax comes in faster. Staff concluded that bonding is not the best option.

There was unanimous consent to have additional revenues be put into a maintenance fund for 38<sup>th</sup> Avenue. It was noted that once that money is spent, maintenance will need to come from the CIP budget. There was discussion about the possibility of a Business Improvement District (BID).

Councilmember Urban suggested working with the school district to access or share use of a water tap for maintenance – because we are investing in their property. Mr. Johnstone noted we have an arrangement with the school and the school currently maintains the green. He said a conversation will be had about that.

Councilmember Duran asked for a consensus to have a separate ordinance declaring that if the ballot issue fails the road will be restriped to four lanes. Following discussion, the consensus failed 3-5.

Councilmember Mathews asked for a breakdown of the costs for the Green. Mr. Westberg said the cost is an estimate.

Mr. Dahl suggested some changes in wording to 1) Clarify the 3 years, 2) Direct the excess revenues into a fund restricted to the maintenance of 38<sup>th</sup> Ave from Upham to Pierce, and 3) Adding "interest and investments therefrom".

Councilmember Pond received consensus of 6-2 to accept the draft ballot language with the changes suggested by Mr. Dahl.

## 2. Funding Considerations for DIRT Task Force recommendations

Ken Johnstone went through the recommendations.

- Gold Line Station Area – estimated \$12M
- Wadsworth Reconstruction – estimated \$7M
- Clear Creek Crossing – estimated \$10M

Funding is proposed to come from a one half of one percent (.5%) sales and use tax rate increase for ten years. Total estimated to be raised is \$35M over ten years.

Bonding is a possibility.

Discussion followed.

Councilmember Hoppe suggested lowering the amount for the Gold Line and including \$3M for Anderson Park renovation.

Councilmember Urban suggested streamlined wording about economic (re)development.

**Alan Matlosz** (George K. Baum & Company), our bond counsel, addressed some issues related to bonding and answered questions.

More questions and discussion followed.

Ms. Manwaring outlined the improvements that are planned for Anderson Park: remodel the showers, improve the pavilion, redo the parking lot, remove the adult baseball field and replace it with a multi-purpose field.

There was interest in adding wording that property taxes will not be raised.

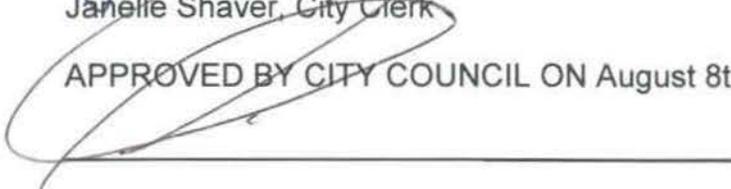
There was agreement to continue the discussion to the August 1 study session so that the ballot wording can be reworked to reflect the suggested changes.

The Special Study Session was adjourned at 10:02pm.



Janelle Shaver, City Clerk

APPROVED BY CITY COUNCIL ON August 8th, 2016



George Pond, Mayor Pro Tem