

## STUDY SESSION NOTES

### CITY OF WHEAT RIDGE, COLORADO

City Council Chambers 7500 W. 29<sup>th</sup> Avenue

August 1, 2016

Mayor Joyce Jay called the Study Session to order at 6:30 p.m.

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

Absent: Janeece Hoppe

Also present: City Clerk, Janelle Shaver; City Attorney, Jerry Dahl; City Manager, Patrick Goff; Community Development Director, Ken Johnstone; Police Chief Brennan; Parks Director, Joyce Manwaring; other staff, and interested citizens

CITIZEN COMMENT ON AGENDA ITEMS none

Mayor Jay announced that in deference to Chief Brennan's schedule Agenda Item 3 would precede Agenda Item 2. There were no objections.

1. Staff Reports(s)
  - a) Billboard Sign Regulations ~ Ken Johnstone

Mr. Johnstone reported we are currently capped at 16 billboards. In May, 2015 the administrative policy came to Council for updating. Staff has followed this policy for determining vacancies, but it still needs to be codified. He added there are other changes that need to be made to the sign code for general modernization and due to a recent US Supreme Court decision. He recommended a public process for that to engage businesses.

Council has three options. Staff recommends Option A -- to codify the billboard vacancy policy but address other changes later. Mr. Johnstone briefly outlined the steps staff would take should a vacancy occur -- noting that vacation of a billboard is very infrequent.

There was consensus to proceed with Option A. Advance as ordinance to codify the billboard policy, and address all other sign standards, including billboard standards, at a later date as part of a sign code modernization effort.

b) West End Project: 38th & Upham ~ Jerry Dahl

Mr. Dahl restated the plans for the project -- a small amount of retail on the first floor and residential on the upper two floors. He explained the financial circumstances.

- The October 20, 2015 Redevelopment Agreement (RA) was approved prior to the passage of ballot Question 300 and is therefore exempt from it.
- The RA provides two sources of financing to the project: property tax increments and sales tax increments.
- The property tax increment will be approximately \$3.4M over 20 years; the sales tax increment will not exceed \$1.9M.
- The property tax is collected by the County, which transfers it to Urban Renewal, which then reimburses the developer.
- The sales tax is collected by the City, remitted to Urban Renewal, and then remitted to the developer.
- The mechanism by which the City pays Urban Renewal is a "Cooperation Agreement". The Cooperation Agreement for this project was approved after the passage of Question 300 and is subject to those terms.
- Charter Section 12.10 now requires that TIF's for sales tax over \$2.5 Million be approved by a City-wide election.
- In order to obtain financing the developer has asked for confirmation of the sales tax increment – which will be less than \$2.5M and not subject to voter approval.
- Since the Cooperation Agreement does not break down the property and sales tax increments, the developer proposes an amendment to the agreement detailing that the maximum amount of any sales tax increment payment to the developer will not exceed \$1.9M.

Some councilmembers had questions about the mechanics of the process. It was noted that excess sales tax over \$4.8 will go back to the original taxing districts.

No action was required. The Council packet for August 8 will include the agreement.

3. Ordinance Revision Regarding Nuisance Plants ~ Jim Lorentz & Chief Brennan

Commander Lorentz explained briefly how the proposed changes will make the nuisance and vegetation codes compatible and consistent, and enable better enforcement.

Chapter 15 (Nuisances) prohibits damaged or dead landscaping. An amendment to the Code is suggested to clarify that dead and damaged landscaping may constitute a nuisance condition if it is a detriment or danger to surrounding property, or the public.

Staff recommends

- amending Chapter 15 (Nuisances) to include dead and dying trees and other specific types of deteriorated landscaping, and
- adding Chapter 24 (Vegetation) to the authority of the CSO's so they can write tickets.

There was brief discussion followed by consensus to bring the changes back for further review.

## 2. DIRT Task Force Recommendations/Updated Ballot Language & Bond Analysis

Patrick Goff went through the changes that Council had expressed for the ballot language – changes to the bonding numbers and the ballot language.

Discussion followed.

Councilmember Mathews apprised Council he has learned that the Wheat Ridge Water District plans to discontinue their discount for early payment and escrow that money for new water lines on Wadsworth when that project happens. Costs are still undetermined and they continue to search for grants.

Councilmember Fitzgerald distributed suggested wording he crafted for the first paragraph of the ballot language. He explained his revisions and had questions.

Further questions, comments and discussion about wording continued.

Time was spent wordsmithing the first paragraph, which included consensus to:

- Use the term "one half cent per dollar"
- Retain "such taxes to be used only for" and "no property tax"
- Include the word "share"
- Remove "maximum"; replace with "less than"
- Remove "levied by the City" and "such debt and such taxes"
- Change "raised" to "received"
- Continue exploring the possibility of Mr. Fitzgerald's suggestions on TABOR wording (no caps, underlining, bold, fonts, title)

Mr. Goff recommended that if other projects are added to the ballot wording the difference in the funding come from the Ward Road Station project. Wadsworth and Clear Creek Crossing are pretty fixed amounts.

Joyce Manwaring explained the possibilities for improvements at Anderson Park.

- Renovate/replace pool locker rooms to include family changing rooms, individual showers, concession area and storage (most public benefit)
- Anderson building renovation (partial). Updates to the building (roof, insulation); cosmetic upgrades to the exterior
- Remove lighted baseball field; convert to multi-purpose sports field, instructional playfield area and special events usage
- Reconfigure available park land to support special event programming including Performances in the Park and the Carnation Festival
- Update the pavilion and shelter
- Parking lot improvements; replace front lot by the parks offices
- She commented that Anderson Park needs to have a master plan. A future plan is to remove the Parks admin office at the entrance and replace the parks maintenance shops (on the west) and include them in the public works shops master plan.
- She listed some major uses of the park.

Discussion followed.

- Re: Anderson Park
  - The baseball field is the only true baseball field we have. (i.e grass infield)
  - The light poles are old and need replacing in the next few years. That will cost over \$200K. Their age is undetermined.
  - Soccer uses the lighted baseball field as early as February. During baseball season it gets heavy use -- most every night. Current primary user is a metro men's league for which we get about \$8,000/yr in fees. The high school uses it sometimes, but it's not their main field. The plan is to make it an all-purpose grass area; no fences. There will be no lights. Conversion will offer flexibility.
  - The showers are very old and offer no privacy. There are no family locker rooms to accommodate small children.
- Trailhead improvements as recommended by the DIRT taskforce can be done as small projects.
- The importance of improvements at the Ward Road Station.

Consensus by Councilmember Wooden to specify \$3.5M for Anderson Park (as described) and \$8.5 for the Gold Line (remove improvement Item 6).

There was further discussion about the Ward Road Station.

There was consensus to specify \$9M for Ward Road and \$3M for Anderson Park.

3. Elected Officials' Report(s)

**Kristi Davis** informed council she will be spending tomorrow at a big urban renewal meeting involving several cities. She will report back. ~ Urban Renewal has a meeting tomorrow. She also noted her second constituent meeting will be at Infinitus Pie on August 27 at 9:30am. Breakfast pizza will be served. Details to follow.

**Tim Fitzgerald** reported the Housing Authority will be having a public meeting for Fruitdale School. He also noted that things are percolating for something at the Gold Center, but there is nothing definite yet.

**Genevieve Wooden** announced that the picnic tables painted by the schools will be available in a silent auction near the circus at the Carnation Festival.

**Larry Mathews** reported on the unseen efforts of the Police Department working with all the schools on traffic congestion, and praised them for their work.

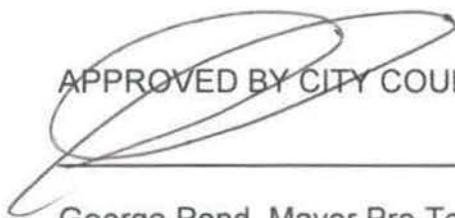
**Zach Urban** encouraged folks to come to National Night Out tomorrow night at Hayward Park in front of City Hall. From 4-8pm there will be a variety of event for all ages.

**Mayor Jay** reminded the Council they are invited to the Mayor's Reception for the Carnation Festival next Thursday at Anderson Pool at 6pm.

**ADJOURNMENT**

The Study Session adjourned at 8:21 pm.

  
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Janelle Shaver, City Clerk

  
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APPROVED BY CITY COUNCIL  
George Pond, Mayor Pro Tem