

STUDY SESSION NOTES
CITY OF WHEAT RIDGE, COLORADO
City Council Chambers 7500 W. 29th Avenue
February 4, 2019

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

Council members present: George Pond, Zachary Urban, Kristi Davis, Larry Mathews, Leah Dozeman, and David Kueter

Absent: Janeece Hoppe, Tim Fitzgerald

Also present: City Clerk, Janelle Shaver; City Attorney, Jerry Dahl; City Manager, Patrick Goff; and interested citizens

CITIZEN COMMENT ON AGENDA ITEMS None

1. City Treasurer Candidate Presentations – Patrick Goff

City Treasurer DiTullio was elected to the office of Jefferson County Treasurer on November 6, 2018 and subsequently reigned, thereby creating a vacancy that City Council must fill by appointment. The application period was open Friday, December 21, 2018 through Friday, January 25, 2019. Two qualified candidates applied for the position and were invited to prepare a brief presentation to City Council.

Korey Stites

Mr. Stites related he was born and raised in Wheat Ridge. He has a degree in business from Metro State. He has owned a martial arts business in Wheat Ridge for 9 years. He gave examples of how his business routinely gives back to the community. He has been involved with and/or managed local Facebook groups related to the community. He was on the WR Water District Board for one year and learned how government invests its money. He has been on School Board committees. He belongs to the WR Business District and serves on the NRS committee. He shared his experience at age 20 of making a failing martial arts business thrive and grow.

He gave his thoughts on the treasurer's position. He believes it provides a check and balance for the citizens and helps ensure citizens have a voice in the finances of the City. He spoke about the Treasurer being a hearing officer for tax issues and his ability to stand by rulings and implement them. He shared that Mr. DiTullio reached out to him to pursue this position and spoke to him about streamlining the Lock Box systems for online sales tax collection, creating parameters for collecting Lodging Tax from Airbnb's,. He also is committed to continuing the transparency of the office and availability of information to citizens.

Questions from Councilmembers followed.

Chris Miller

Mr. Miller grew up in Commerce City. He has master's degrees in Accounting and Finance from UC Denver. He moved to Wheat Ridge with his partner in 2006.

His professional experience has been with the State and the City and County of Denver. He has been Treasurer for the Carnation Festival since 2017.

He elaborated on the various relevant positions he has held with the City and County of Denver: staff accountant and Senior Financial Management Analyst for the Treasurer's Division; Accounting Supervisor for the Finance Controller's Office; Management Analyst Supervisor for the Program Resource Office of the Denver Department of Public Works. Since May 2017 he has been the Agency Controller for Denver's Arts and Venues division.

He wants to be treasurer because he is a long time financial public sector employee and enjoys it; he has relevant experience and background and feels he can provide oversight; he enjoys giving back to the community. He has goals to familiarize himself with the finance culture, procedures and policies of the City. He has spoken with Mr. DiTullio about the Lock Box issue and a process for Short Term Lodgers Tax. He would continue the website reports from the Treasurer, and believes there is opportunity to expand that.

Questions from Councilmembers followed.

The applicants were thanked for coming in to talk with the Council.

2. Art Space Feasibility Study – Diane Robb

Diane Robb reported the Cultural Commission had met with an organization called Art Space and is interested in contracting with them to do their feasibility study process for the City about creating live/work, multi-use, or other arts facility development in the City. She noted several member of the Cultural Commission who were in attendance, as well as Krista Lewis of Localworks. She introduced **Shannon Jern** of Art Space who explained the concept and the process.

Art Space is a 35 year old non-profit organization based in the Twin Cities, Minnesota. They help communities identify, create and promote art space. They have 50 projects around the county and 15 in the pipeline. Many are real estate projects; they are well known for live/work projects, and work force and affordable housing. They also counsel on non-housing art space. They wait to be invited and they conduct a patient community development process. The Cultural Commission is interested in taking the first step -- a 2-day feasibility study. It may lead to a project, but can be a stand along fact finding exercise.

Art Space Consulting helps communities identify effective, affordable ways to incorporate the arts into their civic agendas. They help communities revitalize downtown areas and inner city neighborhoods, reanimate historic properties, develop arts districts, and create and preserve affordable spaces for artists. They can focus on:

- Project concepts
- Who is the creative sector in WR? And what is their demand for space?
- How much local leadership is interested in meeting needs of local creative sector
- Looking for sites for real estate development
- Can include public spaces, historic preservation, general support of the arts
- If agreeable to all, this can go on to an Arts Market Study.
- The Feasibility Study is a fact-finding first step.

Questions and discussion followed.

- She explained the feasibility study process which includes a broad range of focus groups and public outreach. It is an intense 2-day project.
- They are flexible about what the best strategic process is for Wheat Ridge.
- The Feasibility Study is \$25,000. A report is provided. They will help strategize on the results.
- There are more artists in Wheat Ridge than people realize. It is likely 100-150 (professional and part-time).
- There is a need for affordable housing for artists.
- There is a need for a public space for theater and meeting places.
- Fruitdale would have been a perfect project for this. We should meet with potential partners about this. Artspace can help with that.
- We could search for donors and develop a broader base of support.
- Would like to know all the options that are available for acquiring this information.

Councilmember Mathews received unanimous consent to have the Cultural Commission pursue this further and return to Council with a preliminary report and concrete details.

Mayor Starker declared a break at 8:19. The meeting resumed at 8:29.

3. Discussion of Procedures for Appointments to Boards and Commissions

City Attorney Jerry Dahl highlighted a number of points from the Charter and Code.

- Equal representations from the four districts is required by the Charter for some boards/commissions.
- For other boards and authorities equal representation is encouraged.
- The Urban Renewal Authority and Housing Authority are statutory and are not governed by Charter requirements.

There are fourteen Board and Commission seats with terms ending March 2, and one open seat on the Election Commission. The City Clerk's Office advertised these open

seats on the City's website, in the Wheat Ridge Transcript and other City social media sites. Applications were due on February 1. City Council appointments are scheduled for February 25.

Questions and discussion followed.

- The deadline for application was February 1.
- At this time a number of Board and Commissions still have no applicants.
- Provision exists for out-of-district appointments if the position has been advertised for a reasonable amount of time. The Liquor Authority is not included in this provision.

There was consensus to

- 1) Close applications for the boards and commissions for which there are qualified applicants now, and
- 2) Extend the application deadline to February 15 at 5:00pm for those boards that currently have no applicants.

Councilmember Urban received unanimous consent to have the City Attorney draft an ordinance to treat the Liquor Authority like the other boards and commissions, to provide for out-of-district placements.

Mr. Dahl asked for direction on the chart for boards, commissions, authorities and ad hoc committees. Following some clarification Mr. Dahl was directed to create that chart.

4. Staff Report(s)

- A) Mr. Goff advised a new report has been issued on the G Line and the A Line. It indicates that December and January have been the most productive months. Progress is being made.
- B) Mr. Dahl refreshed Council's memory about Amendment 41 passed by the Colorado voters in 2006. It created an ethics commission and a set of ethics. A recent case involving former Governor Hickenlooper has brought up this issue for municipalities. Amendment 41 does not apply to home rule cities that have their own ethics code.

Wheat Ridge doesn't have an ethics code for its elected officials. There are two related provisions in the Charter, but that does not rise to the level of being considered a code of ethics.


Discussion followed.

There was unanimous consent to have Mr. Dahl draft a Code of Ethics for Council's review.

5. Elected Officials' Report(s)

Mayor Starker announced there will be Coffee with the Mayor this Saturday at Vinnola's at 9am.

ADJOURNMENT: The Study Session adjourned at 9:25 p.m.



Janelle Shaver, City Clerk

APPROVED BY CITY COUNCIL ON April 8, 2019



Janece Hoppe, Mayor pro tem