

**STUDY SESSION NOTES**  
**CITY OF WHEAT RIDGE, COLORADO**  
**City Council Chambers 7500 W. 29<sup>th</sup> Avenue**  
**June 1, 2020**

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

This meeting was conducted as a VIRTUAL MEETING. No members of the Council or City staff were physically present at the Municipal building for this meeting; the public did not attend in person.

Mayor Starker welcomed the Council, other elected officials, staff and interested citizens.

The Mayor also explained the virtual meeting format, how citizens will have the opportunity to be heard, and the procedures and policies to be followed.

Council members present: Amanda Weaver, Judy Hutchinson, Zach Urban, Janeece Hoppe, Rachel Hultin, Korey Stites, Valerie Nosler Beck, and Leah Dozeman.

Also present: City Attorney, Jerry Dahl; City Clerk, Steve Kirkpatrick; City Manager, Patrick Goff; Community Development Director, Ken Johnstone; Director of Administration Allison Scheck; Economic Development Director, Steve Art; Marianne Schilling, Assistant to the City Manager; Lauren Mikulak, Director of Planning; Stephanie Stevens, Senior Planner; guests including Artspace Consulting Vice-President Teri Deaver and interested citizens.

**Citizen Comment on Agenda Items –**

No one asked to speak.

Mayor asked if there was anyone who had not spoken regardless of their last name. No one else came forth.

**Note about Wheat Ridge Speaks:**

Citizens may visit the Wheat Ridge Speaks website and enter written comments of up to 1,000 words on any Council agenda item. *The deadline for citizens to submit comments is 12:00 Noon Mountain Time on the day of a Council session* so that Council members, other elected officials and City Staff have time to review the comments before the meeting on Monday evening. The City Clerk's Office transcribes those Wheat Ridge Speaks comments into these minutes, placing each comment along with the record for that agenda item, including items that include a public hearing (verbatim, if the comments do not contain lascivious language or unlawful hate speech).

The following appeared on Wheat Ridge Speaks for this Council Study Session:

**Item 1 - ArtSpace**

I know this is a study session item but would put my voice out there to say no monies and no projects should be contemplated or brought about by the City of Wheat Ridge until the City knows what monies are

being used from the budget or grants for this time of the virus and how the virus has affected monies coming in to the city accounts. This is not a time to be spending any money and using up resources. No money in, then no money out. This is a want and not a need.

Thank you for being more fiscally responsible than needed at any other time.

06/01/2020 10:13 am

**Vivian Vos**  
**6920 W 47 place Wheat Ridge, 80033**

### **Item 3 – Land Exchange at Stites Park**

I would like to have the City make sure there is a way for the trees, if still viable, to be left alone along this property line.

Thank you

06/01/2020 10:13 am

**Vivian Vos**  
**6920 W 47 place Wheat Ridge, 80033**

End of comments entered in Wheat Ridge Speaks for this Council session.

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#### **1.     **Artspace Feasibility Study update****

Discussion began at 6:32 pm, approximately 0:02 minutes into the recording of the session

In February 2020, Artspace Consulting arrived in Wheat Ridge for an on-site visit as part of its research in developing a Preliminary Feasibility Report. This visit included a site tour of Wheat Ridge, several focus groups and a public meeting.

Staff (Marianne Schilling) and ArtSpace Consulting Vice-President delivered to Council a detailed presentation about this item, its purpose and the background of the reasons for bringing it to Council. They also discussed the Preliminary Feasibility Report.

Councilmembers had questions and comments about how this program might benefit Wheat Ridge. There was also a discussion of funding, especially considering the current pandemic's effects on the city budget, and about next steps.

A lengthy discussion followed, addressing the role of our current Cultural Arts Commission, possible project locations and leveraging existing artistic efforts in Wheat Ridge (including gardening as an art form) to compliment a potential ArtSpace project.

#### **2.     **Parks fee-in-lieu of land dedication requirements****

Discussion began at 7:20 pm, approximately :50 minutes into the recording of the session

In 2014, City Council adopted Ordinance 1547 and Resolution 34, Series 2014 which revised the City's subdivision regulations to set forth consistent and defensible parkland dedication requirements and to establish fees in lieu. The ordinance requires payment to be made at the

time a plat is recorded for new subdivisions. Subdivisions are often times established far before development occurs, and fees may not be reflective of the current market at time of development. Having implemented the parkland dedication requirements for over five years now, staff has reviewed the fee structure and procedure and is recommending minor updates.

Ken Johnstone and Stephanie Stevens delivered to Council a detailed presentation about this item, its purpose and the background of the reasons for bringing it to Council.

Councilmembers had questions and comments.

Council reached a consensus, proposed by Councilmember Hoppe, to proceed with amending the subdivision regulations to require payment of fees in lieu of parkland dedication to be made prior to building permit issuance for all development, including new subdivisions.

Secondarily, staff is seeking direction from City Council whether they would like to consider at some point in the future a City Council resolution that would update the figure used for residential land valuation, based on more recent "comps."

Councilmember Hoppe sought and received a consensus to proceed with this item as well.

### 3. Potential land exchange at Stites Park

Discussion began at 7:36 pm, approximately 1:06 into the recording of the session

Stites Park is located at the northwest corner of W. 29th Avenue and Newland Street. The adjacent property at 6675 W. 29th Avenue contains two parcels under one ownership in a flag lot configuration: most of the lot is located to the west of Stites Park and a narrow 15-foot wide pole portion extends to Newland Street.

Lauren Mikulak gave a detailed presentation about this item, its purpose and the background of the reasons for bringing it to Council. This proposed land exchange, which would yield a net increase of the park area of approximately 2,000 ft.<sup>2</sup>, requires a unanimous vote of Council according to Charter and Code.

Councilmembers had questions and comments.

Council reached a consensus to move forward with the process for a land exchange of Tracts A and B and to return to Council with an ordinance for Council action consideration.

### 4. Staff Report(s)

Discussion began at 7:50 pm, approximately 1:20 into the recording of the session.

The Small Business Stabilization Program is proceeding with Round 2. The program helps local businesses get their operations re-opened, using CARES Act funding.

The Governor and Colorado Department of Public Health and Environment have announced a plan to provide more guidance on opening facilities like gyms, recreation centers and swimming pools. A new Executive Order from Governor Polis is expected tomorrow.

Mr. Goff asked whether Council would like to continue virtual meetings through June. A discussion of feasibility and practicalities followed. Starting June 8<sup>th</sup>, while Council meets virtually, staff are working to create the necessary technical capabilities so that citizens who wish to comment or testify at a public hearing may do so virtually or may come to City Hall and appear before Council (witnesses and Council will be able to see and hear one another live). Further announcements will follow, perhaps as soon as the June 15<sup>th</sup> Council Study Session.

Mr. Goff announced the tentative plans for partially re-opening City Hall with limited access by appointment beginning June 15<sup>th</sup>. Councilmember Weaver asked whether staff and visitors to City Hall can and will be required to wear masks; Mr. Goff answered affirmatively.

Councilmember Urban gave an update on the Small Business Stabilization Program.

### **5. Elected Officials' Report(s)**

Discussion began at 8:12 approximately 1:42 into the recording.

Councilmember Dozeman thanked staff for their resilience, flexibility and creativity. One business owner with whom she spoke commented that among all the governments at all levels, the City has won his admiration and respect for our efforts during the pandemic.

Councilmember Hultin asked whether there is any need to revisit the City's emergency declaration. Mr. Goff answered that there is no need to do that at this time.

Councilmember Hutchinson agreed that keeping the emergency declaration in place for now makes sense on several levels.

### **ADJOURNMENT TO SPECIAL MEETING**

The Study Session adjourned at 8:20 pm.

APPROVED BY CITY COUNCIL ON June --, 2020.



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Steve Kirkpatrick, City Clerk



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Janeece Hoppe, Mayor Pro Tem