

**STUDY SESSION NOTES  
CITY OF WHEAT RIDGE, COLORADO  
Hybrid - Virtual Meeting**

**August 15, 2022**

Mayor Bud Starker called the Study Session to order at 6:33 p.m.

This meeting was conducted both as a virtual meeting and hybrid, where some members of the Council or City staff were physically present at the Municipal building, and some members of the public attended in person as well. A quorum of members (eight) of Council were present in Council Chambers for this session.

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

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

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

Also present: City Clerk, Steve Kirkpatrick; City Manager Patrick Goff; Director of Administration, Allison Scheck; Planning Manager, Lauren Mikulak; City Attorney, Jerry Dahl; Assistant to the City Manager, Marianne Schilling; Eric Ameigh and Charles Buki, with czb (a consulting firm); Local Works Executive Director, Paige Piper; several members of the Localworks Board of Directors, interested citizens and guests.

**Public's Right to Speak**

No one came forward to speak this evening.

**Note about Wheat Ridge Speaks:**

Members of the public 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 the public 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.

*No comments appeared in Wheat Ridge Speaks for this session of Council.*

## **1. Affordable Housing Discussion**

### **Issue**

czb has begun a scope of work that includes research and data analysis as well as evaluation of affordable housing needs, various opportunity site types, and affordable housing tools.

### **Staff Reports**

Mr. Goff spoke briefly on the issue who introduced Eric Ameigh and Charles Buki of czb, the company that the City engaged to complete an Affordable Housing Strategy and Action Plan. Messrs. Ameigh and Buki gave a detailed presentation focusing on czb's strategic options and action plans.

Clerk's Note: czb conducted a workshop for the Mayor and Councilmembers, free and open to the public, on the basic principles and best practices for increasing the supply of affordable housing. The workshop was recorded prior to the call to order of this Study Session, to make it available to the public later. Their presentation in this Study Session was built to reprise and summarize the earlier workshop.

### **Councilmembers had questions and comments:**

Councilmembers asked detailed questions about several topics, engaging in discussion among themselves, with czb, and with staff, who answered their questions in detail:

- Several CM thanked the staff and the consultant for the report and more so for their hard work. Several CM also said that their meetings with Ms. Piper had resulted in the CM "feeling like they had been listened to."
- CM asked numerous, detailed questions of Mr. Ameigh and Mr. Buki, who responded with specifics. CM comments and questions concerned, among other things:
  - ❖ Many of these suggestions from czb and other interested parties could inform the design of the Lutheran Legacy Campus.
  - ❖ Aside from the Lutheran Legacy Campus are there other locations where we could apply some of these affordable housing strategies?
  - ❖ Can we incentivize developers to implement some of these affordable housing strategies? How would such incentives work?
  - ❖ Rather than spot-specific efforts could we make opportunities available city-wide for projects to meet a set of affordable housing criteria?
  - ❖ Is there a way to dynamically incentivize some potential projects developers may be considering? For example, could we look at some existing residential housing that would be ideal for renovation and updates?

- ❖ How can we leverage inclusionary zoning tactics that actually increase the availability of affordable housing without having other, negative unintended consequences?
- ❖ We need to think beyond home ownership options and also emphasize affordable rental properties. Can we also consider a program that would empower renters to own their homes?
- ❖ We also need to be aware that there are statewide efforts to support developing affordable housing. For instance, there is an initiative petition seeking to devote 1 basis point (1/100 of 1 percent) of state income tax collections to generate nearly \$300 million a year to advance affordable housing with strategically target funding.
- ❖ Several CM commented that we need to remember the people who have household incomes between \$50K and \$75K.
- ❖ Big picture, we need to have an overarching, strategic approach to affordable housing vs. an admixture of approaches that are not necessarily connected to an overall strategic plan.
- ❖ Realistically, we have the Lutheran Legacy property and limited infills. Perhaps we need to focus on that \$50K and \$75K segment and higher income groups because it is unrealistic to believe we can have much impact below the \$50K level.
- ❖ We need to remember that a lot of our older dwellings in the City are small homes. This fact will impact some of our strategic decisions.
- ❖ Perhaps we should devote a portion of our Short-Term Rental licensing revenues to affordable housing.

The pros from czb responded, providing detailed insights and reactions to CM questions and suggestions. Council agreed that we should expect to hear more from czb in the fall, based on tonight's discussion.

## **2. 2023 Budget Requests – Carnation Festival, Wheat Ridge Business District and Localworks**

### **Issue**

Representatives from Wheat Ridge Business District, Localworks and Carnation Festival have submitted 2023 budget requests for Council's consideration. Staff requests feedback on the attached proposals with consensus to proceed so that the appropriate levels of funding are included in the 2023 proposed budget.

While representatives from all three partners are available for questions, only Localworks will make a presentation.

## **Staff Reports**

Administrative Services Director, Allison Scheck delivered to Council a detailed presentation about this item, its purpose, and the financial impacts for bringing it to Council.

The 2023 budget request per organization is as follows:

Carnation Festival - \$125,000

Wheat Ridge Business District - \$90,000

Localworks - \$253,000

Mr. Joe DeMott was available to speak on behalf of the WR Business District and the Carnation Festival budget requests for 2023.

### **Councilmembers had questions and comments:**

- Councilmembers reviewed the Wheat Ridge Business District and Carnation Festival budget requests, both of them for the same level of funding in 2023 as in 2022.

The Mayor proposed a consensus to approve the request \$90K for the Wheat Ridge Business District in 2023.

### **Consensus attained.**

The Mayor proposed a consensus to approve the request of \$125K for the Carnation Festival in the City's 2023.

### **Consensus attained.**

Paige Piper, Executive Director for Localworks, came to present the Localworks 2023 budget request. She gave a presentation which provided detail about Localworks accomplishments this year and plans for 2023.

Ms. Piper emphasized that this request aligns with Localworks strategic plan for growing other sources of revenue over time to support its programs and in tandem reduce the agency's need for funding in the City Budget.

CM had comments and questions:

- This is seriously great work! CM felt that Localworks has listened well to Council's thoughts leading to tonight's session. "You hit it out of the park!"
- Makerspace will require a lot of communication, public relations and grassroots community marketing, in English and Spanish, to ensure that all who could benefit from this program learn about it.

- Makerspace should include some kind of conference room space for local businesses in incubation to use/rent when they have prospective funders or customers visiting.
- Planning for revenue streams going forward to support Localworks with less City funding at some point is a great step forward.
- You are bringing a refreshing enthusiasm to Localworks plans and budget requests! Fundraising goals, including revenue, donations and grants, are key to Localworks future and we are delighted to see it.
- We greatly appreciate your community-building directions in both your program plans and budget request.
- How does Localworks dovetail well with other organizations, including the Cultural Commission, in supporting artists and art?
- How will Localworks specifically support entrepreneurs? Describe the planned efforts to ensure that the Makerspace actually creates new local businesses.
- Please, discuss Art Space, how it works and what the plans for those dollars entail.
- Please, use every best-practices method available to spread the word about Localworks and Makerspace. Your whole new communication strategy and tactical plans looks excellent.
- Will the HIP and Bubble loans continue in 2023? Localworks replied yes, with detailed thinking on how those resources can have their optimal impact.
- We need a farmers' market in Wheat Ridge again. We had a successful one in the past and we hope to consider a new effort toward a farmers' market in WR.

The Mayor proposed a consensus to request that staff include funding for Localworks in the 2023 budget in line with the Localworks requests.

**Consensus attained.**

### **Staff Report(s)**

Mr. Goff had nothing more this evening.

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

Councilmembers profusely thanked all those who made the 2022 Carnation Festival such a resounding success. Councilmembers thanked a number of individuals, sponsors and organizations for their teamwork, hard work and support for this traditional and widely anticipated festival.

CM Dozeman thanked the Parks and Rec staff and the WRPD for their excellent support and hard work. She also thanked the Carnation Festival Board for all of their hard work that resulted in such a great Festival.

CM Hultin thanked the Localworks Board for their hard work and attendance this evening.

CM Stites echoed his peers comments and profuse thanks!

CM Ohm met with the Wheat Ridge High School interim principal, who is working with an architect to choose a concept for remodeling and renovation. The interim principal said that once a decision is made, he will make a presentation to Council. A new greenhouse is going in at the high school. CM Ohm chatted with Grand Marshall, Maki, at the Festival about programs at WR High School. CM Ohm also read a letter from Las Vegas Water executives about the difficulties facing all of us who live in the west. He would like to see a discussion about water conservation methods at a future Council meeting.

CM Weaver lauded the excellent parade and CM Dozeman's hard work. She thanked the 23 people who submitted pies and raised \$500 for local charity.

CM Hutchinson suggested contacting CSU extension about water conservation. She also discussed her happy experiences at the Festival Parade last Saturday.

CM Nosler Beck welcomed the teachers, other educators and kids back to school this week.


The Mayor thanked everyone for a productive meeting. He also reminded everyone to be extra vigilant for our children as they travel to and from schools that have opened or will open soon.

**ADJOURNMENT**

The Study Session adjourned at 8:47 p.m.

APPROVED BY CITY COUNCIL ON August 22, 2022.

  
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Steve Kirkpatrick, City Clerk

  
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Rachel Hultin, Mayor Pro Tem