

## STUDY SESSION NOTES

### CITY OF WHEAT RIDGE, COLORADO

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

September 18, 2017

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

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

Absent: Genevieve Wooden (excused)

Also present: City Clerk, Janelle Shaver; City Manager, Patrick Goff; Chief Brennan; Parks Director, Joyce Manwaring; Public Works Director, Scott Brink; other staff, several guests, and interested citizens

#### CITIZEN COMMENT ON AGENDA ITEMS none

1. Staff Report(s) none

2. 2017 Justice Assistance Grant Public Notice – Chief Brennan

The Police Department receives an annual grant from the Bureau of Justice Administration. This Edward Byrne Justice Assistance Grant (JAG) for the years 2017 and 2018 is for \$10,178. The grant can be used for six key areas of law enforcement.

Traditionally we have used this grant for overtime for community policing or equipment. Notifying the Council and the community of how this money will be spent is a requirement of the grant.

This year the department would like to use the grant for a license plate identifier – a stationary Automatic License Plate Reader (ALPR) that can be mounted on a pole or a trailer. We currently have a mobile unit that is used in a car. It would be placed in high crime areas to identify stolen vehicles and owners that are wanted persons. The proposed location is the I-70 & Kipling area. A trailer is included in the proposal. The grant would cover \$10K of the \$16K total, with the balance coming from the police seizure fund.

Council questions and comments followed.

- Per state statute, the records must be kept for 6 months.
- The records would be subject to open records requests.
- No public notice of use is required.
- We have had success with the department's mobile unit.

Councilmember Pond received consensus to move forward with the grant.

3. Security Assessment Report

Mr. Goff introduced **Steve Thibodeaux** and **Ken Murphy** from iParametrics of Alpharetta, Georgia. Their company did a security assessment of City Hall, the Rec Center and the Active Adult Center.

The scope of work included security assessment reports for each facility, development of a security master plan and recommendations for security upgrades.

The actual report is confidential and details will not be discussed in public. We do not want to release vulnerabilities. A summary will be given.

Steve Thibodeaux highlighted the risk assessment process.

- Asset classification: Interviews with 75+ staff members in the three buildings.
- Facilities security level: Each facility was given a ranking based on population size, threat to tenants, and the mission criticality and symbolism.
- Threat + Vulnerability x Consequence (Impact) = Risk
- A list of 20 Undesirable Events was considered to determine risk factors.

The report provides analysis of strengths and areas for improvement for single point of contact, staffing, access control, centralized reporting, mass notification, enhancements in the security systems, citywide security policies and procedures, and training.

Questions from the Council followed. Mr. Thibodeaux and Mr. Murphy responded.

Councilmember Pond received clarification for the reasons for the level of designation for the Recreation Center.

Councilmember Mathews: Are these levels rated by likelihood of occurrence (like a 5 or 100-year storm to plan for)? Levels are ranked for needs for higher level of security. The report contains priorities.

Councilmember Urban:

- Was consideration given to virtual threats? IT was not a part of this evaluation.
- Is the offensive side considered? Yes, in the formal report. There is training that has already started, but it should be augmented. Policies and procedures are proactive.
- Are there steps that can be taken to mitigate potential threats? There are absolutely things the City can do to mitigate risk. The detailed report recommends priorities, along with cost estimates – and in some cases designs, to protect employees and citizens that come into the building.
- iParametrics has an advanced Run Hide Fight presentation which trains on pre-attack indicators. Mr. Goff added that the City has done a good bit of de-escalation training.

Councilmember Davis: What about communicating to staff during an immediate threat? Yes, some mass notification actions are suggested in the report.

Mr. Goff said he'll be asking Mr. Dahl if an Executive Session is possible on this topic.

Councilmember Mathews: How can Council tell where cost and benefit cross? That will have to be the City staff's call. Less expensive alternatives are offered in the report.

Mr. Goff reported that the recommendations total \$800K, but they can be phased in. He alerted Council that a line item for \$150K in security enhancements is included in the 2018 Budget. He also referenced the age of the City Hall building and posed the considerations of whether the City will get a new City Hall in the next 5-20 years and if the Council wants to spend so much money on an aging building.

Joyce Manwaring thanked iParametrics and staff member Julie Brisson for their work on the report. She noted there are many recommendations in the report that don't have any cost associated with them. Those are appreciated also.

Mayor Jay thanked the guests and the staff for their work on the report.

#### 4. Swiss Flower Shop TIF – Steve Art

Mr. Art began the explanation of the TIF request the Urban Renewal Authority (URA) has approved. The project is the development of a new retail building and some light industrial/makerspace at the southeast corner of 44th Avenue & Jellison Street.

**Heidi and Russ Sheard**, the applicants and owners of Swiss Flower Shop, and their advisor **Tim Morzel** of Economics and Planning Systems (EPS) were present.

The Swiss Flower Shop is a locally grown business since 1969. The owners have purchased the lot to the west, demoed the house, and plan to build an additional building. Mr. Art advised this is a perfect project for the URA. Council will be asked to ratify the TIF agreement at the next City Council meeting.

The project will use 100% of the property tax and 50% of the sales tax (1.5 cents of the 3% sales tax), which requires a Cooperation Agreement between the City and the URA.

Mr. Art introduced Tim Morzel, who was hired by the Sheards to do a financial pro forma for the project. He was also contracted by the URA and the City to evaluate the numbers and ensure they meet the City's needs. Mr. Art noted that Councilmember Davis is vice-chair of the URA and has been present for all the presentations and URA's ratification of the redevelopment and cooperation agreements.

Mr. Morzel reported his firm was hired to evaluate the pro forma and review the request for tax increment financing and public subsidy. He gave some information about his company, followed by a presentation which summarized the analysis.

The project is planned for three phases between now and 2025.

- Phase 1: On the corner; 6,600 sf extension of current retail use; only retail piece of the project; completion in 2019. This phase is already underway; building to be completed in early 2018. When complete, the retail business is expected to generate \$1.32M per year in sales (\$200 per sf).
- Phase 2: On Jellison St, south of Phase 1; 6K sf of maker space; may not have a sales tax component; completion in 2022
- Phase 3: South of Phase 1; 7,200 sf of maker space; completed in 2025.

The purpose of the TIF is to remove, reduce and prevent the spread of blight. Approved in December, 2015, the 25 year TIF clock will expire in 2040.

The three primary project evaluation criteria are eligible costs, developer return, and project revenue generation projection.

1. Eligible Costs

- Identified eligible public improvements: the cost of land, utility costs, parking, sidewalks, water, sewer, etc. totaling \$1.6M.
- Phase 1 (when most public improvements will occur) includes \$1.2M; \$206K for Phase 2; \$207K for Phase 3.

2. Developer Returns (with public subsidy) - \$767,383

- Developers generally look for a return of 6-8%. Without the TIF this project would return 5.6%. With a subsidy of \$767,383 the project return will be 7%.
- EPS and City staff calculate the Sheards will receive \$695,312 in Phase 1, \$27,464 in Phase 2, and \$44,607 in Phase 3. (Total \$767,383 for all phases.)

3. Revenue generation potential -- \$752,092

Mr. Morzel reviewed the numbers for developer return and financial mechanisms.

- City to receive 50% of sales tax during first 10 years of each phase, and 100% thereafter. Total: \$821,024
- URA to receive 0% of property tax during first 10 years of each phase and 100% thereafter. Total: \$798,473
- Total City/URA revenue (2018-2040): \$1.62

Council questions and comments followed.

Councilmember Mathews asked what would happen with the TIF money if the project pays off early. Mr. Art advised the property tax will continue to flow in to the URA to provide funds to help other projects in the Kipling Corridor. The City would resume receipt of the 1.5 cents of sales tax.

Councilmember Davis gave examples of how the City has benefitted from URA funds. She noted the windfall Arvada had with Costco (an urban renewal area) which also benefitted the schools 300%. She said it would benefit some of the taxing districts. Mr. Goff added that surrounding property values will rise, which raises property taxes, which benefits fire departments and schools.

Mr. Art reported that all point of sales will be from the new building. The old building will be used, but will not register any sales; it will be one store. Ms. Davis asked why the sales tax base would be zero. Mr. Art said sales tax doesn't have a base. Discussion followed.

Ms. Sheard said the plan is to expand sales to include larger items like furniture and art.

Councilmember Pond voiced support for the project and talked about the WR Cyclery TIF.

Mr. Goff clarified that urban renewal law is specific to property tax; sales tax is Council's domain – to decide how much they want to share. Past projects have set a base for sales tax, but it is optional. Having a base will make it take longer because the increment is smaller.

Councilmember Hoppe suggested that a 50% share of sales tax is not unreasonable - noting that Hacienda Colorado gets 50% for eight years, Kipling Ridge gets 100% of the

sales tax, and WR Corners gets 33%. She looks forward to Dairy Queen and Big O Tires stepping it up a little.

Councilmember Fitzgerald said he supports this as an investment in the area.

Councilmember Urban asked why the City used the same firm as the applicant and where the checks and balances are. Mr. Art said it's a small project and doesn't think it is a conflict of interest. EPS has worked for both sides of projects in Wheat Ridge before, and staff felt contracting with a separate firm would be a waste of resources.

Regarding Councilmember Urban's concerns about checks and balances, Mr. Morzel stated that 60% of their work is for cities and URA's, and their reputation is based on being fair. They are very transparent.

Councilmember Urban expressed concern about setting the sales tax base at zero and setting a new policy/procedure that others will want to follow. He would like to see the calculations done with the sales tax base included so Council can evaluate that effect. Mr. Morzel provided some information on the effects of including a sales tax base, but acknowledged this analysis does not include use of the exiting sales tax base.

Councilmember Duran said she's excited about the project and thinks it will lift up the area.

No action was necessary. This will come before the Council next Monday.

#### 5.     Activate 38 Demonstration Project ~ Scott Brink

Scott Brink introduced **Rachel Hultin** and **Britta Fisher** from Localworks who were present to talk about the work they've done on 38<sup>th</sup> Ave from Kipling to Youngfield. He said that stretch of road has many infrastructure needs (road quality, sidewalks, drainage, bike facilities, etc.), but doing it right will be very expensive and the traction hasn't been there.

He explained that Localworks recently got an active living grant to look at what could be done short term to build momentum. They have done homework, engaged the neighbors and would like to do a demonstration project.

Britta Fisher (Director of Localworks) addressed the Council first.

- People would like to see people out on the streets walking, biking and in wheelchairs, and using transit – not just in cars.
- Kaiser Permanente put this grant together because when people are active in their transportation it's healthier. Examples: taking walks; taking the bus to work one day a week; walking to get groceries.
- Localworks was one of 12 grant finalists. There was a competitive grant site visit from Kaiser Permanente.
- The grant provides the opportunity to galvanize local agencies who have an interest in the area, and the neighbors. Residents could tell their experiences with 38<sup>th</sup>, what is important to them, and how they would like to connect to parts of their community.



- The first year of the grant runs from December 2017 through March 2018. This is for assessment; the next two years are about implementation.
- Jenny Snell is the coordinator for Activate 38, but is away on vacation this week.
- Rachel Hultin is an active partner on the project as part of her work at Bicycle Colorado and an involved community member.

Rachel Hultin shared the assessment outcomes to date.

- Ms. Hultin reviewed her expertise professionally as the Active Transportation Manager for Bicycle Colorado where she works across the state to increase biking and walking. She is also a leader of the local bike/ped advocacy group.

They have collected passive data so far; she referenced it on a map of the corridor.

- Public Works staff has done traffic counts and speeds; the Rec Center has been doing intercept surveys and bike counts.
- Safe Routes to Schools surveys have been done at Kullerstrand and Prospect Valley schools to assess activity levels of walking and riding bikes to school.
- Ms. Hultin noted there were also several engaged community events.
- A youth walking lab for each school involved 5 students from each school (each with an adult) polling where the kids felt safe or scary.
- Police data on accidents involving bikes and pedestrians has been gathered. The last twelve months of data are yet to be added.
- They are collecting first person interviews.
- She noted there are people who live in the corridor and are dependent on it.
- She played a video of their first interview with two little brothers who live ¼ mile from Turner Park. They play in their apartment parking lot and are not allowed to go to the park. One brother has clear signs of ADHD – an example of kids who need to be active and moving for their emotional and mental health.
- There are seniors at Morning Star who would walk more if it was safer.
- Sidewalks are needed, but are expensive. Part of the grant is to identify short and medium term options that would address concerns the City could invest in.
- Four key concerns have been identified. They are: 1) Improved safety for crossings, 2) Calmer (slower) traffic, 3) More separation (for people) from cars, and 4) Make it feel like a place for people.

A demonstration project will be set up October 1, culminating in an event at Turner Park on Saturday, October 7 from 1-3pm.

- They want to identify safe routes to the park and raise attention.
- They are working with Public Works to address slowing the traffic.
- There will be a creative crosswalk at 38<sup>th</sup> & Parfet. This concept is from Denver. If they get a permit to close the whole area, kids will be able to ride their bikes and scooters and enjoy the street as a place where they feel safe/comfortable.
- There will be a “people lane” on the west side of the park.
- National safe practices will be used; they will take data, metrics and feedback.
- The event is called Roll, Stroll and Strut. It will be fun.
- Jenny Snell will be following up with Council.

There were no questions from Council and no discussion. Councilmember Pond thanked the presenters and noted that District 3 folks have wanted change here, but funding is never available. Additional thanks and some incidental remarks were given.

6. Elected Officials' Report(s)

**Kristi Davis** gave an update from Urban Renewal.

- They have a meeting tomorrow at 6pm. The public is welcome.
- Approved: Funding for the street lights on 38<sup>th</sup> Ave (that aren't covered by CIRSA).
- Approved: Lighting for deciduous trees (year-round) on 38<sup>th</sup> Ave from Upham to High Court. URA to pay for the new lights, removal of old ones and hanging of new ones.
- Not approved: Maintenance of the street lights. (Maintenance is not their goal.)
- Not approved: Lighting of the Christmas tree. (It is a budgeted item for the City.)
- Hacienda Colorado deal is not yet completed. Numbers are still being adjusted and there is still ongoing discussion on the extent of the undergrounding.

**Tim Fitzgerald** reported from the Housing Authority.

- The Authority toured a building Lakewood did. He was very impressed.
- The mission of the Authority is no longer operative because there are no foreclosures right now. They are struggling to redefine themselves.

**Zachary Urban** made note that Gov. Hickenlooper has issued an executive order calling the General Assembly into a Special Session on October 2 to take legislative action to codify that retail marijuana sales are subject to sales tax levied by certain special districts and other limited purpose governmental entities such as RTD. While Special Sessions usually last 3-4 days, CML believes this one may be completed in 2-3 days without any legislation being adopted.

**Janece Hoppe** reported that the WRBD had a successful open house at iPie. Board members shared information about the Facade Plus program with business and property owners. Any business interested in major investment in the exterior of their building should contact them. They don't have to have exact architectural details – just a plan, a vision. ~ She thanked Renewal Wheat Ridge for all their work.

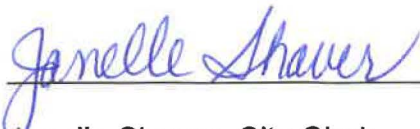
**Mayor Jay** reported that Risas Dentist on Wadsworth had a free dental care day on Labor Day morning. From 9:00-noon 150 people were served or rescheduled.

**Tim Fitzgerald** reported that iPie has a nice, new patio, partially funded by the WRBD.

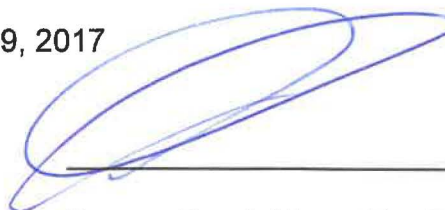
**Mayor Jay** reported that Lutheran Hospital had a free women's wellness clinic Saturday morning. 300 women came.

ADJOURNMENT The Study Session adjourned at 8:29 pm.

APPROVED BY CITY COUNCIL ON October 9, 2017



Janelle Shaver, City Clerk



George Pond, Mayor Pro Tem