

City Council Meeting Minutes

CITY OF WHEAT RIDGE, COLORADO
7500 WEST 29TH AVENUE, MUNICIPAL BUILDING

October 11, 2021

Note: 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. All eight members of Council were present in Council Chambers for this session. Before calling the meeting to order, Mayor Starker stated the rules and procedures necessitated by this meeting format.

Mayor Starker called the Regular City Council Meeting to order at 7:03 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

ROLL CALL OF MEMBERS

Janeece Hoppe	Judy Hutchinson	Zachary Urban	Rachel Hultin
Amanda Weaver	Korey Stites	Leah Dozeman	Valerie Nosler Beck

Also, present: City Attorney, Gerald Dahl; City Manager, Patrick Goff; City Clerk, Steve Kirkpatrick; City Treasurer, Chris Miller; Administrative Services Director, Allison Scheck; Karen O'Donnell, Director of Parks and Recreation; Lauren Mikulak, Planning Supervisor; Kayla Betzold, Homeless Navigator, Rebekah Raudabaugh, Sustainability Coordinator other staff, guests and interested Members of the Public.

APPROVAL OF MINUTES

Without objection or correction, the City Council Minutes of September 13, 2021 and September 27, 2021 were approved as published.

APPROVAL OF AGENDA

Without objection or correction, the agenda stood as announced.

PROCLAMATIONS AND CEREMONIES

Mayor Starker read and presented the Proclamation

National Pedestrian Safety Month

The Proclamation addresses public awareness of pedestrian safety on our streets and highways. The proclamation mentioned those most likely to suffer injuries from motor vehicle and pedestrian incidents: children, cyclists, the ageing and the economically disadvantaged. Mr. De la Torre accepted the Proclamation on behalf of our residents.

PUBLIC'S RIGHT TO SPEAK

Edward Fleegler, MD, 3812 Taft Ct. Came tonight to ask for a pause in the process of merging SCL Health and Intermountain Healthcare. As a physician with long experience in healthcare he believes it is important that all of the stakeholders work in collaboration to fully understand the implications of this merger to the health and well-being of the public. He noted that IHC has a global footprint and reputation in the industry. We need internal medicine and primary care everywhere. We need to take a pause to fully discuss, understand and evaluate the consequence of this merger.

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 members of 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, including items that address a public hearing (verbatim, if the comments do not contain lascivious language or unlawful hate speech).

Councilmember Hutchinson asked that this email from a resident be entered into the minutes for the public record.

Linda Lauff, 10565 West 32 Avenue, Wheat Ridge

I cannot attend the planning commission meeting on October 7, 2021, in-person or by zoom.

The following is my recommendations.

I oppose the master plans for the Lutheran property .

I reviewed the Lutheran Legacy master plans and was rather shocked to learn there is no proposal for a new library, with a surrounding multi-use park. The small historic library we have is lovely but limited by size and location.

The modern libraries offer many services for the community: books, videos, online streaming, research, computers, family programs, educational classes, meeting and study rooms and much more. For example, it is almost impossible to apply for a job without a computer and Wi-Fi access, both expensive. Every home does not have Wi-Fi and computers to meet the demands of online classes and homework. The Wheat Ridge community meetings and information are online. A library offers the computers and support staff to assist the users. Also, libraries offer many fun and educational activities for children. And it is free to all, the truly democratic establishment! Many Wheat Ridge

residents are missing out on the benefits Jefferson County Library system offers. The Lakewood Location on 20th is not accessible by bus and is very busy already.

We are fortunate to have the perfect location for a library in our community, the Lutheran land. The location would be accessible by the bus routes on 38, 32, Wadsworth, Kipling, and walking distance for the schools and neighborhoods.

Jefferson County Library has a board of trustees that very successfully raises money. Libraries make desirable communities, so developers often donate land and money for the project. Perhaps some the existing campus buildings could be converted to a library.

I am available to work with our community members to develop a library plan. Southern Jefferson County has been working on a plan for months and is looking for a location. Their experiences will be very useful.

1. **CONSENT AGENDA**

Discussion began at approximately 7:16PM

Councilmember Hutchinson introduced the consent agenda.

- a. Motion to approve the annual police body-worn camera system contract payment to Axon Enterprise Inc. in the amount of \$86,880.00

Issue

In 2019, the City of Wheat Ridge entered into a contract with Axon Enterprise Inc. for body-worn camera equipment and data storage. The contract includes the purchase of cameras, licenses, data storage, and auto-tagging ability. These services ensure that the Wheat Ridge Police Department is operating within the standards set forth by Colorado Senate Bill 20-217. Payment in the amount of \$86,880 is due for 2021.

Motion by Councilmember Hutchinson to approve the Consent Agenda Item, Seconded by Councilmember Stites; motion carried 8-0.

PUBLIC HEARINGS AND ORDINANCES ON SECOND READING

None for tonight

ORDINANCES ON FIRST READING

Discussion began at approximately 7:17 PM

2. Council Bill No. 18-2021 - An Ordinance amending Chapter 11 of the Wheat Ridge Code of Laws by the addition of a new Article XIV Entitled Hotel Licenses and in connection therewith, adding reference to Extended Stay Lodging in Chapter 26 use schedules

Councilmember Dozeman introduced Council Bill 18-2021.

ISSUE

Within the City of Wheat Ridge there are presently nine hotels with a total of approximately 972 rooms. While these nine hotels represent less than .05% of the total number of households and businesses in the City, the calls for service from the City's Police Department to these establishments constitute approximately 10% of the total calls for service to the WRPD. This ordinance will create a licensing program for hotels and require minimal amenities to provide safe and healthy environments for persons relying upon short-term and extended stay housing in Wheat Ridge.

Motion by Councilmember Dozeman to approve Council Bill No. 18-2021 - an ordinance amending Chapter 11 of the Wheat Ridge Code of Laws by the addition of a new Article XIV Entitled Hotel Licenses and in connection therewith, adding reference to Extended Stay Lodging in Chapter 26 use schedules, on first reading, order it published, public hearing set for Monday, October 25, 2021 at 7:00 p.m. as a virtual meeting and in City Council Chambers if allowed to meet in person on that date per COVID-19 restrictions, and that it take effect fifteen days after final publication, seconded by Councilmember Urban, motion carried 8-0.

DECISIONS, RESOLUTIONS AND MOTIONS

Discussion began at approximately 7:19 PM

3. Resolution No. 50-2021, A Resolution adopting the City budget and appropriating sums of money to the various funds and spending agencies for the City of Wheat Ridge, Colorado for the 2022 budget year

Councilmember Hoppe introduced Resolution No. 50-2021.

Issue

Sections 10.7 and 10.9 of the Wheat Ridge City Charter require that a public hearing on the proposed budget be conducted before its final adoption and that the budget be adopted by resolution on or before the final day (December 15, 2021) established by state statute for the certification of the next year's tax levy to the county.

The proposed 2022 budget includes the following:

- A General Fund budget in the amount of \$44,169,781
- An unrestricted fund balance of \$11,042,057 or 25% of expenditures
- A General Fund transfer of \$6,995,445 to the Capital Improvement Program (CIP)
- A General Fund transfer of \$500,000 to the Equipment Replacement Fund
- Proposed CIP Fund in the amount of \$21,763,305
- Proposed Renewal Wheat Ridge Bond Projects Fund in the amount of \$5,900,000
- Proposed 2E Fund in the total amount of \$3,884,083

- Special Revenue Funds in the amount of \$6,405,134
- Proposed budget (all funds) in the amount of \$82,122,303

Staff Presentation

City Manager Patrick Goff and Administrative Services Director Allison Scheck presented the highlights of the budget including the prior Study Session review and action taken with respect to the budget, its financial impacts and background.

They spoke also of the change to the line item that allocates \$3,500 for school outreach funding in the Legislative Services (102) account. Between producing the proposed budget and the study session, staff received the initial 2022 property casualty insurance quote and learned that it is less than budgeted. Therefore, \$3,500 was moved from Central Charges account (01-610-700-781) to Legislative Services (01-102-700-780). This transfer is between two cost centers within the General Government section of the budget and does not change the total budget.

Public Comment

Mary Pike, works at Jefferson Center 9595 W. 49th Ave. She is the Mental Health Co-responder services leader at the Center. She came to urge Council to approve the line item in the budget to fund WRPD efforts to respond to mental health calls. A master's level healthcare provider attends calls for service with the PD and allows the police to return to their other duties while the clinician meets the needs of the impacted individuals. The program has also had a dramatically positive impact on 911 calls for police service.

Mayor Starker closed the public hearing.

Council Questions

Councilmembers thanked the staff for their hard work on the budget.

Having recently devoted a Study Session to the proposed 2022 budget, Council had relatively few questions or comments.

Councilmember Hoppe asked whether we have a comprehensive evaluation of services needed to update and maintain all municipal buildings and property. Mr. Goff responded in detail, including the news that we will soon have a Facilities Manager coming onboard (October 18th).

Councilmember Hultin asked for details on the line item for The Green, including input from Council and the community on the project. She also asked about the timeline for another project. Mr. Goff gave detailed answers including the funding break down of \$877,525 fees in lieu of from the Westend 38 and Edison apartment developments, \$1.2 million from Open Space, an estimated \$100,000 potential future sale of Town Center Park, \$800,000 from Jeffco Schools and \$835,000 from Council approved funding budget carry over from 2019 budget .

Councilmember Nosler Beck asked about bridge improvements and their exact location. Staff gave a specific answer.

Councilmember Stites asked whether we can find funds for the Housing Authority in 2022. Mr. Goff provided a detailed answer and suggested that we put that item on a Study Session agenda in the near future.

Councilmember Urban commented on the budget items for The Green.

Motion by Councilmember Hoppe to approve Resolution No. 50-2021, a resolution adopting the City budget and appropriating sums of money to the various funds and spending agencies for the City of Wheat Ridge, Colorado for the 2022 budget year, With the following amendment, direct staff to conduct a City wide municipal facility assessment; utilizing funding from the " Central Charges" account that was initially budgeted for the 2022 Property Casualty Insurance and since has been determined as over budgeted. seconded by Councilmember Hultin.

Councilmember Hultin moved to amend the motion to approve the 2022 City budget to allocate \$25,000 of the \$100,000 Neighborhood Traffic Management Program budget item for locations within 0.5 miles of any Wheat Ridge School to improve safety for people walking and rolling to school. Seconded by Councilmember Stites; amendment passed 8-0.

Councilmember Urban moved to amend the budget to remove \$2.9 million from the budget line item for "The Green" leaving \$900,000 for this project in 2022; seconded by Councilmember Dozeman. Amendment failed on a vote of 4 aye and 4 nays. The Ayes were Councilmembers Nosler Beck, Dozeman, Urban and Hutchinson. (The Mayor may not vote to break a tie with respect to any motion related to the budget.)

The amended motion to approve the 2022 budget carried 8-0.

4. Resolution No. 51-2021, A Resolution levying general property taxes for the year 2021, to help defray the costs of government for the City of Wheat Ridge, Colorado for the 2022 budget year

Discussion began at approximately 8:06 PM

Councilmember Urban introduced Resolution No. 51-2021.

Issue

This resolution authorizes the levying of property taxes for the 2021 fiscal year to help defray the cost of government in 2022.

Staff Presentation

City Manager Patrick Goff and Administrative Services Director Allison Scheck spoke on the issue including where State law requires the Jefferson County Assessor to certify to the City the total valuation for assessment of all taxable property located within the

territorial limits of the City of Wheat Ridge. The estimated total net assessed valuation for the City for the year of 2021 is \$701,680,832, which is an increase of \$74,725,147 compared to the final valuation in 2020.

The City is also required by this same section of the C.R.S. to officially certify the property tax mill levy to the Jefferson County Board of County Commissioners by December 15, 2021. The City's property tax mill levy will remain at 1.830 mills for the 2022 budget, generating approximately \$1,284,076 in property tax revenue, an increase of \$136,747 compared to the 2021 estimate.

Staff also explained that TABOR restricts increases in property tax revenue to inflation plus local growth (defined as the percentage change in actual value of real property from construction of taxable real property improvements). The Wheat Ridge voters exempted the City from this TABOR revenue limitation at the November 2006 election. However, TABOR still restricts the City from raising the property tax mill levy without voter approval unless the mill levy was temporarily reduced in a previous year.

Public Comment

No one came forward to speak.

Mayor Starker closed the public hearing.

Council Questions

Council had no questions or comments regarding this pro forma action by Council.

Motion by Councilmember Urban to approve Resolution No. 51-2021, a resolution levying general property taxes for the year 2021, to help defray the costs of government for the City of Wheat Ridge, Colorado for the 2022 budget year, seconded by Councilmember Stites , motion carried 8-0.

5. Motion to approve a memorandum of understanding and data sharing agreement between the City of Wheat Ridge, Colorado, and Housing Connector

Discussion began at approximately 8:09 PM

Councilmember Stites introduced the Motion.

Issue

The City of Wheat Ridge Homeless Navigation Program is dedicated to the placement of unhoused individuals as part of a City Council priority to Develop Solutions and Work with Partners to Address Homelessness. Housing Connector is a non-profit partnering with properties and case managers to reduce barriers and increase access to housing for individuals experiencing homelessness. Partnering with Housing Connector would allow the City of Wheat Ridge access to housing units that could be used to place individuals into permanent housing.

Staff Presentation

Homeless Navigator, Rebekah Raudabaugh presented on the issue where Housing Connector is a non-profit partnering with properties and case managers to reduce barriers and increase access to housing for individuals experiencing homelessness. Housing Connector and their community partners work with property partners (landlords and property owners) who will make properties available. This program began in Seattle and is launching in the Denver Metro Area in November 2021.

Housing Connector partners with Zillow using an exclusive platform that is not visible to the public. In this platform, community partners of Housing Connector can view housing units with pre-negotiated terms to expedite the preapproval and placement process. The pre-negotiated terms include credit score, income restrictions, eviction history and criminal history. The benefit of negotiating terms in advance is that property owners are not able to discriminate against any renter.

Ms. Raudabaugh previously reported that she currently dedicates substantial time researching and connecting with landlords and apartment complexes when placing individuals into housing. When searching for housing, she regularly calls properties and landlords to verify prices and availability as websites are not always up to date and prices are continually changing.

Public Comment

No one came forward to speak.

Council Questions

Councilmember Hultin asked whether this agreement also include the City of Edgewater. Ms. Raudabaugh explained the details.

Councilmember Hutchinson commented that Denver has a huge problem in this area. She asked whether neighborhoods where these facilities will be located will be informed of this program. Ms. Schilling responded with an explanation.

Councilmember Urban asked about funding sources for the program. Ms. Raudabaugh gave a detailed response. He also asked how we will prioritize applications based on what criteria and again Rebekah responded in detail.

Councilmember Hoppe asked for clarification: If the City requires any property owner who wants to rent their property out to perform background checks of potential renters. Staff answered no.

Councilmember Weaver asked for details about fair housing act and clarified that drug addiction is considered a disability and can not be discriminated against.

Councilmember Nosler Beck asked Mr. Goff to explain how many housing units this action potentially creates. Ms. Raudabaugh provided a specific answer.

Motion by Councilmember Stites to approve a memorandum of understanding and data sharing agreement between the City of Wheat Ridge, Colorado, and Housing Connector, seconded by Councilmember Hoppe, motion carried 8-0.

Mayor Starker closed the public hearing.

CITY MANAGER'S MATTERS

Mr. Goff announced the hiring of a new administrative assistant to the Mayor and Council, Ms. Stephanie Pomponio.

He reviewed the Jeffco Public Health Orders with respect to masks and testing released in the last day or two.

CITY ATTORNEY'S MATTERS

Nothing tonight.

ELECTED OFFICIALS' MATTERS

City Clerk Kirkpatrick announced the County Clerk and Recorder mailed ballots for the election on November 2nd election on Friday, October 8th. He also reminded voters that the deadline to return those ballots is 7 p.m. Tuesday, November 2nd. Ballots can be returned in drop boxes at Anderson Park, City Hall and the WR Rec Center, or send via US Mail. The ballot must be in the Clerk and Recorder's Office by November 2; when a mailed ballot is postmarked is irrelevant, so mail early if that is the voter's choice.

Councilmember Nosler Beck thanked the people, especially the children who attended tonight to accept the proclamation on pedestrian safety. Please, drive carefully to protect pedestrians, cyclists and especially children.

Councilmember Dozeman she also expressed condolences to the families recently and tragically impacted by pedestrian deaths and injuries on our streets. She is excited that the Wadsworth Project groundbreaking is tomorrow.

Councilmember Hultin wanted to express her sadness and condolences to those involved in the two recent motorist's pedestrian crashes. Please, remember everyone is a pedestrian at some point in their travels and every day is pedestrian safety awareness day. The Harvest Festival is this Saturday afternoon 1-4 pm at Anderson Park.

Councilmember Weaver also encouraged us to attend the Harvest Festival.

Councilmember Stites thanked those who serve on our Boards and Commissions. If you can find it is Wheat Ridge, buy it in Wheat Ridge.

Councilmember Hoppe commented on the stories reported by NPR about Indigenous People's Day (www.npr.org). This year marks the first time a US President has officially recognized Indigenous People's Day. Please, take a moment to appreciate the contributions the Indigenous people have made to our community both past and present.

Mr. Urban wished a happy birthday to Mr. Walt Pettit, who celebrates his 80th birthday this week.

The Mayor remembered the recent passing of Delores Lombardi a lifelong resident and business owner in the City, who passed on September 30, 2021. She was a lifelong business owner and frequent supporter of local activities and charities.

Thanks to those who attended Coffee with the Mayor last Saturday and for their input into our deliberations.

Please, remember to drive carefully and safely!

ADJOURNMENT

The meeting adjourned at 8:37 pm.



Steve Kirkpatrick, Deputy City Clerk

APPROVED BY CITY COUNCIL ON October 25, 2021



Janece Hoppe, Mayor Pro Tem

The preceding Minutes were prepared according to §47 of Robert's Rules of Order, i.e., they contain a record of what was *done* at the meeting, not what was *said* by the members. Recordings and DVD's of the meetings are available for listening or viewing by contacting the City Clerk's Office, as well as copies of Ordinances and Resolutions