

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

April 21, 2014

Mayor Jay called the Study Session to order at 6:33 p.m. Council members present: Jerry DiTullio, Bud Starker, Zachary Urban, Kristi Davis, George Pond, Tim Fitzgerald, Genevieve Wooden. Tracy Langworthy arrived late.

Also present: City Clerk, Janelle Shaver; City Attorney, Jerry Dahl; City Manager, Patrick Goff; Parks Director, Joyce Manwaring; Public Works Director, Scott Brink; Engineer, Mark Westberg; guests and interested citizens.

PUBLIC COMMENT ON AGENDA ITEMS

1. Historical Society Support -- Joyce Manwaring

Mrs. Manwaring gave some explanation of the packet exhibits that are existing agreements between the City and the Wheat Ridge Historical Society.

Claudia Worth, president of the Historical Society, had informational packets for the Council. She explained some facts about the five buildings in the Historic Park that the Society tends to and some of the services they perform. Included in their packet is a CD titled "They Came Looking for Gold" that the Society produced. She addressed the job description of an employee the City might hire to help down at the museum.

Mrs. Worth fielded questions about needed hours of operation and the cataloging system that is functional and in place. As a priority for help from the City she suggested the need is keeping the museum open and giving tours

There was general discussion with Council questions and input.

- Councilmember Davis suggested there are two needs -- coverage for the volunteers who keep the museum open, and getting the history of the city on an interactive board.
- Councilmembers Wooden had questions about how the position would be funded in the budget. Mrs. Manwaring explained how it was done in the past.
- Councilmember DiTullio had a question about benefits and stated support for a part time position.
- Councilmember Fitzgerald's priority is the cataloging.
- Councilmember Starker thinks possibly we need two staff positions for the museum and agreed that cataloging is a priority.
- Councilmember Urban spoke on the importance of leveraging dollars to get grant money. The Mayor reported the Seniors Resource Center has a grant writer who has offered to help us with grant writing.

- Councilmember Pond expressed a desire to have a long term plan in addition to helping with the short term needs.

Councilmember DiTullio received unanimous consent to have staff work with the Historical Society on an operations plan, a staffing plan and a funding plan, and bring it back to the Council as soon as possible.

2. Wadsworth PEL – Informational Meeting

Mark Westberg went through a power point that explained the PEL (Planning and Environmental Linkage) Study process.

- PEL is a federal study process that identifies transportation issues and environmental concerns – an early version of an Environmental Assessment (EA). The findings will allow the City to build some early items without an EA.
- Wadsworth is the longest north/south artery on the west side of the Metro area.
- DRCOG has identified it as a future (post 2035) enhanced transit corridor.
- The study will focus on Wadsworth from 35th Ave to 48th Ave.

The contract for the PEL was awarded to Parsons Brinkerhoff (PB). The Project Team includes US Dept of Transportation, CDOT, city staff (Scott Brink, Ken Johnstone, Mark Westberg, Steve Nguyen, Lauren Milulak, and Steve Art) and PB's team. So far the team has:

- Begun environmental survey work and data collection, including updated traffic counts
- Identified technical issues and needs (environmental, traffic, land use, mobility)
- Prepared a draft Purpose and Need Statement
- Prepared for a Public Open House

An Open House will be held this Wednesday, April 23 from 5:00pm – 7:00pm, with a presentation at 5:15, 5:45 and 6:15. Property owners 300 feet from Wadsworth were notified by postcard. There will be presentation boards and citizens will have ample opportunity to give their input – particularly for the draft Purpose and Need boards.

Needs include:

- Incompatibility between function and vision (Increasing the number of travel and turn lanes isn't enough to make Wads the gateway to the City and connect the planned mixed use on both sides of the street. The coming increased density needs improvements to encourage alternative modes of travel that are safer and aesthetically pleasing.)
- Lack of adequate vehicle capacity (Not enough lanes or stop lights)
- Lack of Access Management (Too many drive-ways)
- Lack of Multi-Modal Access (Lacks facilities and amenities for pedestrians, bicycles and bus riders)
- Ongoing Safety Issues (Lots of accidents at 38th & 44th intersections; pedestrians cross Wads unsafely due partly to long distance between lights)

The PEL is a 15-month process, expected to finish next May, 2015. It includes analysis of the traffic and bike/transit network, and preliminary environmental findings. The anticipated schedule is:

- Oct 6 Council Study Session to review developed alternatives
 - Oct 8 Public Open House
 - Feb 2 Council Study Session to review finalized alternatives
 - Feb 4 Public Open House
 - May 11, 2015 City Council Meeting to adopt finalized PEL
- Awarded Funding – \$1.2 Million
 - \$636,000 Federal Share
 - \$132,209 City Match
 - \$431,791 City Overmatch
- Proposed Funding -- \$1,058,551.41
 - \$962,651.41 PB Contract
 - \$96,200 Contingency

Mr. Westberg answered a few questions from Council.

3. Discussion of Revised Council Rules of Order and Procedure

The City Attorney went through the revisions to the Council Rules and Procedures. Lengthy discussion followed. Councilmembers offered their ideas, preferences, and concerns. Mr. Dahl will make changes and bring the final version to a regular meeting.

4. Staff Report(s) - Community Outreach Effort; Revenue Enhancements

- Mr. Goff passed out the proposed schedule prepared by Sewald Hanfling Public Affairs, the consultants who will be advising on potential ballot issues. There were some questions and discussion.
- Jefferson County Public Library is doing some work on the Library Services building on 38th avenue. The use tax on the demolition permit was just over \$3,000. They're asking to have it waived. Council could waive the use tax if a Business District Zone would be created. Mr. Goff noted this project does not meet any of the criteria for a BDZ. Discussion followed.

Consensus to reimburse the use tax was rejected by a vote of 1-7.

- Property ownership issue related to redevelopment at 32nd & Youngfield: Mr. Dahl explained there is a tiny (few feet wide) strip of property along the southern border of the Old Chicago building and parking lot; Wells Fargo owns the parking lot below this, but not the strip of land. After a lengthy search Wells Fargo has been unable to locate the owner; it probably is indeed owned by a now long-

defunct corporation which has been under a tax lien on this for 28 years. The best solution is for Urban Renewal to condemn the property – which they are able to do to clear up bad title. Discussion revealed that it is in the City's best interest to help this happen so the project can get started.

- Mr. Goff outlined some issues that have come up related to marijuana and asked for direction from Council. Mr. Dahl contributed to the discussion.
 - 1) Marijuana facilities near a park: We did not put separation restrictions in for location near parks. Had we included parks in the 1,000 foot restriction there likely would have been no place in the City to have them.
 - 2) We have no separation restrictions for facilities that manufacture infused products or testing facilities.
 - 3) Besides location near parks there are issues of odor and the sign twirlers.

Lengthy discussion followed.

Councilmember DiTullio asked for a consensus to bring this back to a study session with more information and backup material at the discretion of the City Manager, the Mayor pro tem, and the City Attorney. No vote was taken.

Councilmember Davis asked for a consensus to have this discussion on the dais. No vote was taken.

The Mayor requested that Council first resolve Councilmember Starker's desire to have a moratorium. There was more discussion.

Consensus was 6-2 in favor of proceeding at the next Council meeting with an emergency 90-day moratorium on marijuana manufacturing and testing facilities.

Mr. Goff will put this on a study session as soon as possible.

5. Elected Officials' Report(s)

Kristi Davis noted she passed around a sign-up sheet for the Gazette.

The Study Session adjourned at 9: 49 p.m.



Janelle Shaver, City Clerk