

STUDY SESSION NOTES

CITY OF WHEAT RIDGE, COLORADO

City Council Chambers 7500 W. 29th Avenue

July 17, 2017

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

Council members present: Monica Duran, Zachary Urban, Kristi Davis, Tim Fitzgerald, Genevieve Wooden

Absent: Larry Mathews (excused), George Pond (excused), Janeece Hoppe

Also present: City Clerk, Janelle Shaver; Assistant City Attorney, Carmen Beery; Administrative Services Director, Heather Geyer; Parks Director, Joyce Manwaring; other staff, guests, and interested citizens

CITIZEN COMMENT ON AGENDA ITEMS

Vivian Vos (WR) spoke on Item 4. She shared how much she enjoyed being on the Outside Agency Committee; it is quite a learning experience. It was a 2-year term. She supports the committee's recommendations that four members be retained for another year so there is some carryover, and that there be staggered terms. She personally suggested that people engaged with outside agencies not be on the committee so there is an even playing field.

1. Staff Report(s)
 - a) Code Amendment to Chapter 5-41 regarding definition of construction valuation – Kathy Franklin

Heather Geyer introduced Kathy Franklin and made note that she is leaving the City and moving to Florida after managing the sales tax division for many years. She was thanked for being such a great asset to the City.

Ms. Franklin explained the recommended code change to Chapter 5 which defines "building project valuation" for purposes of permits and audits. We currently have no definition and over time the value has become the contract price. A survey was done and the cost of construction valuation method appears to be used by most cities for permits and audits. Staff is recommending the cost of construction be used as it is more business friendly.

Councilmember Urban asked if this would cause permit fees to go up or down. Ms. Franklin reported it should have no bearing on permit fees; if anything there may be a small reduction. He asked if there is any ability for staff to lower fees if the cost is questionable. Ms. Franklin said the building division uses the International Building Code standards for costing of jobs.

There were no further questions and no discussion. The presenters were thanked.

Councilmember Wooden received unanimous consent to move forward with the recommended changes for Chapter 5.

2. Presentation from ARC – Valerie Smith, Community Outreach Manager

Valerie Smith presented a slide and video presentation about ARC.

With her was a client named David and his dog, Heavena.

- ARC supports people with intellectual and developmental disabilities (I/DD) in all of Jefferson, Gilpin and Clear Creek Counties.
- Conditions include cerebral palsy, autism, Down's Syndrome, and many others.
- Their goal is to create a more inclusive community in all municipalities.
- She went over the mission and history of ARC and the ARC Thrift Stores.
- In 1960 Community Centered Boards (CCB's) were started by parents of children with disabilities so they wouldn't have to be placed in institutions.
- CCB's such as DDRC, Developmental Pathways, and Rocky Mt. Human Services are life lines for citizens with I/DD so they can stay at home.
- More programs in schools and more transportation options have been created.
- CO is 47th in the nation in funding for people with I/DD.
- ARC's charge is to promote and protect the rights of people with I/DD and support their full inclusion and participation in the community.
- This would include well over 1,000 people in Wheat Ridge.
- They provide services, guidance, information, advocacy, training, and education.
- The ARC thrift stores provide 83% of their funding.
- They are people first.

David, a Community Outreach Coordinator for The ARC, told his story. As a foster child in the 1970's he attended Fletcher Miller School and wasn't exposed to the public. Expectations were not very high. His life changed at age 12 when he became involved with The ARC. He began to expect more from himself and his computer skills helped him advance. He enjoyed participating in Key Club in high school and learned to give back. Now he is an advocate, motivates others, and encourages self-advocacy.

Ms. Smith emphasized that people with disabilities want inclusion. Wheat Ridge is well on its way to inclusion, but there is still folks who don't feel included.

A video was shown featuring local folks with disabilities talking about self-advocacy.

David talked about the rights and responsibilities of people with disabilities, noting that it is a partnership. He and Ms. Smith addressed the following:

- Barriers include: accessibility, understanding, acceptance, reluctance to engage, finding meaningful work and transportation challenges.
- He offered ideas for full inclusion of people with I/DD in Wheat Ridge – such as working with a volunteer coordinator, position on a committee, visibility that would make them part of the normal. The ARC is happy to be a resource.
- There is a campaign called "Just say Hi!" Say hi to us, be yourself, and treat us like you would treat anyone else.
- Full Inclusion is important: The whole community benefits, it fosters better relationships, and everyone benefits.

- David invited everyone to join them for Coffee House at Panera Bread (Belmar) on every Third Thursday from 6-7:30pm.

There was brief Council discussion about accessibility, working with staff and having a volunteer coordinator.

3. 2E Update – Heather Geyer

Staff member were present to provide updates on the projects.

Ms. Geyer reviewed previous milestones: The City closed on the bonds in May with a strong rating. Fund 31 was set up and monthly updates are provided.

Joyce Manwaring reported on the Anderson Park project, which is moving quickly.

- She reviewed the aspects of the project.
- Barker, Rinker and Seacat is the consultant.
- Surveys and background have happened. A detailed schedule was produced.
- There were five focus groups, including selected people that were park users, swimmers, Park staff, City maintenance staff, and special event folks.
- 40-50 people attended the open house.
- Consultants had a design charrette that produced three concepts options.
- A master plan advisory group is ongoing, including Steve Ngyen, Lauren Mikulak, special event people, park maintenance staff, herself and the consultants.
- Today they looked at the remodel of the Anderson Building and the bath house, and arrived at some numbers for that.
- A pop-up event will be Aug 2 at 5:30pm before Performance in Park, to provide information and concept plans.
- Information on the project website is posted and updated periodically.
- There will be a community meeting in early October, followed by a presentation to the Parks Commission and the Council of the final masterplan.
- Final approval of the masterplan is planned for January, 2018.

Scott Brink reported on Clear Creek Crossing.

- He reviewed that it is a phased, mixed use development of just over 80 acres.
- Phase 1 has been approved by CDOT and the FHWA.
- Evergreen(developer) is working on Phase 2; CDOT and FHWA approval is close.
- Traffic is the biggest concern for the Environmental Assessment – making sure it works. Evaluation to finish early fall.
- The three things happening right now
 1. Getting the evaluation done
 2. Construction of the hook ramps (Design is complete; waiting for CDOT approval)
 3. Working with Denver Water on the relocation of their line replacement. A redesign is being done and update on that is coming soon
- Something on the hook ramps should come to Council in a couple months, with dirt hopefully to move in October.
- The City attends monthly coordination meetings with all the stakeholders, including Evergreen, CDOT, FHWA, Denver Water, and the general contractors.

Mark Westberg reported on the Wadsworth widening.

- He reviewed details of the project: Wadsworth to I-70; hopefully three travel lanes in each directions and 10 foot sidewalks on both sides; a 10 foot two-way cycle track on the east side; center medians; and continuous flow intersections at 38th and 44th.
- Design was approved by CDOT and FHWA, and is now called the 'preferred alternative'.
- He gave an update on the several historical properties. This may effect having a third lane and only allow a 6 foot sidewalk.
- He provided details about the funding status. Total for the project is \$39.23M. \$27.62 – Federal funding; \$ 4.36M – CDOT funding; \$ 7.25M – City funding. There are some other grants possibilities that will be pursued.

Questions from the Council followed.

Councilmember Davis asked if there is a waiver program we could ask for to remove historic status from buildings or properties that are unkempt? No. Mr. Westberg noted a property owner could raze them, but the City cannot. He explained the historic process and the adverse impact process, which takes a year and costs \$100K.

Councilmember Duran asked if the City has reached out to owners of these potentially historic properties. No -- how they feel is irrelevant to the process. Once it's resolved there will be a lot of outreach to these properties.

Councilmember Fitzgerald inquired about moving these buildings to the Historic Park. Mr. Westberg said the setting is often important too.

Lauren Milulak reported on the Ward Station.

- Since April the following has happened:
 - Considerable outreach, since \$12M isn't enough to do all the improvements that are wanted.
 - The vision has been presented to the Parks and Planning Commissions.
 - Property owner meetings – one on one and block by block
 - An outdoor recreation industry meeting (2 dozen attendees)
 - Regarding co-working developers, staff has toured some areas like that.
 - The Hance Ranch plat was approved by Council.
 - Working with the TOD group at RTD for future modifications since there will be fewer busses than was originally designed for. A Memorandum of Understanding (MOU) is likely.
 - Met with Arvada and Jeffco last week to discuss a potential IGA for cooperation on infrastructure development.
- Ongoing are: Branding of the "Base Camp" concept (new logo provided); work with a consultant on the ped bridge concept; work with another consultant on drainage analysis; and looking at grants, a TIF analysis and the possibility of a metro district.
- Gold Line is testing now. No date yet on opening.
- A priority is working with the two property owners of the land where a regional park is proposed.
- She explained that maker space is shared, hands-on, small manufacturing space.
- The tag line of the logo is "Adventure begins at the end of the line."

Mr. Westberg added that we don't have the staff to pull off Wadsworth. An RFQ was sent out for engineering and architect firms. We will need help with design

management and dealing with land use cases. During construction we will need help with inspections, construction management and plan review.

Six submittals for the RFQ were received last week. They are being scored by staff members and staff hopes to have a decision by August 4. The contract for staff assistance should be coming to Council on September 25 for approval.

4. Outside Agency Recommendations – Carolyn Lorentz

Scott Wesley, Outside Agency Committee member, reported from the citizen committee.

- 21 agency applications were reviewed, with one new one this year.
- Funding recommendations are 17% more than last year.
- The process was streamlined from last year.
- They recommend carrying over one members per district to provide continuity of knowledge. The learning curve is considerable.

Discussion and questions followed.

- Discussion about how to achieve the carryover.
- All current members are willing to continue serving. They would leave the decision to the Council.
- PAHA was the new applicant. It is a therapy camp out of Lakewood that serves needs of some WR citizens.
- A 17% increase may not be doable with Walmart leaving.
- Is disclosure part of the process? Mr. Wesley said that was addressed last year. The committee felt that as long as a person doesn't personally benefit financially, they were deemed not to have a conflict of interest.
- Ms. Lorentz pointed out that individuals may have had passion for particular organizations, but all the amounts were averaged to arrive at the recommendation for donations.
- Prioritization was primarily weighted by value for Wheat Ridge citizens.
- The 17% increase was based on the presentations and needs.
- We should honor the work of the committee and accept their recommendations.

Councilmember Wooden asked about what to do as a guideline if an agency asks for money after the budget is set. Discussion followed.

Councilmember Duran received unanimous consent to have applications be closed and to ask latecomers to apply next year.

Following more discussion, it was agreed to see what applications come in for committee positions and then decide about staggered terms and term limits. Ms. Geyer noted that all positions expire January 2018. Applications happen in the spring.

Councilmember Fitzgerald received unanimous consent to accept the recommendations from the committee (including staggered terms) -- assuming available funding, and if funding isn't available the percentages recommended by the committee be followed.

Following further discussion Councilmember Urban received unanimous consent to make the next appointments for one and two year terms.

Unscheduled Item

Mayor Jay brought up the Election Forum and posed the question of having a structure for hosting.

Heather Geyer provided information about the City's Channel 8 and administrative guidelines for access to it. She provided history of the Candidate Forum, traditionally hosted by WR United Neighbors. Last year the WR Chamber became involved. The cost to the City is about \$425 for videography. The Chamber has submitted paperwork. Jerry DiTullio also inquired about CFIWR hosting. Her understanding is they are co-hosting. The date of October 3 has been set. A schedule is still being worked out and the moderator is still undecided.

Lengthy discussion followed. As discussion continued about elements of a policy, Councilmember Urban pointed out that this topic was not an agenda item. There were additional comments.

Councilmember Davis asked to put this on the next study session or as a special study session item after the next meeting Council meeting.

5. Elected Officials' Report(s)

Kristi Davis reported the next Urban Renewal Meeting will be August 1.


Tim Fitzgerald reported the Commissioners voted unanimously to apply for the federal housing funds. He also noted that the current proposed federal budget reduces funding for CDBG grants by a third.

Janelle Shaver noted she would be absent next week and the Deputy Clerk would be covering the meeting in her stead.

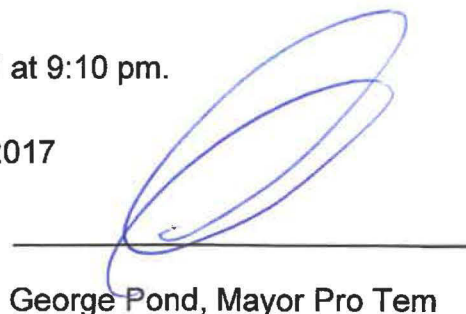
Heather Geyer announced the City received the GFOA budget award for the fifth year in a row. She thanked all the staff members who participate in the budget process. ~ Kristi Davis asked if there were numbers available for the roofing permit process – such as numbers of permits and turn-around time for permits and inspections. Ms. Geyer said she will let Patrick Goff and Ken Johnstone know to provide some numbers at next week's meeting.

ADJOURNMENT The Study Session adjourned at 9:10 pm.

APPROVED BY CITY COUNCIL ON August 14, 2017



Janelle Shaver, City Clerk



George Pond, Mayor Pro Tem