

CITY COUNCIL MINUTES

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

October 23, 2017

Mayor Jay called the Regular City Council Meeting to order at 7:00 p.m.

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

ROLL CALL OF MEMBERS

Monica Duran	Zachary Urban	Janeece Hoppe	
Tim Fitzgerald	George Pond	Larry Mathews	Genevieve Wooden

Absent: Kristi Davis (excused)

Also present: City Clerk, Janelle Shaver; City Attorney, Jerry Dahl; Parks and Recreation Director, Joyce Manwaring; Public Works Director, Scott Brink; City Treasurer, Jerry DiTullio, other staff, guests and interested citizens.

APPROVAL OF MINUTES of the Regular City Council Meeting of September 25, 2017 and Study Session Notes of October 2, 2017

Without objection, the Minutes of the Regular City Council Meeting of September 25, 2017 and Study Session Notes of October 2, 2017 were approved as published.

PROCLAMATIONS AND CEREMONIES

Mayor Jay read a proclamation honoring Glory of God Lutheran Church, 12200 W. 38th Ave., at it celebrates its 35th year in Wheat Ridge. The proclamation listed some of the numerous acts of generosity contributed to the community over the years by the congregation. They were congratulated and applauded for 35 years of community dedication and service. Connie Bartram and Lynne Rasex were present to receive the proclamation. Ms. Bartram, church historian, thanked the City for the recognition.

CITIZENS' RIGHT TO SPEAK

Dorothy Archer (WR) distributed to Council a map showing that three-fourths of east Wheat Ridge is labeled as zone 2 -- the subject of the November 20 study session. She noted the Gazette that just came out has nothing about it, and is concerned that an article in the Gazette will come out only three days before this important issue is discussed. She suggested Council would be uncomfortable if every homeowner in Wheat Ridge wasn't aware of this. ~ She thanked Monica Duran and Larry Mathews for reaching out to citizens and holding an open meeting to listen to people's concerns. Surely councilmembers will not want to rely on their own opinions and not know how citizens feel before they address this issue. ~ She spoke for citizens who do not favor 35 foot, flat roofed houses; they believe 25 feet, with a 15 foot bulk plane is more compatible. She

has driven all over the city and found very few 3-story houses. She asked why we need 3-story houses five feet from our fence, when most of the houses on the east side are ranch style or bungalows.

Vivian Vos (WR) applauded the Council for each stating the reasons they voted the way they did on the results of the executive session two weeks ago. ~ She thanked Councilmembers Duran and Mathews for the bulk plane meeting they held on Saturday. About 26 people were there. She learned a lot and heard from the citizens that are disappointed on several issues in the city. ~ She encouraged people to vote and get their ballots in.

APPROVAL OF AGENDA

Motion by Councilmember Urban to postpone Item 1 until such time as the full council is present; seconded by Councilmember Mathews.

Responding to Councilmember Pond, Ms. Manwaring informed Council that rescheduling would be in late November or early December, and would impact the pool and park openings set for May and July 2018.

Responding to Councilmember Wooden, Ms. Manwaring listed the opportunities for public input as the organization of 5 or 6 focus groups and an open house at the Anderson Building the first week of June, a pop-up event at the concert in the park on Aug 2, and a community meeting in October. She added that the master plan advisory committee contained 3 citizens.

Councilmember Hoppe noted citizens were present to comment on this agenda item and she believed Council should move forward.

Councilmember Fitzgerald thought Council should move forward because this is already a "reschedule".

Councilmember Urban submitted that this was always scheduled to be heard this night. His concern is that the other District II councilmember, Ms. Davis, was fairly vocal at the study session with her concerns about the design; given her absence that discussion will not be possible.

Councilmember Mathews recalled that additional information was requested at the study session and Council was informed it would take a couple of weeks. He expressed surprised that this is on the agenda.

Mayor Jay said staff hurried to get the plan on tonight's agenda because of the time schedule. She expressed no concern with Ms. Davis' absence since a quorum was present.

Upon request Councilmember Urban restated his motion to reschedule Item #1 until November 13 or the earliest available meeting.

Motion failed 3-4, with Councilmembers Wooden, Fitzgerald, Pond and Hoppe voting no

DECISIONS, RESOLUTIONS AND MOTIONS**1. Resolution 39-2017 – a resolution approving Anderson Park Master Plan**

Councilmember Wooden introduced Item No. 1.

Staff presentation

Joyce Manwaring introduced the consultants: Paul Kuhn from MIG, the landscape architects, and Craig Bouch from Barker, Rinker, Seacat Architects

Paul Kuhn reviewed the elements of the project as presented in the study session. He gave an overview of the public outreach process as presented in the study session, details of which had been posted on the City's website. New information included:

- Following the community workshop emails were received about the bike skills area.
- A public open house was held October 10 – at which time the baseball issue came up and there were comments about connectivity and improving access to the park. There were also questions about creek access, flooding and night lighting.

He repeated the notification process for public input opportunities and reviewed attendance and participation.

- 37 people came to the focus groups; 21 were citizens.
- The masterplan advisory group included 3 citizens and 9 staff.
- 24 people signed into the open house, but likely 30 people attended.
- The pop-up locations had about 45 -50 people total at the two locations.
- The community meeting had 14 people.

He described the exercises that were conducted at the various public input events.

- Top ranked for amenities were a large amphitheater/performance space; small and large access to the creek (like in Golden or Breckenridge); a bike park/bike skills area; medium sized amphitheater; skating rink (cut due to operational and maintenance concerns); universal access; nature play; outdoor education; a zip line; large picnic shelter like we have now; walking trails; large multi-use turf area

He noted that in the future no lights would be added on any of the fields.

- Comments included concerns about restrooms (too close, need improvement) and inadequate parking and car circulation; pool and soccer field are well-loved; the openness of the park is liked (don't fill it with program elements); desire for public art.

He explained how the community workshop (pop-up event) was conducted.

- Two tents with identical information about the locker room renovation; several park concepts presented; solicited suggestions for a wish list.
- Concept #1 was most popular due to expanded playground and added picnic shelter.
- Concept #2, with bike skills area, was popular with parents and middle aged youth.
- Concept #3 had the concert area south of the proposed multi-use field. Unpopular.
- Suggested (if money was available) were additional creek access, more picnic shelters, more sidewalks and paths, expanded play area, and bike skills area.

He went through the various prioritization tallies for some of the design elements.

He went through the Preferred Concept Plan.

- Design objectives included the bond promises, input from the community participants, the needed infrastructure upgrades, making sure no major elements would be in the flood plain, and long term operations and maintenance.
- Design elements include
 - Refurbishing the parking lots, adding a drop off at Anderson Bldg entrance,
 - Added performance stage/group picnic just south and west of where it is now,
 - Add two creek access points
 - Maintain Parks/Forestry building, Anderson Building and bathhouse, pool complex, the east-west soccer field, the north parking lot and turf area, basketball court
 - Multi use field to replace the baseball field
 - A place is available east of the south parking lot for the bike skills facility
 - Additional connectivity and crosswalks included
 - Reconfigured and improved parking lots
 - Bus drop-off and pick-up at the Anderson Building
 - Multi-use field to be flat, with natural grass. No lighting for games or special events.
 - Raised pavilion to be dual use – for picnics and as a concert stage

He presented the Alternate Concept Plan.

- It's the same plan with the baseball field retained and the light poles removed.
- Minor realignments of path along creek
- Second picnic shelter moved closer to trees where it could support the bike park.
- The park functions equally well with either concept plan. It's just a matter of choice.

Cost for the Preferred Concept Plan is \$2,333,381 for everything – demo and build.

- Bid alternates include expanding the play area, adding a picnic shelter, and adding more 8 foot sidewalks – if funds are available.
- There would be a savings if the multi use field is deleted and baseball field is retained. Estimating the savings would take a couple of weeks, but it would be a decent savings.

Craig Bouch walked through the changes to the Anderson Bldg/Pool complex.

Bathhouse: Guttled, rebuild men's and women's and add a family locker room, increase capacity to each area, redo roof, all plumbing, fixtures and ventilation. Small guard space added to south west corner of the bathhouse. Janitorial/mechanical spaces to remain.

Link: Put the reception desk in the current lobby area, include some air conditioning.

Anderson Bldg: Replace roof and siding, add insulation and windows, sq ft not increased. Interior spaces remain the same but upgraded. Bathrooms removed and replaced with one ADA universal bathroom. Provide a lobby space outside the main gym. Fitness room to remain with upgrades. Transform old parks office space into a multipurpose room. Minor reorganization for storage area. Improve lighting and flooring.

- Siding to be better metal siding with a better color
- Added windows to be high and out of play; will bring in natural light.
- Large garage door added on east side to connect events

Exterior: New paint scheme to unify all three buildings. Architectural unification.

Bathhouse: add decorative elements. Add some signage. New lifeguard room same color as Anderson Building. Hope to add shade and outdoor seating near entrance.

Costs

Mr. Bouch went through a lengthy explanation of the method used for cost projections. He also went through a list of priorities for the improvements and a list of things that would be eliminated -- should costs run too high.

Schedule

Contracts need to be in place by 12/31/17 so design can start 2/1/18.

Documents to be complete by 7/1/18, with construction to start after Labor Day 9/1/18.

Plan to have bathhouse and Anderson Bldg operational by Memorial Day 2019.

Council Questions

Councilmember Mathews received confirmation of the following:

- Keeping the baseball field would be less expensive.
 - Both Plans remove the lights.
 - New (improved) baseball field lights would cost around \$300K.
 - No option was ever presented to the public that included keeping the baseball field.
- He asked why the materials costs are changing mid-project. He was told the materials are subject to inflationary costs, so a mid-point was used.

Mayor Jay called for the motion.

Public Comment

Don Ryan (WR) lives across the creek from the baseball field. He is amazed they want to take out a lighted field and replace it with multi-use. Baseball is the soul of sports. He likes the field, the sounds, and the light – pointing out the separation by the creek and how the trees block the lights. A past City Council paid a lot of money to put the field in. There are many other soccer fields; why pay to take this one baseball field out? Do soccer players pay, and why take out old lights before new lights are put in?

Adam Miller (Golden), head baseball coach at WRHS, apologized for coming in late; he just found out about this late last week. He stated this field is their freshman field; kids practice there 4-5 days a week March through May. He's not sure where else they can go for games or practice. He noted it's the only field in Wheat Ridge for 14-up with a grass infield. It's also one of the top 2-3 fields in the county and it would be tragic to lose it. He knows it has been used as a freshman facility for at least 17 years. Besides being used every afternoon by his kids, it is also used at night. He reported that youth baseball participation has increased in the last 3-5 years – 18% in the last year alone. Losing a field like this will be hard to get back. Players look forward to playing there. Losing this

field will be detrimental to the high school side, but also for kids in general. The planning for the park has been great, but he hopes the baseball field can stay.

Eric Mapps (Arvada), head baseball coach at Pomona High School, said he grew up in Wheat Ridge and played at Anderson Park field. He believes this baseball field is a valuable athletic facility in WR, noting there are not many field this size with grass and lights. He urged Council to choose the second option. Maintaining this field would be tremendous, because when a field like that goes away, it's awfully hard to get it back.

Tate Shetterly (Lakewood) said he is a third generation of families (Buehler, Coulter, Shetterly) to play at Anderson Park. Council should know it is a signature field around the state. Today, as owner of two baseball businesses, he hosts and sanctions tournaments in the area for 16-18yo amateurs. Just two weeks ago they hosted a college showcase for high school players and four team were at Anderson Park, including a team from Albuquerque, NM. The comments about the field were tremendous. He noted how the lights are the signature. This showcase brought in people from Pepperdine, Stanford and the Univ of Arizona. If the alternate plan can be chosen it will benefit everybody.

Rolly Sorrentino (WR), fourth generation WR taxpayer and voter, pointed out that three of the councilmembers have come to his house and asked for his vote; now he's in their house asking for their vote to save the baseball field at Anderson Park. He thinks the renovation plan is acceptable, except for the elimination of the baseball field. If the baseball field is removed the park won't be multi-use anymore. He doesn't understand why the public outreach 4-5 months ago failed to include the baseball community. Multiple baseball leagues have been using and currently use this field over the years. He told how the process with the hired consultant was skewed to deliver a predetermined outcome. Last week the consultant admitted they were ever asked to provide an alternate plan and cost estimate to include the existing baseball field. Regarding soccer fields, he noted the two soccer fields across from his house are 100% never used and a third field is occasionally used for little league football practice. He may have seen soccer on that field a few times, but it is rare. This baseball field is one of its kind in Wheat Ridge, and one of a few in Denver. This property was purchased in the 1950's for baseball fields. This field at Anderson Park has been an integral part of the fabric of Wheat Ridge for 50-60 years. As an engineer he has built sports complexes, and he will volunteer his services any way he can to help the City maintain that field-- and even upgrade it. There are significant resources out there - that aren't tax dollars - that could be used for the lights and to make upgrades. He apologized for sounding contrary; even though he has no kids who play baseball anymore this is a part of Wheat Ridge he would like to protect and help preserve any way he can.

Guy Namiach (WR) of the Parks and Recreation Commission questioned why, if baseball fields are so great, the previous speakers didn't ask their cities to build them. He reported that for 4½ months, not 4 ½ minutes, the community showed up and listened and planned, and rescheduled their live so they could voice their opinions about what they wanted in the park, what it should look like and how their tax and bond dollars should be spent. The councilors at the study session who voted to look at an alternate

design thought they were doing a good thing. Instead they were ignoring an entire process where so many citizens were involved, and chose to listen to three people that have been personally invited to every meeting, but declined and used old relationships to sneak in their wishes. These councilors have not only insulted the citizens who showed up for those 4 ½ months and dedicated their time and energy in the planning, they have also put the candidates in the up-coming election who have had your support in awkward situations. ~ He has spoken with citizens who worked on this project and encouraged them to come in and speak. They've told him they've been showing up for 4 ½ months and asked if our pool was only used for organized meets and by swimmers from outside the city would he support them over us? He said the field has only been used by an over-35 men's league from Denver – not Wheat Ridge, not even kids and not half of mankind; no women's leagues are using the field and that's half of the people in the city. He noted that several of the speakers who signed up to speak are not from Wheat Ridge; he wonders how they votes on 2E. ~ He noted Forbes magazine quotes a sharp decline in youth baseball – 9.09% or 4.5 million kids, with a forecast showing more of the same in the next few years. He reported that the architect was not asked to include a baseball field because no one in the community asked for one. If they had shown up for the meeting they would have known that. The people he speaks for understand it is Council's job to look at options, but they are asking for Council to listen, acknowledge the hard work by our citizens and voters, and support the design brought by the Parks and Rec Commission, the focus group, and the many that have worked so hard to be representatives of all that contributed.

Brittany Fitzsimmons (WR) spoke on behalf of the Wheat Ridge Avalanche Soccer Association; they use the Anderson soccer field and others around the city. Their club has doubled in the last two years and they expect to continue to grow as more families move here and they attract the North Denver soccer players. They pay for the use of the fields and attract people from around the state for competition – people who dine here. They also host club events and team parties at local establishments. They use the field Monday through Friday afternoons and evenings, August-November and February-June. On Saturdays they host 4 games at Anderson with about 120 players plus their fans. They are forced to use the baseball field in the fall and early spring for the lights because there aren't enough fields to accommodate daytime use for all teams. Since the lights will be removed they need more fields. The multi-use field will provide more practice space. She provided information about her club. ~ She observes that the City likes to create citizen groups for input and ideas, but doesn't like to use the input provided. She finds this tactic causes division and frustration because people feel their time is wasted. This group has been working on the design for Anderson for several months – only to have it changed at the last minute and their final plan disregarded. Continued use of this tactic will cause an apathetic city. She urged Council to approve the Preferred Plan.

Rachel Hultin (WR) listed ways she and her son have used Wheat Ridge park and recreation facilities over the years. She believes Wheat Ridge offers the best recreation opportunities around. She values the City's heritage, she participated in the planning process, and she appreciates that people have special memories. She spoke of a lady who was part of the design process and wanted to keep the baseball field. However the baseball field didn't move forward in the process; it was the community input and vision

that has determined what the park should be for the next 20 years. She asked Council to respect the input of the community. She suggested disregard of the public input would create apathy. We need more participation, not less. She's sorry the baseball community wasn't as involved in the beginning, and suggested that at the next process we address how do make everyone feel like they were part of the process. Tonight she asks Council to respect the input of the public process.

Dick Orcutt (WR), a resident for 53 years, noted the younger gentlemen who spoke were raised here and do have strong ties to the interests of Wheat Ridge. ~ He shared highlights of the email he sent to Council. Anderson Park may be the only facility in the greater Denver area that provides citizens with a soccer field, a swimming pool, a basketball court, exercise opportunity, sheltered picnic area, skateboarding opportunity, and a lighted baseball field all at the same location. It can and should be the crown jewel of Wheat Ridge parks. The field has been here 50 years; it is a landmark. Hundreds of players have used it, and hundreds more will use it in the future. Playing fields are on the decrease; it is hard to supply the demand for baseball fields. He respects soccer, but repeated that baseball people were left out of the process. It is a running thread that baseball people didn't know about this process and certainly weren't given invitations. He respects the people who came to all the meetings and their thoughts, but he pointed out the number of people who gave input was really not very large. Additionally, in the last two weeks he has learned of a very overplay of concentrated efforts on the part of the soccer community. He isn't against the soccer community, but noted there is a soccer field at Anderson and a baseball field. He believes they should both stay in the overall picture of the plan, and asked Council to think about the biggest picture possible.

Council questions

Councilmember Duran asked about revenue for the baseball field and for soccer. Staff member Jim Spaulding reported the baseball field averages around \$10K yearly in rentals from an arrangement that has existed for decades. Soccer generates \$15 per player per season. He had no figures for potential revenue from the multi-use field.

Councilmember Fitzgerald asked about payment from the WRHS freshmen. Mr. Spaulding reported the \$15 per person was collected when it was part of WR Area Baseball, but that is no longer collected since it is now part of the high school program. Regarding why baseball revenue is available but soccer revenue isn't, Mr. Spaulding reported that baseball figures are readily available because it is income from a private entity that is billed. He didn't bring revenue figures for the city soccer program; it is substantial. Regarding soccer field usage, Mr. Spaulding reported that soccer fields are used pretty much year round except for December, January, part of February and a short period in the summer when the recreation soccer fields are not used. The Avalanche uses fields about 8 months of the year.

Councilmember Mathews asked how many soccer fields we have. Mr. Spaulding reported 5 City-owned game fields, 2 game fields located on school property, and a variety of soccer practice areas set up. Mr. Mathews asked for insight about the need for more soccer fields when schools are being closed due to fewer children. Mr. Spaulding reported

there is no decrease in use for soccer fields; the City has about 500 kids a year in the recreational program and the Avalanche has 316 kids this year. The competitive program is growing; the recreation program is static.

Mr. Spalding reported finding in his notes that the City collected over \$7,000 from the Avalanche last year. Yes, it covers the use of several fields. He didn't know what the portion would be for use of the Anderson field.

Councilmember Urban asked which soccer fields are on school property. Per Mr. Spalding the City uses one small soccer area at Stevens, and some soccer practice fields at Wilmore-Davis. The City has never used Sobesky, and Martensen is unavailable now.

Councilmember Hoppe asked if there is a softball field in the city that could be converted to a baseball field. Ms. Spalding said the closest possibility, Panorama East, probably doesn't have enough space for it.

Councilmember Pond asked how many girls' teams play at the Anderson baseball field? None. Can we rent out the open space in the outfield? We do rent out that space. The measurements for the infield are specific to baseball.

Motion by Councilmember Wooden to approve Resolution 39-2017, a resolution approving Anderson Park Master Plan; seconded by Councilmember Hoppe.

Motion by Councilmember Mathews to amend the adoption of Resolution 39-2017 to adopt the Preferred Renovation Plan Alternate with lighted baseball; seconded by Councilmember Duran.

Mr. Dahl advised this was an appropriate motion and explained it to the mayor. Ms. Manwaring clarified that this motion would add lights to the alternate plan.

There was discussion on the amendment.

Councilmember Pond believes the public process was fair. He knows this is a loss for baseball, but he doesn't think it's prudent to have a space that has only one use. There is high demand on our fields and we don't have enough of them. We can't afford to have a space that has only one use. Also, since no women's baseball is being played on this field his girls are out of luck. He supports flexibility so his girls can play there. ~ He offered the compromise of a softball field that could be used by both genders and all ages, but no one was interested. ~ He noted the proposed multi-use field is a table top – not a soccer field; it is the *other* soccer field at Anderson that is a game field. ~ He made the point that an objective of the 2E bond process was to create multiple uses beyond athletics – for festivals and community-building. We can't expect citizens and commission members to continue to serve if we dishonor them by taking a thinly attended study session and turning everything around. He understands the sentiment, need and uses for a baseball field, but this is a balancing act. He won't support the amendment.

2;05

Councilmember Hoppe wasn't at the study session, but listened to the audio tape. She doesn't think baseball is a prudent use of this space, because there are other needs. She doesn't think a long process should change at 11th hour. She suggested staff look at other places for a baseball field.

Councilmember Fitzgerald offered that he responded emotionally at the study session because he likes baseball. He has now changed his mind. He doesn't think the process was exactly right since keeping the baseball field was not presented as an option; to him this invalidates the process. He wishes the City had been neutral about what was presented. However he feels people need to participate and the City bent over backwards to include people. He is sorry people feel they didn't have a chance to participate, but it's their responsibility to figure that out. He has to honor people who made choices even if the process wasn't perfect. He must compromise because the most important thing to him is to stay on schedule and not delay the project. There will be no lights either way. He read the original ballot language which makes no mention of any kind of field.

Councilmember Urban doesn't see this as baseball vs soccer, but as being about compromise. Although there was a robust public input process, it's important that a significant portion of the recreation community (baseball) was told up front that their choice of field use would not be included. No option with a baseball field was even presented to the public. He noted the park contains many other amenities and that many good ideas came from the input process. He would like to compromise on one aspect of this entire masterplan since one user group was shut out of the process. He is concerned that we'd be taking out the only baseball field in Wheat Ridge when there are other multi-use fields available at schools. The consultant indicates that keeping the baseball field is less expensive; the baseball field produces more income than soccer; and it provides the opportunity to bring in people from outside the City. He added that compromise is taking a little bit from everybody. He encouraged all to come together.

Councilmember Duran respects the process and the people who participated, but there was a large section of citizens who didn't participate for several reasons. There are a lot of voices to be heard. Keeping the baseball field doesn't scrape the whole plan; it keeps all the other great ideas that people worked hard on. She believes keeping the baseball field is a great compromise – that the concerns and desires of the people who spoke up recently cannot be dismissed, and there is a need to consider the entire picture. She respects the last 4 ½ months and what the baseball folks have to say.

Councilmember Wooden talked about the meetings and the process, noting there was lots of advertising and this issue of people coming at the last minute saying they didn't know is not new. This was an open process; she doesn't believe anyone was shut out. People made the choice not to show up. She doesn't agree that the process was flawed and proposed that the facts prove otherwise. She recalled an earlier discussion in which it was made clear up front that the baseball field would be replaced with a multi-use field. She suggested this isn't a battle between soccer and baseball, but an issue of how to use space to benefit the most people. She noted all sports pay so the argument that baseball pays and others don't is invalid.

Councilmember Mathews recalled the early discussion about Anderson Park and 2E led him to believe that the baseball field was underutilized – only serving out-of-town folks once in a while, and that half the time no lights were on and no one was using it. He didn't know about the history or the need for baseball fields, and he regrets not asking about it. ~ He recalled seeing this before in the city -- how at times things are predetermined – how only certain facts are brought out, just facts that support one direction. He believes we should fight against that – in this and in other situations. ~ He believes had there been better due diligence in informing the baseball field users that the plan was to remove it, more of them would have participated. He was 50-50 when he came tonight, but after hearing more people talk about the field, it reminded him why the Baugh House was saved – because it's our history. He doesn't want to erase 50 years of history – especially when there are other alternatives. Keeping the baseball field won't jeopardize soccer and lacrosse; all the sports have coexisted a long time. ~ He also suggested we should have been marketing this field better all along. He thinks that effort was not made and that it was omitted as an option – hoping it would quietly go away. He appreciates the people who came in, but reminded them when the majority wants to they can even ignore a vote of the people. He promised to do better asking significant questions earlier. He now believes the baseball field should be kept – that preserving this asset will be the bigger service to our city. He suggested future changes could be made to the fencing to offer access to the outfield for alternate uses. Once it is gone, there will never be money to build another one. He cautioned the vote is to compromise or to end part of our history.

Motion to amend failed 3-4, with Councilmembers Wooden, Fitzgerald, Pond and Hoppe voting no.

The City Attorney clarified for Councilmember Pond that the resolution for the Preferred Plan includes removal of the baseball field.

Councilmember Urban asked for clarification of the total cost of the Masterplan as presented. Ms. Manwaring reported the total cost of the Preferred Masterplan is \$5,401,701, and that the additional funds needed (beyond the \$4M from 2E) would come from the 2018 and 2019 Open Space Fund and Conservation Trust Fund.

Main motion carried 4-3, with Councilmembers Mathews, Urban and Duran voting no.

2. Motion to award a contract to Diaz Construction Group LLC, Lakewood CO., in the amount of \$150,750 for Anderson Park Waterline Project

The domestic water line in Anderson Park was installed in the 1970's. It has failed and been repaired in multiple places over the last several years. Recent repairs indicate that it is time to replace it. The new Valley Water District system will service the outdoor pool bathhouse, the Anderson Building, the outdoor restroom and the Parks Operations Shop. Diaz Construction Group was the low bidder.

Councilmember Mathews introduced Item No. 2

Staff Presentation

Ms. Manwaring noted this is the first step in the renovation process for Anderson Park.

There were no questions from Council or discussion.

Motion by Councilmember Mathews to award a contract to Diaz Construction Group LLC, Lakewood, Colorado, in the amount of \$150,750 for the Anderson Park waterline project; seconded by Councilmember Wooden;

Councilmember Urban asked if this \$150K was included in the \$5.4M for the Anderson Park project. Ms. Manwaring reported that it is not included in the \$5.4M, and yes, it will come out of the 2E funds. She concurred that the \$5.4M figure does not include the water line or the Masterplan consultant fees. She knows of no other costs that relate to the Anderson Park renovation.

Motion carried 7-0.

3. Resolution 40-2017 – a resolution adopting the City of Wheat Ridge Americans with Disabilities Act Transition Plan

The ADA Transition Plan will provide guidance to improve accessibility in the City right-of-way (ROW) that is in accordance with Title II of the Americans with Disabilities Act. Alfred Benesch & Company was contracted for \$43,247.60 to complete the Plan.

Councilmember Fitzgerald introduced Item No.3.

Staff Presentation

Scott Brink introduced Jess Hastings from Alfred Benesch and Steve Nguyen, City Engineering Division Manager. Mr. Brink gave some brief highlights. Earlier in the year the final draft of the plan had been presented to Council by the consultant. Other information has since been included from public meetings. Main components include:

- A self-evaluation of the City's current practices, guidelines, standards, policies, and consideration for future ROW use to minimize or eliminate barriers to accessibility.
- Designating the Department's ADA Coordinator and their role and responsibilities.
- Developing a formal ADA complaint procedure.
- Performing public involvement to seek input on the Transition Plan and accessibility.
- Serve as guidance to development of a multi-year program to correct deficiencies, based on a prioritization method.

He noted the Plan is subject to periodic review and update.

Council questions

Councilmember Urban commented on the large number of spelling errors and missing letters and words throughout the document. Mr. Brink said staff and the consultant will do a final edit before it is posted on the website.

Councilmember Mathews asked if this unfunded federal mandate, with the plan and any schedules, falls in line with the City's CIP budget. Mr. Brink reported the main thing is that we make a concerted effort to address the deficiencies. We have designated an amount of money each year for ADA; this year it's \$50K. We also try to correct deficiencies when other projects happen.

Motion by Councilmember Fitzgerald to approve Resolution No. 40-2017, a resolution adopting the Americans with Disabilities Act Transition Plan; seconded by Councilmember Wooden.

Councilmember Urban announced he would be dedicating his vote to his father-in-law, who spent the majority of his life in a wheel chair. From him he understands and appreciates the importance of accessibility.

Motion carried 7-0.

CITY MANAGER'S MATTERS

CITY ATTORNEY'S MATTERS

Mr. Dahl repeated his seasonal advice about the use of social media by elected officials during elections. Elected officials can do whatever they want on their own social media sites. They are elected and they can use that title. Use of the city logo is permissible; it implies no endorsement by the City and costs the City no money. Elected officials cannot use city funds to urge voters to vote for or against something, but they can use their own funds and set up their own sites to promote their views. Also, hot links are used all the time; it spends no city funds and is not a concern.

ELECTED OFFICIAL'S MATTERS

Jerry DiTullio reported on the most recent financial report on the roofing expenses and revenues. ~ He noted that on November 13 Council would be approving the first bond payment for \$3M. ~ He thanked everyone on this and previous City Councils and Housing Authorities who made the Fruitdale Lofts possible.

Janelle Shaver recalled that when Barker, Rinker, Seacat did the Recreation Center she and Mr. DiTullio were on City Council. She told that prior to the design being done, many, many public meetings were held – including at least one in each council district and at least one citywide meeting in Council chambers. Councilmembers attended them; they were advertised and announced at Council meetings. There was no Facebook and no large recreation mailing list of 4,000 at that time, but the attendance was huge -- much, much better than any of these meetings for Anderson Park.

Monica Duran reported that she and Councilmember Mathews had hosted a meeting the previous Saturday on bulk plain and residential height restrictions. Attendance was good. A survey was taken at the meeting; she asked if Council would approve putting it on the website (for those who couldn't attend), collecting that data and providing it for the Nov 20th meeting.

- Councilmember Hoppe expressed that if height is going to be addressed, she wants to have it addressed in all zones. She'd like to see about removing height limits.
- Councilmember Pond said he isn't ready to have this be on the website because it doesn't explain things like bulk plain. Ms. Duran was very agreeable to including that information on the survey. She just wants to hear what people have to say.
- Councilmember Fitzgerald thinks this is reconsidering a decision, so he's not in favor of it. There is no point to it. If it's about height, he thinks that is about design standards and should have a separate public process.
- Councilmember Wooden likes the idea of a survey but doesn't support using a survey that was created by Councilmembers Duran and Mathews.
- Councilmember Urban noted that several graphics about bulk plain are already available on the website, and people can google bulk plain. He expects if someone is bothering to take a survey about bulk plain standards they already are familiar with the issue and are smart enough to take the survey. He think the additional survey information would be helpful for the discussion on Nov 20th.
- Councilmember Mathews noted that Council addressed this only for R-3 and R1-C, which is mostly in District 1. We said we'd come back and revisit this issue city-wide to create some comprehensive guidelines for all residential zones, but we haven't.

Further discussion ensued.

Ms. Duran reworded her consensus to provide for councilmember to submit questions to the City Manager and have staff prepare the survey with diagrams and descriptions. Mr. Dahl explained a way that could be accomplished by gathering questions from councilmembers and adding them to the survey for Nov 20. That consensus passed by a vote of 6-2

Janeece Hoppe announced the audio from the October 16 study session will be available on the website. Clerk Shaver confirmed that a CD of the audio was prepared and given to the videographer; he can and will make it available. ~ Ms. Hoppe reminded everyone it was still Domestic Violence Awareness Month. If anyone would like to help DV victims they should contact The Family Tree. ~ She received consensus to have staff report back with another location for a competitive baseball field with grass infield and raised pitcher's mound, and include cost estimates. ~ She offered thanks to Joyce Jay and Genevieve Wooden for all the time and effort they've put into the community; they will be missed.

Zach Urban announced that Trunk or Treat would be this Saturday at 4:00PM. Additional candy is still needed. Rickoli Brewery has a special treat for people who drop off candy there. ~ He announced the Optimists Pancake Supper is this Thursday at 5PM at the high school. ~ He recognized the passing of Tyler Tapiaro, an Eagle Scout and Explorer Scout who worked in the City of Wheat Ridge. He was a great young man and a friend of his; he passed away this weekend. He sends his condolences to the family.

George Pond commended Ms. Wooden and Ms. Jay for the amazing amount of work they have done in the community. He hopes they both remain engaged.

Tim Fitzgerald said he appreciates how the mayor has spent time representing our City. He is impressed and awed by the amount of time put in. He is also impressed with what Genevieve Wooden did with the educational alliance. The thanked them both and agreed he would miss them too. ~ He announced that Fruitdale Lofts still has vacancies for rent controlled units.

Larry Mathews still believes that fees are a tax, so regarding all the money that has been taken in for permits – he advised we not take this windfall for granted, and get all “spendy” on ourselves, but rather decide conservatively how we will use the excess cash.

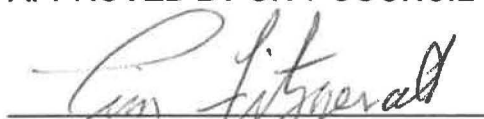
Genevieve Wooden thanked people for their comments. She wishes more people could have the opportunity to serve on Council. It’s been a great experience to have this perspective.

Joyce Jay said it has been a pleasure representing the City and she is proud the City is doing so well. She thanked everyone for being with her. She praised Ms. Wooden for the amazing things she did with the education alliance and said it’s been a total pleasure working with the staff.

The City Council Meeting was adjourned at 10:24 p.m.


Janelle Shaver, City Clerk

APPROVED BY CITY COUNCIL ON December 11, 2017


Tim Fitzgerald, 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 in the City Clerk’s Office, as well as copies of Ordinances and Resolutions.