

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

July 9, 2018

Mayor Starker 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

Zachary Urban	Monica Duran	Tim Fitzgerald
Larry Mathews	Leah Dozeman	George Pond

Absent: Kristi Davis (excused)

Also present: City Clerk, Janelle Shaver; City Attorney, Gerald Dahl; City Manager, Patrick Goff; Community Development Director, Ken Johnstone; Public Works Director, Scott Brink; City Treasurer, Jerry DiTullio (left early); other staff, guests and interested citizens.

APPROVAL OF City Council Minutes of June 11, 2018 and June 25, 2018

There being no objections, the City Council Minutes of June 11, 2018 and June 25, 2018 were approved as published.

PUBLIC INPUT First Opportunity for Public Input on the 2019 Budget

Rachel Hultin (WR) spoke on behalf of the Activate 38 grant. They are one year into their grant. Their goals are to work on things people have said they want – more street crossings, slower traffic, buffering from cars, and a safe place for people.

CITIZENS' RIGHT TO SPEAK

Dorothy Archer (WR) congratulated Monica Duran on her recent victory and thanked her for standing up for the citizens of District 1. She distributed to Council an article from Your Hub explaining the assessed value of homes in the County. Wheat Ridge ranked the highest, and 1-story, single-family homes also ranked the highest. This article speaks to the need for 1-story single family homes, and Council needs to respond to this. Wheat Ridge has a peace about it that would be good to preserve. Even farm style homes were two stories, not three.

Janey Jones (WR) spoke about Lateral No. 77 LLC – a ditch LLC that was formed recently, of which she is an officer. She spoke of improper activity related to the ditch, and now they want to get some culverts replaced. They've worked with the City in the past. Who should they talk to about this easement? It's not on any deed. This was set up in the 1800's. Mr. Goff suggested she give her contact information to Mr. Brink.

Evan Clark (WR) had a handout for Council and spoke about 4H. He has been in it for 8 years and it has provided many benefits for him and taught him many skills. He passed around the belt buckle and jacket he'd won. He asked for donations for the buckles and jackets that are awarded for prizes. He invited all to the fair August 9-12.

Ian Clark (WR) He recently graduated from WRHS and will be attending the U of Wyoming to study engineering. He spoke about the opportunities and skills that 4H has given him. He also passed around his prize jacket. He invited everyone to the 4H fair August 9-12 that concludes with an auction. He hopes to see everyone at the fair.

Annette Cannon (Westminster) introduced herself. She is a registered nurse and is running for Jefferson County Coroner.

Rachel Hultin (WR) thanked the City for the investment of handicapped ramps in the 38th Ave corridor. She thanked the people who helped get the mural up at Anderson Pool. She thanked those who participated in Active Living Month in June. They partnered with several organizations for 23 different events, large and small. 50 different zip codes were represented.

APPROVAL OF AGENDA

1. CONSENT AGENDA

- a. Motion to approve payment to Kaiser Permanente for July 2018 Membership billing in the amount of \$193,409.15 *[scheduled, budgeted expenditure]*
- b. Motion to approve a Contribution to the Wheat Ridge Carnation Festival Committee in the amount of \$80,000 *[budgeted]*

Councilmember Duran introduced the Consent Agenda.

Motion by Councilmember Duran to approve the Consent Agenda Items a.), and b); seconded by Councilmember Mathews; carried 7-0.

PUBLIC HEARING AND ORDINANCES ON SECOND READING

2. Council Bill 18-2018 – An Ordinance providing for a 2.5% Admissions Tax Credit, 1.5% Sales Tax Credit, and 5.0% Lodging Tax Credit against certain Public Improvement Fees paid at Clear Creek Crossing.

This Public Finance Agreement (PFA) with the Longs Peak Metropolitan District and Evergreen-Clear Creek Crossing, L.L.C. will impose a 1.5% sales tax credit, 5.0% lodging tax credit and 2.5% admissions tax credit with the District, for up to 30 years (or when the bonds are repaid), to finance the construction of public improvements. The

PFA will grant credits against these revenue sources that will be shared with the District for payment of the bonds issued to construct those public improvements.

Councilmember Fitzgerald introduced Council Bill 18-2018.

City Clerk Shaver assigned Ordinance 1649.

Mayor Starker opened the public hearing.

Staff Presentation – Patrick Goff

Mr. Goff explained briefly the long road it has been to get to the point where he can now ask for approval for several things for the Clear Creek Crossing project. He introduced representatives of several participating entities who were present.

Mr. Goff explained the finance agreement with the Longs Peak Metropolitan district.

- He reviewed the IGAs that have been approved to date as well as the rezoning and the subdivision plat that has been done.
- The range of uses includes retail, entertainment, restaurants, 300 apartment, 200 hotel rooms, and a 26.6 acre SCL-Lutheran medical campus.
- Cost for land, hard costs (w/ hook-ramps), soft costs, and financing total \$64.3M.
- The public improvements cost \$43.6M. \$36.7M of these improvements are eligible for public financing. \$6.9M will be private.
- Evergreen is asking for \$20M in contribution from the City and URA to assist in paying for the public infrastructure.
 - Public assistance is deemed critical because the property lacks basic access and utility service, and is challenged topographically.
 - Without this contribution from public sources the return on cost for this project is estimated at approximately -19.0%
 - With a \$20 million public assistance package, the return on cost is estimated at approximately 17%
 - A third party, EPS, has advised on this project.
 - The \$20M would provide
 - 1- \$15M in bonds issued by the metro district and the City - to be covered by Retail PIF, Admission PIF, Accommodation PIF and a 35mills property tax.
 - 2- \$5m loan from URA (100% property tax increment for 10 years). The URA has already been approved for the loan.
- Estimated new revenue for the City in general merchandise tax, admission tax, accommodations tax, a one-time use tax (for building construction), and a project rebate to the City would total \$1.3M per year – or \$41.3 over 30 years.
- After the 25 year clock expires in 2041 the property tax increment will go to the City.
- When the 2E monies have been collected the City will resume collection of that tax.
- He went through the numbers for the various categories of project revenue.
- The PFA will grant credits against certain revenue sources that will be shared with the District for payment of the bonds.
- Staff is recommending one amendment that clarifies the definition of bonds. He supplied Council with wording.

No one from the public came forward to comment.

Council questions

What if the URA doesn't approve the loan? Mr. Goff offered options. It wouldn't increase the amount of tax.

Councilmember Urban asked where the 35 mill number came from. Mr. Carlson from the Evergreen Development explained the mill levy is 50 mills. 30 is pledged for debt service. 15 is set aside for operation and maintenance. They don't want to go lower than that. Mr. Carlson elaborated on the current crisis with commercial property taxes that are driving companies out of business. 50 mills is standard for the metro area; they feel any higher would hurt the end users.

Mayor Starker closed the public hearing.

Motion by Councilmember Fitzgerald to approve Council Bill 18-2018, an ordinance providing for a 2.5% Admissions Tax Credit, 1.5% Sales Tax Credit, and 5.0% Lodging Tax Credit against certain public improvement fees paid at Clear Creek Crossing on second reading and that it take effect immediately upon adoption, as permitted by Section 5.11 of the Charter, with the following amendment:

Amend the definition of "Bonds" appearing on Section 1 of the Ordinance to read: "Bonds" means one or more series of bonds, to which the Credit PUF revenues are pledged in accordance with the Public Finance agreement, issued by the District in accordance with the terms of the Act, which may be in the form of a note, loan, or other financial obligation identified as a Bond, including any bonds, notes, loans or other financial obligations issues by the District to refund Bonds.

seconded by Councilmember Pond; carried 7-0.

3. Resolution 43-2018 – A Resolution approving the amended and restated Service Plan for Longs Peak Metropolitan District

The Longs Peak Metropolitan District has petitioned the City to approve an Amended and Restated Service Plan that sets forth how the District may provide and finance public improvements and services for the Clear Creek Crossing project.

Councilmember Pond introduced Item 3.

Mayor Starker opened the public hearing.

Staff presentation

Kim Seter, attorney for the Long Peak Metropolitan District, explained three things:

1. The original Service Plan was for Cabela's. It is now restated for the new Clear Creek Crossing project. Things have just been reorganized.
2. The agreements are just drafts. The IGA's will come to Council later for approval.
3. Mr. Dahl has provided findings for Council to justify this Service Plan.

There was no public comment or questions from the Council.

Mayor Starker closed the public hearing

Motion by Councilmember Pond to approve Resolution No. 43-2018, a resolution approving the Amended and Restated Service Plan for the Longs Peak Metropolitan District; seconded by Councilmember Fitzgerald; carried 7-0

4. Council Bill 13-2018 – An Ordinance approving the rezoning of property located at 12600 W. 42nd Avenue from Agricultural-One (A-1) to Planned Commercial Development (PCD) and for approval of an Outline Development Plan (ODP) (Case No. WZ-18-08/Ball) *Continued from June 11, 2018*

City Council reviewed the proposed rezoning at a public hearing on June 11, 2018. After input and discussion, a motion was made that the public hearing be continued until July 9, 2018, and directing the applicant to formulate a traffic study and possible traffic mitigation strategies.

Councilmember Mathews introduced Council Bill 13-2018.

City Clerk Shaver noted the previously assigned Ordinance number 1646.

Mayor Starker reopened the public hearing and swore in the speakers.

Staff Presentation – Meredith Reckert

Ms. Reckert briefly highlighted the actions of the previous hearing on June 11. The new information requested included submission of traffic data, and strategies for traffic mitigation. The engineers report is added as Attachment 6. She placed into the record Attachment 6, the zoning ordinance, the subdivision regulations, and the contents of the digital presentation.

Applicant – Chris Ball (Golden) of Clear Creek Tech

- Mr. Ball testified that a commercial development is planned.
- He talked about their company, and what they do.
- He said it will be a high quality project -- a single story office/commercial structure.
- He provided highlights of the development. He suggested it would be a positive development for the area.
- They like the location because it has good access to major roads, Wheat Ridge is a desirable location, and there would be speed to the market.
- He submitted that the current zoning of A-1 is not economically feasible. He believes the area is in transition and is too commercial to be developed as residential.
- The proposed uses were created with staff. It excludes auto service and repair, contractor storage, car wash and any marijuana related use.
- Hours would be limited from 7am-9pm.

- Bay doors would be required to be closed. It will not accommodate large trucks.
- They are agreeable to the condition of 25% office space requirement.
- They are willing to pay for traffic mitigation, but they would like to add two conditions: that only applies 1) within the next 24 months and 2) only after building completion.

Public Comment

Esther Kettering (Denver), local realtor, was the listing broker and has been assisting with the rezoning. She provided and highlighted to Council four letters from neighboring commercial properties and the Jefferson Economic Council that support this rezoning or state that they have no objection to the rezoning.

Cindy Beckfeld (WR) lives on Xenon and has concerns about the traffic counting strips. She observed they were not up during some peak business hours. She asked that an easement remain open for access to the greenbelt. She told of a man who bought what he thought would be his dream house in the neighborhood; now, due to the storage building, and now this, he is selling and moving out. She bemoaned that empty lots are being replaced with businesses, not houses. Earlier in the meeting it was pointed out that there is a shortage of housing. This should be for housing.

Greg Boom (WR) owns the property diagonal from this property. He spoke against switching this property to commercial because it is surrounded by agriculture; there is no transition and this doesn't fit. He would love to buy this property, if it was reasonably priced, and put three houses there. People love the houses in the area – not the commercial. His neighbor would like to see it become part of the park. He noted there is empty commercial property available right across the street, so the need is not great. Traffic is a nightmare already and school isn't even in session right now; it will be dangerous when school starts. He pointed out that this request for this property was previously denied by Council; and nothing has changed. He too would like access to the greenbelt preserved. There is the issue of the ditch that flows through the property – that provides water for his horses. How will that be addressed? He reported another neighbor that opposes this, but couldn't be here due to work. These neighbors have made investment in their properties. People want to move to Wheat Ridge; we need houses. He asked Council to save this neighborhood and hoped they do the right thing.

Council Questions

Councilmember Fitzgerald asked the applicant if he could provide a social trail to the park. Mr. Ball said he would support that if it can be formalized.

Councilmember Urban asked the City Attorney's to address the issue of Councilmember Pond's absence from the June 11 hearing and his ability to vote.

Mr. Dahl asked Mr. Pond if he had the opportunity to review the testimony from the original hearing and go over the minutes, other materials, and the packet materials from that hearing. Mr. Pond said he had, and stated he felt he could render an informed and fair decision. Mr. Dahl concluded that Councilmember Pond can and should participate

Mayor Starker closed the public hearing.

Motion by Councilmember Mathews to approve Council Bill 13-2018, an ordinance approving the rezoning of property located at 12600 W. 42nd Avenue from Agricultural-One (A-1) to Planned Commercial Development (PCD) and for an Outline Development Plan, on second reading and that it take effect 15 days after final publication for the following reasons:

1. City Council has conducted a proper public hearing in compliance with all public notice requirements as required by Section 26-109 of the Code of Laws.
2. The required rezoning has been reviewed by the Planning Commission, which has forwarded its recommendation of approval with one condition.
3. The required rezoning has been found to comply with the criteria for review in Section 26-112- E and 260-303-D of the Code of Laws.

With the following conditions:

1. A minimum of 25% office space is required with warehouse or workshop primary use with office use to be determined and defined at the discretion of the Community Development Director.
2. If the property owners initiate an NTMP application which anticipates, as a potential mitigation, one or more speed humps installed on Xenon and/or 42nd Avenue, that all related costs shall be at the applicant's expense.

seconded by Councilmember Fitzgerald;

Mr. Dahl noted the applicant's requests related to the NTMP application. Council may or may not wish to include those terms in the motion, but the applicant has asked that his responsibility to pay for speed humps only last for 24 months, and that this responsibility only apply after the building is completed. Mr. Dahl suggested "upon receipt of a Certificate of Occupancy" would be better wording.

There was discussion about the need for an amendment. Mr. Dahl advised that if the maker of the motion and the second both agreed to that wording, it could be added without a formal amendment.

Councilmember Mathews restated the second condition to read that the cost for implementing speed humps on Xenon or 42nd would not fall on the applicant for the next 24 months, and that it not be his responsibility until after receipt of the Certificate of Occupancy.

There was further discussion to clarify what the 24 month time frame meant. Mr. Dahl advised the applicant only wants to be liable for the cost of speed humps for 24 months.

The maker of the motion and the second agreed to those changes.

The vote was 4-3, with Councilmembers Dozeman, Urban and Duran voting no.

Mr. Dahl stated the Charter requires five affirmative votes of the entire Council to pass an ordinance and declared, therefore, that passage of the ordinance failed.

ORDINANCES ON FIRST READING

5. Council Bill 19-2018 – An Ordinance approving the rezoning of property located at 4288 Youngfield Street from Neighborhood Commercial (N-C) to Mixed Use-Neighborhood (MU-N) (Case No. WZ-18-12/Copper Forest)

The proposed rezoning of the 1.38 acre parcel would expand the list of allowed uses. The new owner of the log structure (that has been converted into several office spaces) wants to open a wine and beer bar to improve financial sustainability. The current zoning allows some commercial uses, office, general business, retail sales and service establishments, but not bars. The MU-N zone would support residential or commercial uses or a mix of the two. It would also allow a bar – which is the applicant's intent.

Councilmember Dozeman introduced Council Bill 19-2018

Motion by Councilmember Dozeman to approve Council Bill 19-2018 an ordinance approving the rezoning of property located at 4288 Youngfield Street from Neighborhood Commercial (N-C) to Mixed Use-Neighborhood (MU-N) on first reading for the sole purpose of ordering it published and for a public hearing set for Monday, August 13, 2018, at 7 pm in City Council Chambers, and, if adopted, that it take effect 15 days after final publication; seconded by Councilmember Hoppe; carried 7-0.

6. Council Bill 20-2018 – An Ordinance approving the rezoning of property located at 6701 West 44th Avenue from Commercial-One (C-1) to Mixed Use-Neighborhood (MU-N) (Case No. WZ-18-14/Potrykus)

The proposed rezoning area includes one parcel that is slightly less than half an acre. At this time the intent of the rezoning is to allow the current tenant to live and work on the property.

Councilmember Urban introduced Council Bill 20-2018

Motion by Councilmember Urban to approve Council Bill 20-2018 an ordinance approving the rezoning of property located at 6701 W. 44th Avenue from Commercial-One (C-1) to Mixed Use-Neighborhood (MU-N) on first reading for the sole purpose of ordering it published and for a public hearing set for Monday, August 13, 2018 at 7 pm in City Council Chambers, and, if adopted, that it take effect 15 days after final publication; seconded by Councilmember Duran; carried 7-0.

DECISIONS, RESOLUTIONS AND MOTIONS

7. Resolution No. 39-2018 – A Resolution approving an Intergovernmental Agreement among the Cities and Towns of Arvada, Bow Mar, Edgewater, Golden, Lakewood, Littleton, Morrison, Superior, Westminster and Wheat Ridge and the County of Jefferson providing for a Collaborative Transportation Forum

This action approves an Intergovernmental Agreement (IGA) between the City of Wheat Ridge, Jefferson County, and other municipalities in Jefferson County for the purpose of establishing a process for requesting federal Transportation Improvement Program (TIP) funds in accordance with DRCOG and federal rules

Councilmember Pond introduced Item 7.

Staff presentation - Scott Brink

Mr. Brink explained that every four years federal TIP money is distributed. DRCOG wants to streamline the process. In this case it will have communities collaborate on regional projects. RTD is included. He thinks it will be a good process. The change from regional to sub-regional gives the local communities more control of design. 20% will go to regional, 80% to local.

Council questions

An agency has to be eligible to receive federal funding -- must be members of DRCOG.

Public Comment No one from the public spoke.

Motion by Councilmember Pond to approve Resolution No. 39-2018, a resolution approving an Intergovernmental Agreement among the Cities and Towns of Arvada, Bow Mar, Edgewater, Golden, Lakewood, Littleton, Morrison, Superior, Westminster and Wheat Ridge and the County of Jefferson providing for a Collaborative Transportation Forum; seconded by Councilmember Duran; carried 7-0.

8. Resolution No. 40-2018 – A Resolution approving an Intergovernmental Agreement with the City of Edgewater regarding the 29th Avenue Street Improvements and 26th Avenue Drainage Improvements

Councilmember Hoppe introduced Item 8.

Staff presentation – Mark Westberg

Mr. Westberg explained the issue. Edgewater came to us.

- Edgewater has a development proposal for 29th (south side) from Kendal to Ingalls.
- They need a new water line put in on 29th from Kendall to Gray.
- WR staff worked with Edgewater to minimize the impact to traffic on 29th Avenue.
- Mr. Westberg explained the map showing what areas each entity is responsible for.
- The City budget has \$1,570,000 in the capital budget this year.

- Denver Water would pay \$411,100 for their part.
 - Edgewater's share is \$322,275.
 - WR share would be \$836,625 (which includes the planned street widening).
- 30th Ave, Fenton St, and 29th Ave are pretty torn up from the Ashland project. Denver Water will be responsible for overlaying 30th, Fenton and some on 29th. The City will be responsible for most of 29th and a narrow east strip along Fenton. Edgewater will be responsible for the south side of 29th from Kendall almost to Gray. Mr. Westberg labeled this a win for everyone.
- They'd like to award the construction contract on Aug 13, and begin construction by September 10 -- right after the bike race.

There is also a drainage issue at 26th & Fenton when rain is heavy.

- Most of this project is in Edgewater (going south on Fenton).
- WR would be responsible for a short east/west strip on 26th at Fenton (north side).
- The City also found a gas line going through our water pipe. This is bad. When it happened and who did it is unknown. That will be taken care of.
- Staff recommends adding two inlets just north of the existing ones at 26th & Fenton to capture more drainage, and upgrading to an 18 inch pipe -- that is NOT clay.

No one from the public spoke.

Councilmember Mathews had a brief question about flow in the pipes.

Councilmember Urban asked about liability for the gas provider for installing a gas line through the water line. Mr. Westberg said it's so old there is no way to prove who did it.

Motion by Councilmember Hoppe to approve Resolution No. 40-2018, a resolution approving an intergovernmental agreement with the City of Edgewater regarding the 29th Avenue Street Improvements and the 26th Avenue Drainage Improvements; seconded by Councilmember Duran; carried 7-0.

9. Resolution No. 41-2018 - A Resolution approving a Public Finance Agreement by and between the City of Wheat Ridge, the Longs Peak Metropolitan District, and Evergreen-Clear Creek Crossing, L.L.C.

Evergreen Development Company has submitted a request for public financing to assist in the construction of public improvements for the Clear Creek Crossing mixed-use project.

Councilmember Mathews introduced Item 9.

Staff presentation

Mr. Goff suggested that the necessary information had already been provided earlier.

No one from the public spoke and there were no questions from Council.

Motion by Councilmember Mathews to approve Resolution No. 41-2018, a resolution approving a public finance agreement by and between the City of Wheat Ridge, the Longs Peak Metropolitan District, and Evergreen-Clear Creek Crossing, L.L.C.; seconded by Councilmember Dozeman; carried 7-0.

10. Resolution No. 44-2018 – A Resolution approving the termination of the Annexation and Development Agreement between the City, Coors Brewing Company and Cabela's Retail, Inc.

- The Cabela's project at the southwest corner of the intersection of Interstate 70 and Highway 58 was never completed.
- Evergreen LLC has purchased the property owned by Cabela's.
- Evergreen desires to develop the property as a mixed-use commercial development project, which is in conflict with the planned commercial district outlined in the Development Agreement for Cabela's.
- The Annexation and Development Agreement for the Cabela's project should be terminated in order to avoid confusion about future development on the property

Councilmember Urban introduced Item 10.

There was no staff presentation. No one from the public spoke. There were no questions from the Council.

Motion by Councilmember Urban to approve Resolution No. 44-2018, a resolution approving the termination of the Annexation and Development Agreement between the City, Coors Brewing Company and Cabela's Retail, Inc.; seconded by Councilmember Dozeman; carried 7-0.

11. Resolution No. 45-2018 – A Resolution approving the termination of the 2006 Intergovernmental Agreement between the City and the Longs Peak Metropolitan District (LPMD)

The Intergovernmental Agreement (IGA) for the financing and construction of public improvements for the Cabela's project is no longer necessary and should be terminated as provided for in Section 15 of the IGA.

Councilmember Duran introduced Item 11.

There was no staff presentation, no questions from Council and no public comment.

Now that Clear Creek Crossing is ready to begin, Mr. Carlson took the opportunity to thank the Council for the confidence they have placed in his company. He gave assurance that they take seriously their fiduciary responsibility to the City.

Motion by Councilmember Duran to approve Resolution No. 45-2018, a resolution approving the termination of the 2006 Intergovernmental Agreement between the City and the Longs Peak Metropolitan District; seconded by Councilmember Hoppe; carried 7-0.

12. Motion to approve appointments to the 2019 Neighborhood Revitalization Strategy Update Steering Committee

The 2005 Neighborhood Revitalization Strategy (NRS) is due for an update. A committee of citizens will guide a process that will include an extensive public outreach effort to determine how the City should best use its assets and what plans should be made for the future.

Councilmember Dozeman introduced Item 12.

Mr. Goff reported that 27 applications had been received. Council agreed at the last study session to appoint all the applicants to the Committee.

The Committee will include the following citizens (with number of years living in WR):

District I

Nicole Carter (3)
Kathleen Martell (18)
Morgan Richards (18)
Lauren Schevets (2)

District II

James Bahrenburg (21)
Julie Boardman (1)
Kimberly DeJong (4)
Kristine Disney (22)
Jennifer Hayden (1)
Rachel Hultin (6)
Lindsay Madonia (1)
Julie Stern (2)
James Wright (25)

District III

Ron Abo (23)
Sonny Betancourt (5)
John Bulter (4)
Madelaine DeVan (35)
Christine Fraser (10)
Guy Nahmiach (13)
Korey Stites (30)
Jill Tew (1)

District IV

Christopher Bird (3)
Sunny Garcia (5)
Carol Mathews (58)
Andy Rasmussen (2)

Plus Carol Salzmann (Lutheran Hospital) and Ellen Daehnick (business owner)

Motion by Councilmember Dozeman to approve the appointments of the entire slate of applicants on the attached NRS Steering Committee Applications Matrix; seconded by Councilmember Mathews; carried 7-0

CITY MANAGER'S MATTERS

Mr. Goff reported about 2E funds. We've had a full year now. There were some TABOR restrictions in the ballot measure, and we have received more revenue than anticipated – mostly due to the hail. He said the City Attorney is working on what to do about that; we'll have to decide. Clerk Shaver inquired about the possibility of a TABOR ballot issue. Mr. Goff suggested she tell the County we may have one.

CITY ATTORNEY'S MATTERS

Mr. Dahl informed Council about the issue of interest that has been earned on escrow accounts. These accounts are for landscaping, various projects – a variety of things. The City needs to return the money to those people. They aren't large amounts, but they have earned interest. He has researched and found out that the City need only return the money -- not the money with the interest that was accrued.

There was unanimous consent to have an ordinance prepared to accomplish that.

ELECTED OFFICIALS' MATTERS

Leah Dozeman reported that she and Ms. Duran have discussed it, and they would like to have the topic of affordable housing at a future study session.

Zachary Urban commended the Police Department on their response time to several calls reporting fireworks.

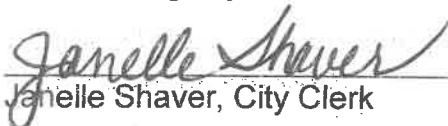
George Pond commented on all the work that has been done on Clear Creek Crossing at the staff level, by various agencies, by Evergreen Development, and by the Council. He acknowledged that effort and thanked everyone.

Tim Fitzgerald added that Mr. Carlson has been a good partner.

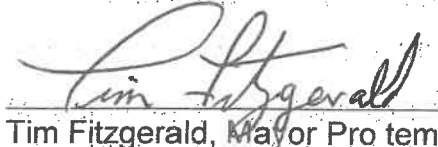
Mayor Starker thanked the Clark brothers for coming in to speak about 4H. He believes 4H is very good program,

ADJOURNMENT

The meeting adjourned at 9:08 pm.


Janelle Shaver, City Clerk

APPROVED BY CITY COUNCIL ON JULY 23, 2018


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.

