

City Council Meeting Minutes

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

January 24, 2022

Note: This meeting was held virtually, using Zoom video-teleconferencing technology. As duly announced and publicly noticed, Council previously approved this format in order to continue with normal business. Before calling the meeting to order, Mayor Starker stated the rules and procedures necessitated by this meeting format.

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

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

ROLL CALL OF MEMBERS

Judy Hutchinson	Scott Ohm	Rachel Hultin	Janeece Hoppe
Amanda Weaver	Korey Stites	Leah Dozeman	Val Nosler Beck

Also, present: City Clerk, Steve Kirkpatrick; City Attorney, Gerald Dahl; City Manager, Patrick Goff; City Treasurer, Chris Miller; Administrative Services Director, Allison Scheck; Police Chief, Chris Murtha; Police Division Chief Jim Lorentz; Director of Parks and Recreation, Karen O'Donnell; Assistant to the City Manager, Marianne Schilling; Lauren Mikulak, other staff, guests and interested citizens.

APPROVAL OF MINUTES

Without objection or correction, the City Council Minutes of November 8, 2021, November 22, 2021 and Study Session Notes of October 18, 2021 and November 14, 2021 were approved as published.

APPROVAL OF AGENDA

Without objection or correction, the agenda stood as announced.

PROCLAMATIONS AND CEREMONIES

This item began at 7:03 PM.

Heart Healthy Month

Mayor Starker welcomed Chelsea Kuznik, Lutheran Medical Center, who accepted the proclamation and discussed key steps and habits toward more heart health.

The Mayor read the Proclamation and he also encouraged residents to adopt lifestyles and habits that promote heart health. He thanked Ms. Kuznik for her attendance and her work to promote public health generally and cardiac health in specific.

City Clerk Note: *To help the reader follow the Wheat Ridge Speaks and the Public's Right to Speak comments herein below, note that a document in the Meeting Packet included some examples of housing projects, submitted by the Jeffco Public Housing Authority. Upon reading the packet, and social media, some residents inferred that Council was or would in the future consider these projects for approval. None of these projects exists, and there is no plan to develop them; there never was. They projects were fictitious examples only.*

Note about Wheat Ridge Speaks:

Members of the Public may visit the Wheat Ridge Speaks website and enter written comments of up to 1,000 words on any Council agenda item. The deadline for citizens to submit comments is 12:00 Noon Mountain Time on the day of a Council session so that Council members, other elected officials and City Staff have time to review the comments before the meeting on Monday evening.

The City Clerk's Office transcribes those Wheat Ridge Speaks comments into these minutes, placing each comment along with the record for that agenda item, including items that address a public hearing (verbatim, if the comments do not contain lascivious language or unlawful hate speech).

The following comments appeared in Wheat Ridge Speaks for this meeting.

I am opposed. We bought our home in Wheat Ridge instead of Denver in part because it is still primarily single-family homes and community. Developers have not yet destroyed that by putting in an ugly 300-unit high-density housing into communities that cannot support them. This community cannot support the traffic and daily commutes, there are not enough schools, and there should be green space per family and adequate parking otherwise that traffic gets pushed into the lower density areas that were designed thoughtfully. Single family zoning is how the surrounding community is zoned. Don't try and turn this suburban community into a city.

January 24, 2022, 12:54 PM

Sarah Healey
3375 Wright St
Wheat Ridge, 80033

I am a Wheat Ridge citizen. I totally support the opportunity to have a lot more affordable housing in Wheat Ridge. There are so many people who work hard and support our community, but adequate housing is out of reach for many of them. I would like to see the people who live in this housing be workers in Wheat Ridge so that we will build our community and the residents will really care about the city in which they live. The western suburbs have a great dearth of affordable housing, especially for young working families. If we don't want to continue the trend of homeless people, we need to address their needs for housing that they can afford.

January 23, 2022, 10:40 PM

Deb Bollig
4786 Flower St
Wheat Ridge, 80033

As a homeowner in Skyline Estates, I am very concerned about the density 300 units would strain the traffic. We simply do NOT have adequate street parking for such a project. I'm appalled with how much the City of Wheat Ridge is trying to obfuscate what this really is - government HUD housing dumped right in the middle of a subdivision of homes worth over \$800,000. The misleading name of the meeting and the time of the "virtual" event makes it clear that the City is trying to disenfranchise the community and homeowners. No doubt this will lower the value of the nearby homes. I also have serious concerns about the Jefferson Residential Housing developers. They put up 400 units-not yet occupied in Golden with little to no parking available. The JRH is not a long-established developer and had bad ratings under their past business affiliation.

January 22, 2022, 11:46 AM

Sandy Nuyt
10523 54th Place
Arvada, 80002

Hello, we live in a fairly new development to the west of one of the proposed low-income housing sites (site 2). We would like to state our concerns with the proposed project as there is already a low-income housing site near our location that brings a ton of crime to our neighborhood and the surrounding neighborhoods, which unfortunately we have experienced first-hand numerous times. Not to mention that with all of the new housing projects currently under way, there is not enough road infrastructure for all of the added traffic that the current and proposed new housing projects will add to the one lane roads surrounding this area. The low-income housing sites will reduce the property value of the neighborhoods surrounding and would include ours. This is a huge concern for us we paid a high market value price for our house and chose the location due to the surrounding amenities and neighborhoods that would keep our property value high. We think it is very important to have our opinions heard as we know that most of the families, we have talked to in our community strongly oppose this proposal. Please reconsider the location you are choosing to place this low-income housing project. Thank you.

January 24, 2022, 12:29 PM

Shilah Anderson
5212 Quail St
Wheat Ridge, 80033

We are in sore need of affordable housing. I'm for it. HOWEVER, Jeffco, Arvada, and Wheat Ridge have done POOR job planning around the new transit hubs. Dense housing with no improvement to infrastructure shows a genuine lack of critical thinking. Ridge Road is a 2- land road with increasing traffic. The county and municipalities

should have included, at minimum, a third lane for left and right-hand turns. Better yet, it should have been widened to 4 lanes. Simply, the governments have shown little regard for the communities and residents and have displayed interest only in raising tax revenue. This area has quickly become just another unsightly piece of urban sprawl.

January 24, 2022, 12:19 PM

RANDY WEINERT
1088 W/54th Pl.
Arvada, 80002

Hello, I live in a neighborhood west of this location and we are against this proposition. Ridge road cannot handle traffic to safely accommodate another 300 houses in addition to the houses already being built in the area. There is already a ton of crime and suspicious activity that happens in the area, which we have dealt with first had numerous of times, and I feel bringing more of this population would just add to the problem. Having low-income housing I also think would decrease the value of our home, which we paid top dollar for when we moved in. We chose this location for the amenities surrounding the area and the safety and don't feel like this is going to be a good decision for the neighborhoods that surround this location. Thank you.

January 24, 2022, 12:18 PM

Shilah Anderson
5212 Quail St
Wheat Ridge, 80033

We've lived in Skyline since the beginning, 2002, & were told there would be no building where there is building going on due 2 medical waste & the cost ink incurred from its removal but bottom line when it comes 2 \$ u make your own rules & the fact that u were so deceptive in this project speaks volumes. We & the majority of r neighbors will do everything we can 2 oppose & stop what our trying 2 do. Honestly is there not a cap on the influx of people in such an already densely populated area?!?! We can't accommodate what there is & u just keep adding & adding STOP!!!!

January 24, 2022, 12:16 PM

Ellisa Rupoli
11271w54th Ave.
Arvada, 80002

I have been a resident of Wheat ridge for over 50 years and I'm proud of that. When I bought my home on Nelson Street in skyline, I thought it was going to be a safe home and community to raise my kids in and live there until I grew old. With this plan of affordable housing, I am afraid that will not be the case. We all know what will come of this community if this plan goes into effect. Please city council members think about if your house was this close to a plan like this. This is going to decrease the value of homes, and when the time comes for us to move out because we have had it with high crime and good knows what else this will bring, we will be selling our homes for pennies on the dollar because who else would want to move in next to a mess. Please

end this discussion once and for all so we here in skyline can stop worrying about it and enjoy what a beautiful community we have built in the last 17 years. Please be happy with what this area has become and find an area where it wouldn't affect people this close to their homes.

January 24, 2022, 12:02 PM

Julie
5370 Nelson St
Arvada, 80002

As a homeowner in the neighborhood of the site on 54th Avenue and Miler, I am very concerned about the impact that this housing plan will have on my neighborhood and my property value. The project being proposed backs up directly to the back fences of 10-12 current homes, including mine. The proposed lot is not large enough to adequately support the number of proposed units. The increase in traffic, as well as limited parking areas, will negatively impact the entire neighborhood. With the number of new homes, apartments, and townhouses that are currently being built in this area, has anyone created an impact report for the area schools if this new housing is built as well? The number of children that would most likely come into this area would overload Vanderhoof Elementary, the area home school, with the recent closing of Allendale Elementary. Overcrowded schools are unable to provide the education all of our students deserve. This proposed housing would negatively impact the students in the existing neighborhood as well as the students who would be moving into the new housing area. I have seen some of the comments supporting this proposal, and I agree that affordable housing is a concern, but building on this site will do more harm than good.

January 24, 2022, 11:58 AM

Kristine Sawyer
5386 Nelson St
Arvada, 80002

This is in response to item #2 Affordable Housing - We have lived in Wheat Ridge for over 17 years. The amount of housing off of Ridge and Kipling that has been developed with apartment complexes has already created traffic problems in the area due to additional increase in residents. The lot East of Kipling between 44th & 48th is a complete eyesore with many homeless already living there. Why not use that lot instead for section 8 housing? It has ease of access, it is walking distance to transportation, jobs, and it is not located near high priced homes. Also, it is very disappointing that no notice was provided to the local residents regarding the development. Why the lack of transparency? Finally, when we purchased our homes, we had to sign a notice that we knew of the occupants of Ridge Home, being sexual deviants as determined by the state of Colorado. Does developing a Section 8 residential housing right next to this facility make any sense? Please take all of these suggestions and questions into consideration.

January 24, 2022, 11:57 AM

Chris Bradley
5323 Nelson St.
Arvada, 80002

Against! With no one improving the infrastructure to accommodate this huge flux of people and traffic, will cause many issues, not to mention safety for all the current residents and surrounding areas. It's a quiet and tranquil neighborhood, lots of walkers, dogs, children etc. Not conducive to adding these Huge numbers of folks and unbelievable amount of traffic etc. The decrease in our home values. This will be a huge impact!

January 24, 2022, 11:48 AM

Natalie Woodward
5369 Owens Street
Arvada, 80002

Against! With no one improving the infrastructure to accommodate this huge flux of people and traffic, will cause many issues, not to mention safety for all the current residents and surrounding areas. It's a quiet and tranquil neighborhood, lots of walkers, dogs, children etc. Not conducive to adding these Huge numbers of folks and unbelievable amount of traffic etc. The decrease in our home values. This will be a huge impact!

January 24, 2022, 11:48 AM

Natalie Woodward
5369 Owens Street
Arvada, 80002

Good morning. I wish to publicly say that this subdivision is already taking on 250-500 new row housing and family condos and some private housing in this small area of land. There is no way another 300 units can be added and expected to thrive in this Arvada Community. There are no schools being built, Grocery Stores, Gas Stations, Restaurants etc. for all these people to attend regarding daily life. This subdivision already has a facility housing sex offender, a government run section 8 low-income housing that brings in these issues of drug use, gangs and other problems This is a low-income Government housing that has already taken up more police attention than Arvada has and building another 300 units will further stretch our Police Dept. and add more crime to our Residential neighborhood. This is a residential neighborhood and not a low-income neighborhood. This housing will only hurt the residential families that live here and are being drawn into the new builds that are under construction. We need to make the Government housing that is already here cleaner and better for the people that live there! Not add more housing! I do not feel comfortable to have my children and other children waiting for the school buses and doing daily activities around the individuals that this Low-Income Housing will bring. I know this because of the

experiences I have every day with the other low-income housing that are in Arvada/Wheat Ridge area. Thank you for letting us be heard.

January 24, 2022, 11:36 AM

Kellydeen McKinney
11251 W. 54th Ave.
Arvada, 80002

I am a 3rd generation Coloradan. I am very much for affordable housing. However, I agree with comments that this development would be introducing too much density for the neighborhood to support and needs to be more thought out on a community level. Often new development does not adequately provide enough parking for its new residents. New development will often inaccurately predict that new residents will utilize public transportation more than they do. To provide enough space for families they either do not give enough green space per family in front of the building or behind and I believe in neighborhoods with a yard per family because I have seen what it provides for my own child's development. I believe in quality over quantity. I love that Wheat Ridge still has organic growth with independent businesses and not planned housing communities envisioned by developers. Tennyson, where I grew up, has become a wind tunnel with little shade and no parking, and smells like dog piss because there is not enough green space or yards per family. It has a lot more traffic and I now, when I visit my dad in that neighborhood, I avoid streets where these mixed-use buildings are, and I see how it pushes through-traffic into the surrounding neighborhood making the side streets more dangerous because that is not what they were designed for either. I have seen several of these types of mixed-use developments. Mixed use developments and apartments and buildings over 2 floor heights belong downtown where density already exists and there is no commute for residents, not in Wheat Ridge. I do not believe there is enough land for the max units they have mentioned and for this still to be a quality community with 1 family houses and yards and zoned properly. I think 1-family housing with yards and setbacks and space for the cars and people and pets that will actually be in a community is the type of affordable housing and community that we should strive for. Again, quality over quantity. I agree with the sentiment to look at the traffic this would introduce, that the zoning should be single family residences if it is to change and that the schools needed are there and have funding and capacity to accommodate new residents.

January 24, 2022, 11:27 AM

Sarah Healey
3375 Wright St
Wheat Ridge , 80033

Our comment is in regard to Item No.2 - We are STRONGLY against this proposal as our home literally backs to this parcel. We have been here for 17 years and would prefer looking at the current eyesore than have our property values tank. We have worked extremely hard to be able to afford this place that we call home and to feel safe

in and around our neighborhood. We all know that crime will follow, and the police do not have time or resources to control this anymore. While there may be a social need for low-income housing within the City of Wheat Ridge there has to be a more suitable location for this to happen and not next to \$800,000+ homes. The infrastructure simply cannot handle this influx based on all of the current building, traffic and crime that has been on the rise in recent years.

Please do not ruin our neighborhood further.

January 24, 2022, 11:25 AM

Miles and Wendi Griffith
5312 Nelson Street
Arvada, 80002

I support the initiative - anything we can do to provide affordable housing to those who qualify is positive. The rents on the Front Range are out of control. The City and community should be prepared to provide services to help those living there be stable and successful. The fears of increased crime and traffic, etc., are legitimate but the need to do something to address our homeless problem is paramount. New affordable housing will help. Thank you.

January 24, 2022, 11:25 AM

Rose Malone
3220 Arbutus St
Golden, 80401

I am in favor of affordable housing being built in Wheat Ridge. I understand there are concerns, but I hope the city and the community of Wheat Ridge supports this possibility. I do not see how there can be any improvement in our homeless situation, unless more units of housing are built. This is true for all the Front Range, sadly. Stabilized / housed living and an opportunity for children's improved educational opportunities would help poor people move out of poverty - I am all for it. I am not an immediate neighbor, but we owned in WR for many years and continue to do so. It is a wonderful city and our home values have increased to an absurd degree over time. I don't know how anyone affords housing these days.

January 24, 2022, 11:18 AM

Rosemary Motisi
3220 Arbutus Street
Golden, CO, 80401

Hello, I am letting you know that I OPPOSE this project at this specific location of 54th and Miller Street. I understand the need for affordable housing, but this #2 location is not best suited for this high-density affordable housing (SECTION 8) project. There are other locations throughout Wheat Ridge and other cities within Jefferson County that are not surrounded by well-established higher end homes and Apartments that can be

a much better choice for this kind of project. This area has already been inundated with several other projects buying up very vacant pieces of land to build large apartment complexes and single-family homes. The traffic that has come with all of this building is already out of control and another 300-unit complex will significantly add to this current problem not to mention the crime and other issues that we all know follow. Everyone can deny or say that it doesn't bring these issues along with it but if you look at all the stats from other Section 8 locations you will see that this is the case. We purchased in this area for a reason. We have worked extremely hard to be able to afford a home here with hopes of increased value to give us a better life. This will only drop all property values throughout the area which I don't think is the goal of any of the community members living in the area and would also not be beneficial for the City. So, as you can see there are several different impacts to all residents within this community of the proposed project. I am not surprised that we had to hear about this High Density 300-unit affordable housing (SECTION 8) project through social media instead of through community outreach from our local government representatives. SHAME SHAME SHAME on you City of Wheat Ridge and Jefferson County. So much for being transparent with the residents of your community... sneaking through a project like this under the radar.

January 24, 2022, 10:56 AM

Lance Carpenter
5318 NELSON ST
Arvada, 80004

My comment is in regard to Site #2 proposed by Foothills Regional Housing. I am vehemently against this proposed development. Our property backs to a parcel that would need to be rezoned to accomplish this project. When we built our home in 2004, we proactively contacted Wheat Ridge to find out what would be allowed on the property directly behind our home. At that time, I was told that it was currently zoned Agricultural and the only types of businesses that would be allowed would be something like a greenhouse. This put our minds at ease, and we went ahead with the build. Now, 17 years later, we are finding out that there are plans in motion to rezone this property and turn it into high-density low income (Section 8) housing and to make matters worse, potentially a Jefferson County Human Services office. This is extremely detrimental to not only our property values, but our way of life. The additional traffic, parking issues, noise and potential crime, are a sure recipe for economic obsolescence of not only the adjacent properties, but of the entire neighborhood, especially those located on the south side of Skyline Estates. We have all worked hard to be able to live in this wonderful neighborhood and it is not right to have our property values decrease due to something that is out of our control, while the rest of the metro area is gaining equity in their homes. I realize that there is a need for low-income (Section 8) housing in the City of Wheat Ridge, but it does NOT need to be placed right next to a subdivision similar to Skyline with \$800,000 homes. A project of this magnitude is absolutely absurd in this location. A SMALL development with limited units

located where the old building is along 54th would make more sense due to the current zoning of that parcel, but this planned development is massive. It seems that this project is being hidden and is being quietly pushed through in hopes that the residents of Skyline won't find out anything about it until it is too late. As elected representatives of our City Council, I would like you to look at yourselves in the mirror and honestly ask yourselves if you would be okay with this development if it were literally in your backyard. If not, I respectfully ask you to disallow this development at this location, and to find a place that would be more suitable.

January 24, 2022, 10:51 AM

Cathy Carpenter
5318 Nelson Street
Arvada, 80002

Dear Wheat Ridge city council, we are very concerned about the idea of putting 300 low-income housing units in the lot at 54th & Miller Streets. Hopefully this is not a done deal that someone has tried to sneak through. We only heard about it over the weekend. 300 units is way too much to put in this small area. All of the neighbors that we have spoken to on Nelson St. are very, very concerned that this will drive down our property values.

Subsidized housing should not be built so close to \$800,000.00 + homes. The homes of the neighbors on the East side of Nelson St. will back up to all of these new units. This is surely not something that anyone would have to look at in their back yard. Please know that Skyline estates residents would like a meeting (not virtual) to discuss what is being considered. Thank you, Dale & Rhue Squillace 03- 422-5597 Home 303-881-0128 Cell

January 24, 2022, 10:18 AM

Dale R & RhueAnn Squillace
5311 Nelson St. Arvada, Co. 80002
Arvada, 80002

My family of 8 live within walking distance of this development proposal and we strongly oppose this measure. I too am concerned with the crime this development may bring as affordable housing locations in the area and specifically near I-70 and Kipling already have a high crime rate. The density is also an issue. More housing for sale in the open market vs. rentals is fine if the projects are valued and sold at market rates. Additional housing options made available in the free market for the area to flourish naturally would be ok however, we do not support an affordable housing option here next door to our community.

January 24, 2022, 10:07 AM

Paul Pelican
10954 W 54TH LN

Arvada, 80002

Please see the attached 2-page document regarding issues with site #2 of the proposed LIH project at 54th and Miller.

January 24, 2022, 9:15 AM

 Attachments [See Attachment #1 below]

**Joy Wollesen
5282 Quail Street
Wheat Ridge, 80033**

I and my family live in the quail ridge estates 5336 Johnson. which is less than 1 mile from this site. Ridge road cannot support the amount of traffic that is here now. There is no way that it will support the traffic that another 300 homes would bring. It's irresponsible to build another 300 homes here before the projects that are already going on have been completed. We have to see the impact that has on traffic before we try and cram another 300 homes in here. This will drastically reduce the value of my home. Please, let's not try and Cram another housing project in this area until the info structure is in place to support it. The amount of new homes that are already being built in this area is TOO MUCH! We cannot propose building another 300 homes in this area. Haskins station is not finished yet

and when it is, it will bring with it an enormous traffic issue on Ridge Road. It doesn't seem that anyone is thinking before these housing projects are being approved. There's land so "let's build" no thought of how this will impact the area . How it will forever change the Arvada, Wheat Ridge residents that have called this area home for generations! NO! NO!

NO! Please do not do this! January 23, 2022, 11:13 PM

**Jonathan D. Brandow
5266 Pierson Street
Wheat Ridge, 80033**

Affordable housing is good for the community. It provides an opportunity for parents to rear their children in a stable environment.

January 23, 2022, 9:57 PM

**Linda Foreman
30 Morningside Dr.
Wheat Ridge, 80215**

We do not need another apartment complex in this area! And we definitely do not need a low-income housing complex! The low-income housing will decrease our property values, increase the crime rate, and increase traffic in the area. There are other areas in

Jefferson County that would be more suitable for this and the FRH needs to keep looking at other options and not at the location proposed at 54th and Miller.

January 23, 2022, 8:39 PM

**Michelle Stieben
5285 Pierson Court
Wheat Ridge, 80033**

I am very concerned about this project and others. Recent events of the Marshall Fire must have us considering the future with regards to water usage, water drainage and density of urban areas in a dry and drought prone climate. I am requesting that a full study of the water requirements be completed before we approve this project. Without data to show that this project will not, when in connection with other new build projects, does not overwhelm our water supply in the next 10 years. This study should review the water supply with our current level of drought in the state. Please take great care that we not set up our community with a future tragedy such as the Marshal Fire for projects such as these. Thank you, Toby Stilling

January 23, 2022, 7:50 PM

**Toby Stilling
10813 W 85th Ave
Arvada, 80005-4792**

As a third generation Colorado native, I am heartsick that so many of our citizens are not able to buy a home in the Denver metro area. My own children are forced to pay excessive rent because even a starter home is out of reach. I believe that it is a moral obligation for our elected officials to support affordable housing initiatives and vote accordingly. I also believe that there should be restrictions concerning individuals and corporations buying multiple houses and keeping them out of the marketplace. A good example of mixed-use housing exists on the grounds where I attended high school in the 1960's at 52nd and Federal where homes, apartments and habitat for humanity housing share the complex. January 23, 2022, 7:05 PM

**Janet Swank
5091 Garrison St.
Wheat Ridge**

I would like to express my support for the affordable housing bonds. January 23, 2022, 6:42 PM

**Eric Wilson
3743 Jay St.
Wheat Ridge, 80033**

Please do not ruin my neighborhood. I have no problem with affordable housing, but this type and density is too much for that location to absorb. This feels like a punitive measure for complaining about the disgraceful abandoned buildings that have been left

there. You are tanking my home value and being sneaky about doing so. I do not appreciate Wheat Ridge making this an Arvada issue.

January 23, 2022, 5:24 PM

**Aaron Nuyt
10523 W 54th Place
Arvada, 80002**

Hello, we live in a fairly new development to the west of one of the proposed low-income housing sites (site 2). We would like to state our concerns with the proposed project as there is already a low-income housing site near our location that brings a ton of crime to our neighborhood and the surrounding neighborhoods. Not to mention that with all of the new housing projects currently under way, there is not enough road infrastructure for all of the added traffic that the current and proposed new housing projects will add to the one lane roads surrounding this area. The low-income housing sites will reduce the property value of our homes.

**Name and house number withheld at commenter's request
NNNN PARFET ST,
ARVADA, 80002-4947**

PUBLIC'S RIGHT TO SPEAK

Margie Robinson, 4 Hillside Drive. Called to comment on the Study Session agenda. She supports partnering of the Foothills Housing Authority to expand affordable housing options. We need to increase the number of affordable houses.

Joy Wallesen, 5282 Quail St. She called express her opposition to the affordable housing at 44th Ave and Miller St. She enumerated several reasons for her opposition, which she also wrote about in a post on Wheat Ridge Speaks tonight. We need to better understand what is proposed here and 300 units is too many for the size of the lot and for the proposed location.

Jeff Moore, 5275 Pierson Ct. Called to oppose locating 300 units of what is likely to be Section 8 housing. The proposed project does not have enough infrastructure to support that kind of development. He believes that this affordable housing will not help our essential workers, like supermarket workers and first responders. If the project goes forward, our real estate values will plummet, and he will sell his home and leave Wheat Ridge.

Ali Vance, 10542 W. 54th Place, Arvada, called to oppose the development at 54th and Miller. It is small plot of land surrounded by single family homes and the proposed development has too many units in higher profile buildings that we do not want. We are concerned about traffic increases, drag racing on nearby streets and public safety is at risk. Council, if this were going into your neighborhood, next to your home, would you want this development in your neighborhood.

5344 Oak Ct., Arvada. Called to speak about his opposition to the planned development. He has a major concern about communication among the Cities of Wheat Ridge and Arvada and the State. We hear a lot of talk by Wheat Ridge wanting to develop our City but at the same time I see that 654 feet of sidewalk is not assured in this plan. I oppose Section 8 housing because of the crime problems that Section 8 housing always bring. This does not fit the neighborhood surrounding the proposed development. The City of Arvada has allowed developers to bring this kind of housing to the area, but I hope Wheat Ridge will not buy that same argument.

DeWayne Crowder, 5360 Nelson St., which would be contiguous to my property. I agree with the previous speakers who oppose this proposed development for the reasons they stated.

Tom and Kim Vanderveen, 5377 Profit, Arvada. Tom was an Arvada police officer for 35 years and he has seen the crime and density issues that these developments bring. Numerous crime statistics prove that when you build this kind of housing the neighborhood declines in every way.

Brannie Brown, 11437 W. 55th Lane, Arvada, nearby the proposed development. She also opposes the planned/proposed development.

Sara Sweedock, 5222 Quail St. A lot of homeless people come to our neighborhood come into my knighthood at night and do mischief and crimes. We do not need this development where is it proposed.

Armando Blanco, 5396 Nelson St. Also lives adjacent to the proposed development and also adamantly opposes it. He cited similar arguments about concerns about traffic, density, public safety and crime. Where else in Wheat Ridge can we put this, because the proposed site is not the right one.

Ken and Kally Haag, 5315 Newcombe St., Arvada. Called to briefly echo the other residents comments in opposition to this proposed project. The project has no proposed sidewalks so people would have to walk in front of this development in danger of traffic.

Erica Nollen, 5353 Parfet St. called to strongly oppose this development as inappropriate for the same reasons and concerns others have expressed this evening.

1. CONSENT AGENDA

Discussion began at approximately 7:40 PM.

CM Stites introduced the consent agenda.

- a. Motion to approve the purchase and payment of 2022 vehicle replacements and additions and the installation of lighting and auxiliary equipment in a total amount not to exceed \$862,008

Issue

Twelve existing vehicles in the City's fleet are programmed for replacement in 2022 in accordance with the City's Vehicle Replacement Policy. Four additional vehicles are proposed for purchase as new additions to the City's fleet for Police Department patrol operations and Parks and Recreation Department forestry and open space operations. The cost of the vehicles is \$695,308 plus \$166,700 for auxiliary equipment, decals, marking and other miscellaneous equipment for a total cost of \$862,008.

Motion by CM Stites to approve Consent Agenda Item a.), Seconded by CM Hoppe, motion carried 8-0.

PUBLIC HEARINGS AND ORDINANCES ON SECOND READING

There were no readings tonight

ORDINANCES ON FIRST READING

There were no readings tonight

DECISIONS, RESOLUTIONS AND MOTIONS

2. Motion to approve an amendment to a contract with Short Elliot Hendrickson, Inc., Denver, CO, and subsequent payments, in an amount not to exceed \$592,858.94 for professional services to complete the construction plans and specifications for Wheat Ridge Ward Road Station pedestrian bridge, plazas, and trail improvements

Discussion began at 7:44 pm.

CM Nosler Beck introduced the Motion.

Issue

Short Elliot Hendrickson, Inc. (SEH) was contracted to perform design services for the pedestrian bridge, plazas, and trail improvements at the Wheat Ridge · Ward Station area in 2019. That contract was suspended in 2020 to divert funding from this project to the Clear Creek Crossing hook ramp project. Renewal Wheat Ridge issued bonds in 2021, of which a portion those bonds have been allocated to complete the design, construction plans and specifications for the pedestrian bridge, plazas, and trail improvements. An amendment to task order #5 of the contract with SEH needs to be approved to restart the design of the pedestrian bridge, plazas, and trail improvements and prepare construction plans and specifications.

Staff Presentation

Mr. Westberg spoke on how the pedestrian bridge, plazas, and trail improvement projects at the Wheat Ridge · Ward Station area were put on hold in 2020 to allow the remaining funding to be transferred to the Clear Creek Crossing project to complete the hook ramps on I-70.

As the conceptual plans were being developed in early 2020, potential cost overruns were identified. So, in the spring of 2020, a value engineering (VE) process was done on these projects to keep the projects within budget. In addition to making some of the design of the various elements more efficient and therefore less costly, what were deemed as non-critical enhancements were also identified and removed.

Since the funding for the projects will now be from a Renewal Wheat Ridge Bond instead of the 2017 2E bonds, staff has requested that the consultant restore some of the enhancements, but not the less than efficient design elements, that were removed during VE.

Public Comment

Sara Sweedock, 5222 Quail St. - called again to ask why we are constructing this bridge near the Ward Road Station when it connects to nothing on the south side of the bridge. Why are there no sidewalks planned? Can we get some commercial development like convenience stores or other small businesses rather than more residences?

(Mr. Westberg replied to her comments.)

Council Questions

CM Weaver asked about how the value engineering method to use runoff water might help us as the climate gets drier and drier.

Mr. Westberg gave a detailed reply.

CM Ohm asked about whether the contractors engaged now will be engaged throughout the project. Again, Mr. Westberg gave a detailed reply.

CM Hultin asked about provisions and options for better bike and pedestrian traffic. Mr. Westberg provided an explanation of the study of those needs to date and the work remaining to be done. CM HCM Hultin opined that some of the Federal funding passed last year would support funding this purpose for cyclists and pedestrians.

CM Nosler Beck asked that staff consider carefully the comments from people nearby this project and Ward Road Station earlier this evening. Mr. Johnstone provided background information and plans going forward.

Motion by CM Nosler Beck to approve an amendment to a contract with Short Elliot Hendrickson, Inc., Denver, CO, and subsequent payments, in an amount not to exceed \$592,858.94 for professional services to complete the construction plans and

specifications for the Wheat Ridge Ward Station pedestrian bridge, plazas, and trail improvements, seconded by CM Stites, motion carried 8-0.

CM Hoppe thanked Renewal Wheat Ridge for their support for this project, including funding, and Mr. Westberg for his hard work.

3. Motion to approve an amendment to a contract with HDR, Inc., Denver, CO, and subsequent payments, in an amount not to exceed \$116,710.31 for professional services for property acquisition services for Wheat Ridge Ward Road Station pedestrian bridge, plazas, and trail improvements.

CM Dozeman introduced the Motion.

Issue

HDR was contracted to perform property acquisition services for the pedestrian bridge, plazas, and trail improvements at the Wheat Ridge · Ward Station area in 2019. That contract was suspended in 2020 to divert funding from this project to the Clear Creek Crossing hook ramp project. Renewal Wheat Ridge issued bonds in 2021, of which a portion those bonds have been allocated to resume property acquisition services for the pedestrian bridge, plazas, and trail improvements. An amendment to task order #2 of the contract with HDR needs to be approved to restart the property acquisition services for the pedestrian bridge, plazas, and trail improvements.

Staff Presentation

Mark Westberg, Project Supervisor once again described how the pedestrian bridge, plazas, and trail improvements projects at the Wheat Ridge · Ward Station area were put on hold in 2020 to allow the remaining design, ROW and construction funds to be transferred to the Clear Creek Crossing project.

The property acquisition for the pedestrian bridge, plazas, and trail improvements projects had just started before the task order for the projects was suspended.

Public Comment

No one came forward to speak.

Council Questions

Council had no questions or concerns, as they were familiar with this project.

Motion by CM Dozeman to approve an amendment to the contract with HDR, Inc, Denver, CO, and subsequent payments, in an amount not to exceed \$116,710.31 for professional services to complete the property acquisition services for the Wheat Ridge Ward Station pedestrian bridge, plazas, and trail improvements, seconded by CM Nosler Beck, motion carried 8-0.

CITY MANAGER'S MATTERS

Mr. Goff deferred to the end of the Special Study Session.

CITY ATTORNEY'S MATTERS

Nothing tonight.

ELECTED OFFICIALS' MATTERS

CM Hoppe has been elected to the Board of Porchlight Family Justice Center. She remarked that the Center and 75 other partner agencies offer many amazing services to the survivors of conflict and violence. For example, they work with on call volunteer doctors and nurses, who will come to the Center for treatment of sexual assault survivors rather than have traumatized survivors go to an emergency room.

CM Hultin announced that on Saturday, February 5th she and CM Ohm will host the District II meeting. She will recognize those who have been good neighbors. The meeting will be held virtually; details to follow soon.

CM Hultin also commented on the impact of CoVid in our City. Even larger stores are understaffed and cutting back hours at their locations. Please, support small businesses during this time when they need our purchases of their goods and services.

CM Stites announced the District III meeting, tentatively planned for February 12 and more details to follow. He echoed CM Hultin's comments on patronizing restaurants and bars in Wheat Ridge. Please, support the local businesses in Wheat Ridge!

CM Nosler Beck proposed a Study Session in which we address some of the connectivity issues near Ward St. Station. CM Hultin agreed and will add it to the queue for Study Sessions.

CM Nosler Beck was recently appointed to the Jefferson County Accessibility and Inclusiveness Task Force and encourages others to get involved. She thanked those who responded to the needs of those recently impacted by the Marshall Fire disaster in Boulder County. She grew up in Louisville and is very appreciative that so many have risen to the occasion to help their neighbors in need. She also thanked the teachers at Wilmore Davis for helping families and students through the CoVid surge and to help students continue to learn during difficult times.

Mayor Starker reported on a meeting today with Congressional Rep. Perlmutter, Senator Michael Bennett, other elected officials and CDOC leaders at the Kipling and I-70 interchange project. The Mayor enumerated a number of other bridge and overpass repair or reconstruction project coming to WR soon. He thanked our partners at the Federal, State and local levels for their hope.

ADJOURNMENT TO SPECIAL STUDY SESSION

The meeting adjourned at 8:28 pm.



Steve Kirkpatrick, City Clerk

APPROVED BY CITY COUNCIL ON February 14, 2022



Rachel Hultin, Mayor Pro Tem

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