

Arvada City Council Meeting, March 21, 2016

Notes taken by Susan Shirley

HealthOne 80th/Kipling ER--Application Withdrawn

In attendance were Mayor Pro Tem Bob Fifer, and Councilmembers Don Allard, Nancy Ford, Dave Jones, John Marriott, and Mark McGoff. Mayor Williams' absence was excused by a 6 to 0 vote. At 6 p.m., attendance by citizens was about 48; at 7:10 it was about 20.

Minutes from the February 1, 2016 meeting were approved with one change by Councilmember Nancy Ford, who said that her reference to "State of the Art" should have been "Art of the State."

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Recognitions and Proclamation:

Mayor Pro Tem Bob Fifer presented a recognition to Assistant City Attorney Ron Arguello, who has recently received the Colorado Hispanic Bar Association's Outstanding New Lawyer Award for his dedication and many hours of volunteering. He particularly works toward greater diversity in law education, through increasing availability of mentors, resources, and information to young people. Arguello said that the ability to work for such a diverse place as Arvada has given him the opportunity to do the things he has been recognized for. He thanked his mentors, parents, and his wife.

Councilmember Nancy Ford proclaimed April Child Abuse Prevention Month. Arvada has an exceptional resource in the Ralston House, which provides many services with respect to child abuse. Ralston House works with abused children to provide victim services; they also work with law enforcement to hold offenders accountable, and with the community for outreach and education/awareness. Some of the funds raised come from the pinwheel gardens we see each year around this time, and the goal for 2016 is \$55,000. Ford added that "every day should be a day without child abuse." See <http://www.ralstonhouse.net/pinwheels2016.html> for more information. Ralston House Development Officer Tara Roesener accepted the proclamation, and Executive Director Don Moseley spoke briefly. Moseley first thanked Arvada for 25 years of support of the Ralston House, and said that last year they served over 1,100 children, providing interviews, medical exams, and victim advocacy. There is also a partnership with the prosecutor's office to provide forensic interviews into child trafficking, the only program of its kind in Colorado.

Councilmember Dave Jones recognized four students from Moore Middle School, who have received the Adams County Mayors and Commissioners Youth Awards. The awards go to students who have overcome unusually high levels of adversity in their situations, and are now making positive choices and turning their lives around. This year's honorees are Ian Donaldson, Hannah Hoffman, Hailey Innes, and Daysiah McPherson.

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Public Comment:

Roger Gilbertson requested assistance from the City to lobby RTD not to discontinue the 72L bus route, which RTD plans to do once the light rail starts. Gilbertson pointed out that the three articulated buses, requiring three drivers, could easily be replaced by one smaller bus with one single driver. He said that there are about 55 to 75 people who regularly use that route, and a number of those have no cars or prefer to use public transportation. He said whenever riders attempted to get the attention of RTD, they "are pretty much blown off." City Manager Mark Deven said that the city has been engaged with RTD, which has offered an alternate plan but in the most recent conversation they seemed committed to discontinuing that line. Mayor Pro Tem Bob Fifer added that the City is very interested in that topic.

Cliff Rohlf of W. 60th Avenue is concerned about the widening of W. 60th between Sheridan and Fenton. He said that along the front of his property are fifteen trees which are between 70 and 80 years old, and the current plan to widen the street includes taking out all of those trees. In addition, seven of his neighbors would also be negatively impacted. Mr. Rohlf has lived in his home for over 45 years. He suggests doing the widening on the south side, which has only three residences and the rest are businesses. City Manager Deven said that the City is having discussions with Mr. Rohlf and will provide Council with that information.

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Consent Agenda:

Raise in pay for Arvada Urban Renewal Authority (AURA) Executive Director Maureen Phair. Annual pay increase is \$10,000, to \$140,000 per year, plus an increase to retirement benefits of \$1,000. (R16-017)

Deaccession: The Arvada Center has possession of a number of photographs and negatives (on glass plates) of a photographer whose work was almost entirely about South Dakota. The photographer, William J. Collins, did briefly visit Colorado, but the bulk of the 1200+ item collection has to do with places other than Colorado. In addition, they should be given more care than the staff of the Arvada Center is able to give. Once deaccessioned, the collection can be donated to a more appropriate venue in South Dakota. (R16-018)

Water testing chemicals, \$226,052, to Calgon Carbon Corporation. (R16-019)

Easement, 7512 Grandview Avenue: The two little buildings just east of the First National Bank at Grandview and Olde Wadsworth, have had their access cut off by the transit plaza construction behind them. This item is to give the owner of 7512 Grandview an easement for deliveries and trash removal. (R16-020)

Indiana Marketplace Business Improvement District (BID) 2016 budget and operating plan (R16-021)

Transit hub, construction materials testing services, Kumar and Associates, \$239,996 (R16-022)

Lake Arbor Golf Course, safety improvement work by Landscapes Unlimited, \$113,347 (R16-023)

Bridge removal and replacement, east end of Lake Arbor, by Goodland Construction, \$137,150 (R16-024)

Work done in 2015 on traffic control equipment maintenance, increase of contract with WL Contractors, to \$990,000 (R16-025)

Traffic and transportation services, on-call services on an as-needed basis by Fellsburg Holt & Ullevig, \$150,000 per year (R16-026)

Tramway Street Car #04, Grant application to the state of Colorado for preservation, with Arvada to match funds in the amount of \$50,000 (R16-027)

Lawrence Elementary playground, grant application to Great Outdoors Colorado for \$100,000. Arvada has already been awarded \$7,000 toward playground design. (R16-028)

School site within Candelas Development, acceptance by the City of warranty deed from the developer, at Highway 72 and Eldiente Court. (R16-029)

Parking garage, amendment to contract with Kiewit, adding \$583,946 to their contract. There were unforeseen circumstances and site problems which would have led to costly delays; Kiewit came up with a solution, but implementation will cost more than the original contract allowed for. (R16-030)

Street milling and overlay to be done in 2016, Asphalt Specialties, \$5,252,698 (R16-031)

Five Freightliner cab and chassis trucks from Transwest Trucks, \$614,900 (R16-032)

Seven Ford Interceptors for Arvada Police, from Sill-Ter-Har Ford, \$262,220 (R16-033)

Five Crysteel dump truck bodies and Monroe snow removal equipment, \$476,175 (R16-034)

Asphalt materials: Brannan Sand and Gravel, \$250,000; APC Construction Co., \$250,000; and Martin Marietta, \$250,000 (R16-035, 036, 037)

Tree planting services for Lake Arbor Golf Course, Korby Landscape, \$32,135 (R16-038)

Lake Arbor Homeowners, revocable encroachment license to construct a 27-square-foot sign at about 83rd Place and Chase Drive (R16-039)

Concrete for curbs, gutters, etc., from Ready Mixed Concrete, \$100,000 (R16-040)

All items were approved, 6 to 0.

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Resolutions:

The APEX Center was built in 1998. Bonds used to raise funds for building it will be paid off in 2017. If the bonds are renewed, APEX would be able to build or renovate six recreation facilities without incurring any new taxes. This resolution is to show support by City Council of the ballot issue, which would be in May of this year.

Jim Whitfield, APEX Board member, gave a presentation showing the six new or renovated facilities. These are as follows:

- Secrest Recreation Center, \$7.5 million
- Fitzmorris Park Center and Pool, \$4.8 million
- Arvada Tennis Center, repouring of concrete and adding an indoor tennis facility, \$5.76 million
- Lutz Sports Complex, concessions and rest rooms, \$4.3 million
- APEX center splash pad, revision to indoor play area, and to water zone area, \$1.5 million
- Long Lake Ranch, concessions, rest room, lighted artificial turf midget football field and lacrosse/rugby field, \$4.3 million

Whitfield pointed out that the improvements range from east to west in the city, and the intent was to use the funds available to meet the needs of the very young to the very old, and all who choose to enhance their health and wellness through activity.

He emphasized that, although law prohibits the ballot language from directly stating that this is an extension of the current bond issue, there will be no additional tax burden on citizens beyond what we have been paying up to now.

Ballots will be mailed out between April 11 and 18, and the final day to submit them is May 3. Councilmembers voted 6 to 0 to support APEX.

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Ordinances, First Reading:

Public Hearings for these items will be April 4, 2016, at 6:30 p.m.

Jefferson County Communications Center Authority: This regional communications center is scheduled to go live in 2017. It will combine emergency and police resources of eight local agencies and cities, with an estimated overall cost savings of over \$3 million. (CB16-007)

Budget, 2016, amendments (CB16-008)

These items were approved on first reading, 6 to 0.

City Attorney Chris Daly stated that the applicant for the next two items has formally withdrawn their application. The items involved 80th and Kipling, rezoning and conditional use (because of ambulance service) applications for a HealthOne freestanding emergency room. There was citizen opposition to this, and the Planning Commission also voted 5 to 1 against the conditional use permit, while approving the rezoning on a 4 to 2 vote. However, Planning Commission is advisory in nature and the City Council would have had the authority to approve or deny either request. (CB16-009 and -010)

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Presentation of 2015 unaudited financial results: The main focus in this meeting was the General Fund, with additional data on the Arvada Center, Parks, Tax Increments Funds, Water, Wastewater, Stormwater, Golf, Food, and Insurance Funds, and an overview of investments. Finance Director Bryan Archer presented the information showing that 2015 ended on a positive note for nearly all funds, with building activity driving much of the growth with a 14.1% increase over 2014. Sales tax revenue was also up, 5.5% over 2014.

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Public Hearings:

Vesting of Arvada Center Employees: With the separation of Arvada Center Employees from City employment, those employees also are removed from City retirement plans, and some of those employees are not fully vested because they have less than five years' employment with the City. This item is to remedy any problems with that by setting up a vesting schedule to allow the severed employees to become fully vested after six months' employment with the Arvada Center. (CB16-001) There was no public comment and the item was passed on a 6 to 0 vote.

Timberline Farms: Annexation, Rezoning, Vacating of streets in Alvera Subdivision, Preliminary Development Plan and Preliminary Plat, 11700 W. 58th Ave. The applicant, Confluence Companies, plans to build 302 apartment units, 12 duplexes, and 4 single family homes. (R16-042, CB16-002 and -003 and -004, Items F and G)

Tony Di Simone of Golden-owned Confluence Companies, and Don Crane of Crane Architecture presented the information. The project will be done in the "Modern Agrarian" vernacular, and using a new urbanist land planning concept. That concept results in quite a bit of open space, Di Simone said. He added that his company builds with the plan to own and manage their communities long-term, therefore keeping quality in mind.

The project will include such amenities as solar power, composting, a community garden, chicken coops, and a streetscape encouraging walking. There will be a resort-style swimming pool, hot tub, coffee house, and fitness facility.

Confluence will also be contributing an additional 237 parking spaces for the use of the adjacent Stenger lot.

Council questions involved parking spaces, fences, and landscaping. Councilmember John Marriott asked if the duplexes will be for-sale units, and whether the apartments might at some point convert to for-sale units. The duplexes will be for sale but the developers don't anticipate converting the apartments, as they tend to hold their projects long-term. There were additional discussions about traffic, traffic signals, and streetlights. Councilmember Marriott wondered about why the garages have their backs to 58th. Di Simone said that the appearance they will try to create is that of an orchard, and what people will see are a lot of trees. Then the intersection at Simms opens into the site, with the intention being that it should appear transparent, not closed-off.

Councilmember Allard then posited some questions about the effect on the schools and the water supply. He said Jeffco's official position is that they "don't know" what the effect will be. Allard said it's apparent that Drake Middle School will be overenrolled as the result of this project. He suggested a workshop about the issues of water and schools. He said, "If we keep allowing development--and we issued 647 building permits last year--I raise this as a point we should thoroughly consider, what effect this has even though it's not directly under the city's jurisdiction." City Manager Deven agreed, saying that there will be a workshop about water in just a few weeks, and that the school question needs to be looked into with a view toward setting policy on that. There is a coordinating committee meeting in April, where he said that can be brought up.

Following this discussion, all items were approved, 6 to 0.

Vacate turnaround easement, Indiana Business Center: Micro business spaces are being built and will not require the turnaround which was once considered necessary if there had been housing built instead. (CB16-005) There was no public comment, nor questions from council, and the item was approved, 6 to 0.

Vacate right-of-way, 93rd and Kilmer: The applicant, TRI Pointe Homes, is requesting vacation of a portion of a right of way at Candelas. (CB16-006) Public comment was not offered, there were no questions from councilmembers, and the item was approved, 6 to 0.

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Public Comment: None

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Reports from City Council:

Mayor Pro Tem Fifer mentioned the passing of former RTD General Manager Cal Marsella, who was a big advocate for Fastracks and the Gold Line.

Reports from City Manager:

City Manager Deven requested a motion to ratify the appointment of Kristen Rush as City Clerk. The motion passed, 6 to 0, and Rush received a standing ovation as well as words of commendation from Mayor Pro Tem Fifer.

Future Workshops:

April 11 will include a workshop item about Urban Renewal, and there will be a workshop about the city's dwindling available water resources, April 25.

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Report from City Attorney: None

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The meeting was adjourned at 8:06.