

Arvada City Council Meeting, March 2, 2015

Notes taken by Susan Shirley

Rezoning Approved East of Wadsworth Bypass Along Grandview/56th Ave. for Solana Olde Town Development

A local Girl Scout troop led the Pledge of Allegiance, followed by the National Anthem, sung by members of the All-State Choir.

Mayor Marc Williams, Mayor Pro Tem Mark McGoff, and Councilmembers Don Allard, Bob Dyer, Bob Fifer, Jerry Marks, and John Marriott were present.

At 6 p.m., attendance by citizens was 63; at 7:15 it was 17.

Minutes from the February 2 meeting were approved with no changes.

Recognition:

Mike Elms is retiring March 6 after 33 years of service to Arvada. He has been Director of Community Development since 2000. Elms thanked City Manager Mark Deven, the City leadership, the employees of the Community Development Department as well as other city employees, saying, "they make us look good." Elms also thanked his wife for understanding about all those Monday nights. He congratulated incoming Director Rita McConnell.

All-State Orchestra Students: Following a state-wide audition process, three Arvada-area students were selected to participate in a February performance of the Colorado All-State Philharmonic and Symphonic Orchestras. Those students are: Tyler McKisson, Madeline Noles, and Kyle Lam. Councilmember Don Allard had certificates of recognition for those students.

All-State Choir Students: Twenty-five students were selected by audition from a group of over 2,000 students statewide. They participated in a February concert at BellCo. For more information, see: http://www.arvadarecords.org/councilpacket/current_week/08.B.0
Councilmember Mark McGoff presented each student with a certificate of recognition.

All-State Band Students: Brent Ingle, a cornet player from Arvada High School, was selected to participate in the 64th annual Colorado All-State Band Festival, April 9-11 in Greeley. Arvada West Students Robert Frazier (bassoon) and Tori Welch (trumpet) were chosen as alternates. Their certificates of recognition were awarded by Councilmember Bob Dyer.

After Prom Parties: The five Arvada-area high schools hold after-prom parties for approximately 500 students each, offering free, fun and safe alternatives to high-risk behaviors. The parties are a joint effort of school staff, parents, local businesses, resource officers, and others. Arvada City Council recognizes these people for their efforts and is providing help in the form of cash donations. The five women representing their schools thanked the council, saying that these events could not happen without the generosity of the City.

Public Comment:

Nancy Young reminded Council that, one month ago, Save Arvada Now spoke in support of a new project on Grandview in Olde Town.

Young said that four days later, SAN was contacted by a couple who said they had an alternate plan, and requested that Young retract her statement of support. Turns out the husband of that couple is a member of the Design Review Committee, the same Design Review Committee which is alleged to have been hostile last August to the developer of the project SAN is supporting.

The plot thickens, as it also turns out the Design Review Committee member did not recuse himself from that August 21, 2014 meeting, despite obviously having a personal, economic interest in preventing approval of the new project.

Young closed by noting that there may now be a golden opportunity here for the City of Arvada to demonstrate that its approval process is "fair, honest, and unbiased." She also asked that representatives of SAN and Arvada for All the People be invited to participate in future meetings regarding the new project, with the approval of the developer.

Karen Miller and Jane Schnabel presented Ashley Irlando of Ralston House with a check for \$6,026, which is 100% of the proceeds of last month's Chocolate Affair in Olde Town. That benefit is now in its 14th year, and for the first time ever, most vendors ran out of chocolate about an hour before the end of the event.

Consent Agenda:

Partner Credit Union, easements for a fire hydrant, sewer main, and storm water detention pond. (R15-026)

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Record retention schedule: Arvada will be joining 194 other Colorado municipalities in adopting a uniform schedule of document retention. Every conceivable kind of public record is listed in the Colorado Municipal Records Retention Schedule, along with length of time the record should be kept--which varies from a few years to permanently. Each municipality has the option of how to store items, but there are recommendations as to what format would be best for each. The FAQ states, for example, that low-reference records with a retention time of longer than ten years, might be best kept on paper, which if properly cared for can last in good condition for over 100 years. Regardless of the form in which records are kept, the same retention schedule applies. If a municipality wants to destroy a document sooner than the schedule provides for, there must be an exception made. If, however, the record is to be kept longer than the schedule recommends, no exception must be made, but there is a caveat in the FAQ: "Once you become aware of possible litigation, it is too late to get rid of records that you should have destroyed previously since the rule is 'if you still have them, they are discoverable.'" (R14-027)

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Pavement assessment: Atkins North America will conduct a city-wide survey of the condition of the pavement. The contract amount for this work is \$89,530.79. The contract includes updating the city's database on pavement condition, and verifying street width throughout the street network. Completion is expected by December 31, 2015. (R14-028)

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Easement, Arvada Ridge Station: An emergency access easement is needed from RTD. (R14-029)

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Asphalt Specialties Company, renewal of \$4.4 million contract for milling and overlay. (R14-030)

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Insituform Technologies, renewal of \$1.4 million contract for sewer line work: this company, without digging long trenches in the streets, places liners within the existing sewer mains, which extends the life of those clay pipe sewer mains. This company has already installed many thousands of feet of pipe on previous contracts with Arvada. (R14-031)

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Public art for Arvada Transit Stations: The City will issue a \$275,000 purchase order to RTD for art work being commissioned for the three transit stations. The City and RTD are funding the art jointly. (R14-032)

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Municipal Court, security services: Citadel Security and Investigations will provide electronic screening services at a cost not to exceed \$100,000 for the year. (R14-033)

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\$80,000 to Wenk Associates for Master Plan Study, Arvada-Blunn Reservoir: From arvada.org: "The City owns approximately 1,600 acres of primarily undeveloped property located west of Colorado Highway 93, north of West 64th Avenue, west of Virgil Street, and south of Leyden Road. Two drinking water treatment plants, the Arvada/Blunn Reservoir, a dog park, a Frisbee golf park, and Tucker Lake occupy much of the site. Although Tucker Lake is not owned by the City, its adjacent open space is. Approximately one third of the area is a sand and gravel mine that ceased operation and is in the process of reclamation.

"A 20- to 30-year Master Plan is desired to address both re-occurring and new uses of this property. Reserving land for future water storage...and for right-of-way of the Northwest Parkway are priorities. "A core group of staff who represent the associated disciplines and interest in this area was formed to assist in the development of the Master Plan...Three options will be developed which will be reviewed by interested stakeholders and the public through two public meetings. The final recommendation will be presented to Council in late summer." (R15-034)

All items were approved, 7 to 0.

Resolutions:

2015 Budget: Approval of a second amendment to the 2015 Operating Capital and Budget and authorizing expenditures in 2015. For detailed information, see:

http://www.arvadarecords.org/councilpac.../current_week/08.B.0

(R15-035)

Following a brief presentation by Finance Director Bryan Archer, this item was approved on a 7 to 0 vote.

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Clear Creek Valley Regional Park: During 2014, plans were made to create an 81-acre park in southwest Adams County which will benefit Arvada residents living in the Hyland Hills area. This agreement was part of a creative solution leading to the ability of Arvada employer Wanco to stay in

place and expand their operations. Arvada has agreed to contribute \$500,000 to help in building the first phase of the regional park; the money comes from Adams County Open Space Funds as well as interest earnings from the Lands Dedicated Fund. (R15-036)

Director of Parks, Golf, and Hospitality Gordon Reusink said that the park benefits the 3,300 Arvada residents living in the Hyland Hills Recreation District. Mayor Williams pointed out that the Adams County Open Space Funds can only be used in the part of Arvada which is in Adams County. He also said that this plan is a win-win-win, allowing Arvada to retain a valuable employer (Wanco) who would otherwise have gone elsewhere to expand their operation.

This item passed, 7 to 0.

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Rocky Mountain Greenway Trail Project: Arvada is seeking grant money for a trail connecting Two Ponds and Rocky Flats Wildlife Refuges. If successful, the funds will be matched by the Federal Highway Administration. This is part of the America's Great Outdoors Initiative. (R15-037)

Gordon Reusink said that the project is ultimately expected to link the Rocky Mountain Arsenal, Two Ponds, Rocky Flats, and Rocky Mountain National Park. Through the efforts of the Parks department, the project has been greatly enhanced by adding the Croke Canal ditch company and Standley Lake Library as partners. Parks has also applied for a \$1 million grant from Great Outdoors Colorado, which Reusink said was "very complicated" but which allows for the enhanced design. Councilmember Bob Dyer noted past frustrations from trying to work with ditch companies, and asked if there was a firm agreement, which Reusink affirmed. Mayor Pro Tem Mark McGoff commended the staff for bringing in the Library, which adds much needed parking. Councilmember John Marriott also commended Reusink and his staff, saying that he likes the redesign, which "makes quality connections through places we don't have them."

This item passed, 7 to 0.

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Budget and Fiscal Policy: The City is adopting a policy to bring the City's budget and fiscal procedures in line with stated Strategic Goals. (R15-038)

City Manager Mark Deven said that the policy establishes a consistent budget and fiscal policy, as well as minimum reserve levels for each operating fund. The minimum levels are important because grading agencies pay attention to that, said Deven, and Arvada was one of only five Colorado cities to retain its AAA rating last year.

This passed, 7 to 0.

Ordinances, First Reading:

Public Hearings for these items will be March 16, 2015, at 6:30 p.m.

Criminal Justice Records Management System: Arvada will partner with Edgewater, Golden, Wheat Ridge, Lakewood, and Mountain View to form a regional partnership to manage criminal justice information. Arvada's initial cost will be approximately \$24,285, followed by two payments of over \$200,000 each; following setup, payments from each partner will cover support, maintenance, and infrastructure and management costs. (CB15-010)

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Comcast franchise, to be extended until September 30, 2015 (CB15-011)

Both items were approved, 7 to 0.

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Public Hearings:

Jefferson Center Metropolitan District: Third amendment to an intergovernmental agreement between Arvada and the District. The amendment's three categories have to do with water rights of the parties, economic incentives, and reimbursement to the District for infrastructure improvements. (CB15-006) There was no public comment, and following very brief Council discussion, the item passed on a 7 to 0 vote.

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Improvements, 64th and Sheridan intersection: In order to widen the right-turn lane at the northwest corner of that intersection, the city wishes to acquire property there. Plans also include replacement of the 35-year old signal, and construction of a raised median. The majority of funding is from State FASTER funds; property acquisition, traffic signal designs, and environmental investigation are being paid by the City. (CB15-007)

There was no public comment nor Council discussion. This item passed, 7 to 0.

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Hometown South: The developer, Century Communities, is requesting that the rights-of-way established in 2006 be vacated. New rights-of-way for the completely redesigned project will be dedicated. (CB15-008)

There was no public comment, nor discussion by Council. The item passed on a 7 to 0 vote.

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Solana Olde Town Station: rezoning, preliminary development plan, and height exception. An approximately 15 acre property east of the Wadsworth Bypass along W. 56th Avenue and Grandview is to be rezoned from Heavy Industrial to Planned Unit-Residential. Plans are for a development of 352 apartment units. 70% of those units have attached garages. The height exception will allow three and four-story buildings with a maximum height of 40 feet. There is also a condition added, that the developer will be responsible for the maintenance of the landscaping of the public park along Grandview, north of the project. The developer has agreed to that condition. (CB15-009 and agenda items "E" and "F")

The developer is MKS residential, represented by Jason Smith. The remarkable thing about this developer is that everyone who has had contact with him in any way is extremely complimentary about his willingness and ability to listen to and work with the neighborhoods surrounding this project. The project has undergone substantial design changes to better conform to the neighborhood, demonstrating the sincerity of those overtures made to the area residents from the very outset.

Geoffrey Gardella, a resident of the area, commended Smith for his work with the neighborhood, and thanked him for including Gardella's parcel in the rezoning; as it was, Gardella's home was zoned Industrial, and had anything happened to it, he would not have been able to replace it with another home. That worry has been alleviated, along with the chronic worry he and his wife have had that the open space near their home might one day become the site of a horrible, monstrous housing project. Harriet Hall echoed Gardella's comments about how well the community has been included in the planning of this project. She said the design has been consistently improved from the perspective of Stocke Walter residents, adding that the original design wasn't terrible, but the current design is much better, especially with the addition of the park. She urged Council to approve the project.

AURA Executive Director Maureen Phair spoke in support of the project, saying, "Jason Smith has done an amazing job with outreach and has set the standard for future developers."

Councilmember Don Allard wondered if the Jefferson County School District had voiced any concerns. He said that Council "all of a sudden" is getting a lot of questions about the schools in the west end, and said there was nothing in his packet about this project and its impact, if any, on schools. Elms said there were no concerns mentioned by Jeffco.

Mayor Pro Tem Mark McGoff thanked Smith for his cooperation and outreach with the Columbine neighborhood, which will be impacted by increased traffic, among other things.

Councilmember John Marriott asked about the parking. Smith had said there is a 1.78 ratio, which should be more than sufficient. Marriott wanted to check that, saying that everyone over 16 will no doubt need a car, as essential services and necessities are not within walking distance. Smith agreed, saying we are not a city which really uses mass transit much, and that the light rail will have no effect on the need for vehicle use right there. He said he bases parking on spaces per bedroom, saying that is a much better predictor than spaces per unit. He said having too little parking is a "Poison Pill" which can never be fixed. He added that, although there is parking along both sides of the adjacent streets, those spaces are not even included in his calculations of available parking.

Mayor Marc Williams asked about the potential for the apartments to eventually be converted to condos. Smith said it can happen, especially given the attached garages with so many of the units, but he also said that preferences are changing on how people occupy their homes. There was some allusion to the construction defects law, with Smith saying it is a given that the builder of anything over 40 units will be sued at some point.

All three items were approved, 7 to 0.

Public Comment: none

Reports from City Council: Councilmember Bob Fifer has recently attended a DRCOG retreat at Loveland. DRCOG is 60 this year. Fifer said the hot topic this year is I-70 between I-25 and 270. He did not elaborate on that.

Reports from City Manager: Next week's workshop will be on the topics of the Historical Property Survey, and the role of the City in the history of Arvada.

Report from City Attorney: none

The meeting was adjourned at 8:20.