

## **Arvada City Council Meeting, August 18, 2014**

Notes taken by Susan Shirley

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

Public attendance at 6 p.m. was 13. At 7 p.m. it was 12.

The annual meeting of the Arvada Housing Authority (AHA) convened at 6 p.m. Speaking was Ed Talbot, Executive Director, who presented the following:

\* The 2013 HUD SEMAP (Section Eight Management Assessment Program) rating, based on fourteen factors, gave a 100% rating for Arvada Housing Authority. For 13 out of 14 years, AHA has been rated a "high-performing agency" by HUD.

\* Talbot recognized city staff members Linda Hoover and Kevin Nichols, whose involvement in the Columbine Neighborhood Improvement Project helped that project win awards for excellence from the National Association of Housing and Development Officials (NAHRO) at the state and regional levels.

\* AHA is working with the Arvada Food Bank on a program of self-sufficiency services for 25 clients at a time. Such clients might be homeless, at high risk of homelessness, or paying a very high proportion of their incomes for rent.

Section 8 housing in Arvada goes to low-income families who fall roughly into the following categories:

39% are elderly

35% are disabled

25% are minorities

79% have a female head of household

9% are very large families.

Councilmember John Marriott asked what is considered a very low income level. Talbot warned that he did not have the exact numbers handy, but that it is based on the average income, locally, so a family of four earning less than \$20,000 would be in the ballpark.

Mayor Pro Tem Mark McGoff wondered why, with authority to grant 508 vouchers at one time, there are only 468 vouchers being used right now. Talbot said that is because of federal funding cutbacks, and that funding to AHA has not kept up with inflation. McGoff asked what influences the length of time someone might be on the waiting list. Talbot said that AHA typically takes applications for only a two- or three-day period, and once about a thousand applications are received, the application process closes. Then, as there is attrition or turnover, people on the list are contacted and given the opportunity to receive vouchers. By the time the list is near the end, things tend to move faster because many of those on the list have found assistance elsewhere, have moved out of the area, or their situations have changed in some other way. The current list is nearing its end, and the application process is expected to open again in early 2015.

Councilmember Marriott asked if the voucher recipients can usually find enough housing available. Talbot said that fluctuates according to market conditions, and that there is increasing difficulty in finding landlords who will accept Section 8 vouchers.

The next Housing Authority meeting is planned for October 6.

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The regular City Council meeting followed the Housing Authority at 6:25, and minutes from the August 4 meeting were approved with no changes.

Public Comment: Arvada resident Jeremy Berry said that the stop sign on the north side of 57th Avenue at Zephyr Street is missing.

A second Arvada resident had a complaint about long trailers parked along the Dry Creek Trail north of 80th on Club Crest Street, causing unsafe conditions for pedestrians by blocking visibility. She was followed by a third person, who noted that a section south of the park at 81st and Hoyt, has very tall weeds which are not being mowed. She also said that the snow removal in the park itself does not occur on weekends, resulting in very icy conditions by the beginning of the next week.

Mayor Marc Williams promised to bring the items to the attention of the proper departments.

Resolutions:

R14-110 is for a blanket purchase order to Hill Petroleum of Arvada. The City of Arvada participates in MAPO, a collective buying agreement with other Colorado municipalities and agencies, some of which are much larger. This allows for favorable pricing and, in this case, a fixed rate structure for fuel through July of 2015. Arvada's purchase order is for \$1,000,000.

R14-111 is an agreement for SunShare, LLC, to set up a solar garden to provide 650 kW of power for nine irrigation or water pumps. There will be on-bill credits to Arvada from Xcel Energy, estimated to be over \$100,000 for the first year alone, with no up-front costs to Arvada. Over the next 20 years, the anticipated savings should be between \$2.5 and \$3.9 million. Sustainability Coordinator Jessica Prosser said that residences can also buy into the solar garden, which is a program of Xcel Energy.

Both resolutions passed, 7 to 0.

Ordinances, First Reading: Public Hearings for these items will be held September 15, 2014, at 6:30 p.m.

CB14-033 is to dissolve one of two Boyd Ponds Metropolitan Districts, and to terminate its intergovernmental agreement with the City. The second District remains, as does its agreement with the City.

CB14-034 is meant to address some blatant problems the Code Enforcement division has been having with a small number of recreational vehicles. In most cases, when there is a conflict among neighbors, the parties can be made aware of what the City codes will allow, and the problem is solved. However, in a few cases, there are continuing and serious problems, which cause undue distress to the

neighborhood and use up a large amount of City time and effort. Changes are proposed which will redefine sizes and weights allowable in a residential neighborhood, as well as the length of time such major vehicles can be parked without moving. This would also newly include small dump trucks, which up to now have been exempt from the large vehicle part of the code.

CB14-035 and -036 are to authorize annexation and rezoning of Richards Farm at 72nd and Alkire. There is a plan to build 126 single-family homes on approximately 32 acres.

CB14-037 is to approve a conditional use permit for the A-Line to use the parking lot at 7355 Ralston Road (the former Gunther Toody's lot) as a private parking lot for patrons heading to DIA.

All items were approved on first reading, 7 to 0.

Other:

#### 2014 Mid-Year Financial Report

Finance Director Bryan Archer gave a report showing generally favorable conditions. He said that revenues are up, and all expenditures are in line with the budget.

Car sales continue to increase in each of the past five years. Sales tax is up by 6.6% for the year, the largest increase in a decade. Some industries are doing better than others, with the winners being fast casual and other restaurants but not fast food, which is down in income, as is health and specialty food. Office supplies, furniture, electronics, appliances, and auto care and leasing are all experiencing increases. Also, permits have been issued for about six hundred single-family houses.

Building activity is up, but investment revenue is down. The Arvada Center and SCFD are both under "Warning" status, meaning they are not doing as well as expected. The Hospitality Department has more revenue than in 2013, but still may not meet their budget.

Councilmember Bob Dyer noted that we have over 44,000 housing units in Arvada, the 600 houses would represent a 1.3% growth rate. Archer added that there will also be multiple family units built, and that the growth number is more like 3% for the year. Dyer compared that with the 4% total growth we had for the entire decade which included the years of the recession.

#### Public Hearings:

Centura Health is requesting approval of a preliminary development plan for a one-story, 10,700 square foot, primary health care clinic to be built at 64th Avenue and Quaker Street. There are plans to add a second building of about the same size, which will need to be approved separately and which will house an emergency department. Centura representatives were on hand to explain their plan. Phase I is for a health care clinic which will emphasize wellness and which is one of about five such clinics planned for the north Metro area. The centers will offer the usual clinic services and also community education classes on a range of topics such as nutrition, wellness, and diabetes care. The Arvada clinic is expected to have some additional focus on sports medicine, which market research reveals is needed here.

The health care clinic would operate from about 8 a.m. to 7 or 8 p.m. weekdays, and about 8 to 2 on Saturdays, probably closing on Sundays. The emergency department, once built, would operate 24 hours a day.

Following some clarification by councilmembers, the plan was approved, 7 to 0.

Public Comment: none.

Reports from City Council: Councilmember Jerry Marks thanked Police Chief Don Wick for his speedy response to a concern brought up at a recent community meeting. Marks also asked staff to prepare a workshop on pygmy goats, saying that some constituents have requested permission to keep the goats in the city.

Councilmember Bob Dyer noted a problem at Westwoods where the road has been worked on but the restriping has not been done, and people were parking in the turn lane. A staff member said that the chip seal is scheduled soon, and then the restriping will be done.

Dyer also said that there are some problems with motorists failing to yield to pedestrians at the specially marked crosswalks.

Councilmember Bob Fifer reminded everyone to use caution in school zones now that the kids are back in school. He particularly requested no speeding or texting within school zones.

Mayor Marc Williams said there are currently openings in three areas, and encouraged citizens to apply: the newly forming Capital Improvement Advisory Committee, the Planning Commission, and the Board of Adjustment. For more information, see the website at [arvada.org](http://arvada.org), or contact City Hall.

Reports from City Manager: none.

Report from City Attorney: none.

The meeting adjourned at 7:12.