



City of Westminster City Council Town Hall January 18, 2024 Answers to Questions Submitted for Town Hall

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Public Safety:

1. Question

Why are CORA requests put with such high price tags and how are funds allocated for policing?

• Answer

The Colorado Open Records Act allows for a fee to be collected up to \$33.58 per hour (Westminster’s current fee is \$30 per hour) plus \$0.25 if copies are requested. The first hour is free. This is set in state statute. The purpose of the fee is to help cover the cost of the staff time for conducting the searches for the records, reviewing the documents to ensure the documents are responsive to the request, and sometimes a legal review to ensure that the documents are not privileged or confidential.

The police department’s fee schedule are in line with other agencies within the metro area. Colorado Revised Statue (CRS) [24-72-306](#) allows for criminal justice agencies to assess reasonable fees for criminal justice records requests. Please see our fee schedule below.

<https://www.westminsterco.gov/PublicSafety/PoliceDepartment/PoliceReport>

The fees collected go into the general fund and is not specifically allocated for police functions.



A member of the PD has been in contact with the family and is working with them to address their concerns and questions. Out of respect for their privacy, Staff is not outlining next steps in our public response to this question.

2. Question:

Safety on our streets and bike paths. Why isn't there more enforcement for speeding, DUI, road rage? Why do we allow electric vehicles on bike paths especially operated by children going over 20 mph?

• **Answer:**

Cars - The Police Department takes a hard line on speeding complaints, zero tolerance for DUIs, and investigate road rage incidents. This complaint is common and the PD has taken notice and has re-focused efforts to enforce these laws.

In 2023, the PD issued over 9,000 traffic citations.

E-Bikes - Short Answer:

Westminster does not currently have specific ordinances or restrictions for e-bikes.

Currently, Class 1 and 2 bikes are allowed on sidewalks and trails. Only class 3 bikes are restricted to roadways and designated bike lanes.

Outside of radar guns, it would be difficult to enforce e-bike ordinances because there are no specific markings that identify the class and type of e-bike.

Background: Electric bikes that are class 1 and class 2 are allowed on all sidewalks and trails and are basically treated as a normal bicycle. Class 3 bikes are restricted to roadways and designated bike lanes.

The three different classes are differentiated by its top speed:

- Class 1 - Electric bike with pedal assist max speed of 20mph.
- Class 2 - Electric bike with power regardless of if the rider is pedaling but cuts power at 20mph +
- Class 3 - Continual electric power with stop speed of 28mph.

There are no specific Westminster ordinances or restrictions that allow or restrict electric bike activity. The challenge in enforcement is identifying which class of bike it is since they all look very similar. Enforcement and the appropriate statute gets extremely confusing on when we are able to enforce bike related violations (even if we can confirm it is a class 3 Electric Bike). Bottom line is unless riding a bike is prohibited by specifically marked signage based on jurisdictional ordinances then there is no enforcement that can be done.



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MTC 1412 covers the operation of bicycles and other human powered vehicles (electric bikes included) for regulations and specifically mentions sidewalks are OK unless prohibited by jurisdictional ordinances or a class 3 E-bike.

When the PD receives complaints regarding E-Bikes they are usually referred to our Parks Trails and open spaces which is usually where the complaints stem from.

There is no law (in our Jurisdiction) that prohibits E-Bikes from sidewalks unless it's a Class 3 bike (again, extremely challenging to identify).

3. Question:

Surrounding communities have started impounding cars that are illegally modified to be loud and street racing. What is Westminster doing to address these problems?

• **Answer:**

Please see response about illegally loud cars and street racing from question 3

4. Question:

Police Enforcement of Existing Traffic Laws is lacking. People are running red lights like it is totally acceptable. Speeding is out of hand on city streets. Yet I barely ever see any cops, in general, much less enforcing a 6 point violation. I would really like to see our Westminster police start to pull over people more frequently! As I bet, the same ones are doing many of the higher crimes, taking the police's time. Nip it in the bud!

• **Answer:**

The Police Department takes a hard line on enforcing traffic laws and has increased visibility and enforcement. Traffic complaints have increased across the metro area and Westminster has also worked with other agencies to enforce traffic laws in common problem areas maximizing our impact and visibility. In 2023, the PD issued over 9,000 traffic citations. If you have a traffic complaint, please call our traffic hot line at 303-658-4335 or email traffic officer Jim Beaudry or jbeaudry@westminsterco.gov

5. Question:



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What if anything is being done about all the illegal fireworks? Can we at least increase the fine and mandatory jail time? Fourth of July is a nightmare in my neighborhood. Neighbors shoot them off from 2pm till 2 am. Every year I have called the hotline but no response from anyone. Also, how is the Westy off leash dog park being rezoned? Who voted on this? I have been there several times and never saw a problem with the dogs, just people not picking up dog waste. Fine the owners! Bigger fines is the answer

- **Answer:**

- Please call the non-emergency number 303-658-4360.
- If it has created an emergency, please call 9-1-1.
- Many of the issues stem from witnessing the act, officers will need someone to identify the suspect and be willing to testify in court if the officer does not witness the act of lighting the fireworks. Although most fireworks are illegal in Westminster, there was a fireworks stand near 96th Avenue/Wadsworth Boulevard in a carve out that is in unincorporated Jefferson County. For consistency in law, state laws need to be passed for consistency across the State.

6. Question:

As a business in lower Westminster my question is when funds are going to be used to clean up and make our "OLD TOWN" a better place to live and work. It is scary right now, it is as though you have forgotten that south of 80th is still Westminster.

- **Answer:**

The Economic Development Department actively works to support businesses in Historic Westminster through a variety of grants, training, and redevelopment projects.

In 2023, the City provided 14 business grants to help new and existing businesses reinvest into their properties, making them more attractive to customers and improving the aesthetics of private property.

ED is working to improve the condition of existing affordable housing by providing grants to help improve the quality of over 100 apartments

ED is currently with developers to help with redevelopment projects.

Community Development:

7. Question:



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Can we get rid of no parking in front of Rodeo Market? Parking on 73rd avenue is precious.

- **Answer:**

Yes. Staff will remove the signs. The poles will remain for now, as potential future tenant needs at the Rodeo could dictate potential future parking management changes.

The “no parking” signs were originally placed following several ongoing violations with nuisance vehicles. They also helped facilitate PRL maintenance staff access to the area.



Councillor DeMott’s suggestion is an excellent consideration for the future of W. 73rd Avenue. As the area sees more activation in the future, and in order to support local businesses, the City may want to consider a broader two-hour limit in a larger area. That is a consideration for a future day.

8. Question:

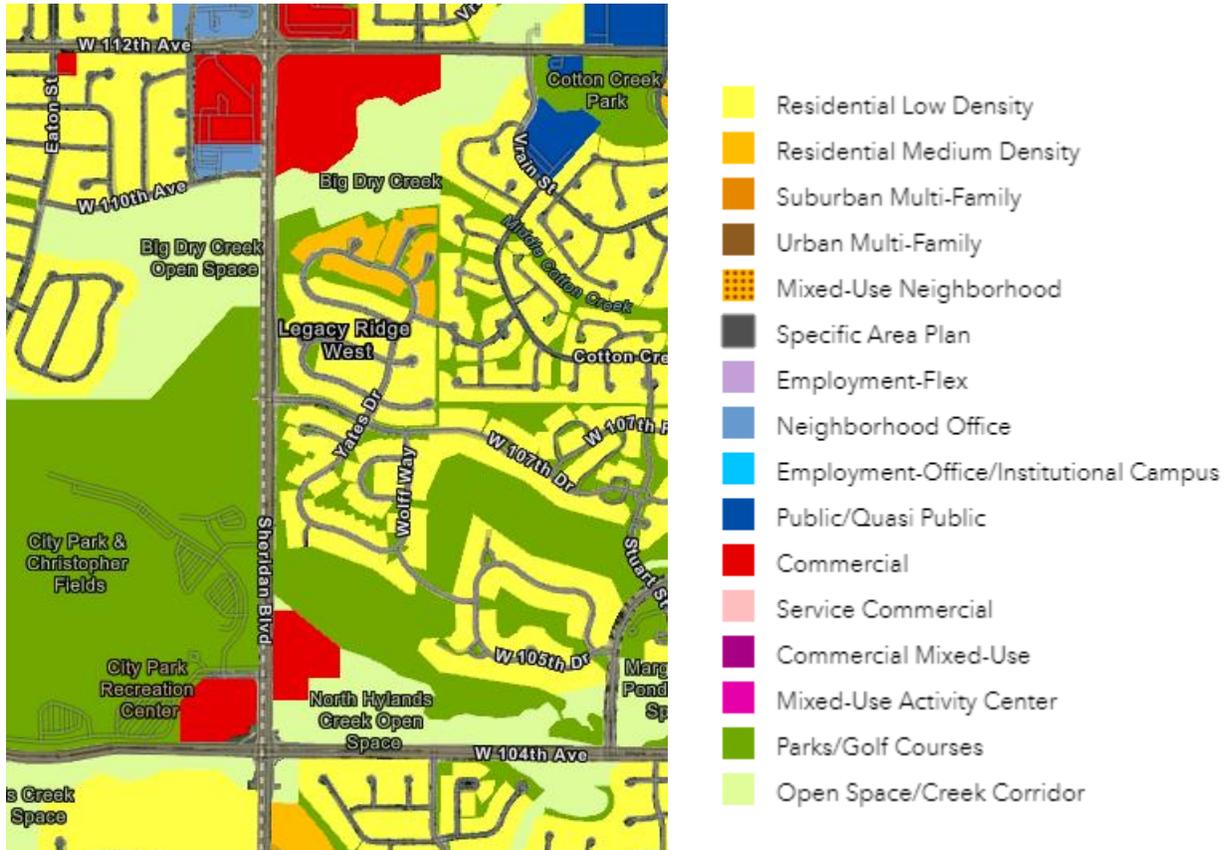
What are future development plans for any empty tracts of land at 112th and 104th and Sheridan?

- **Answer:**

There are no active development applications for these properties at this time. Other undeveloped properties along Sheridan between 104th and 112th avenues are City-owned park and open space properties.



The vacant privately-owned properties at the northwest and northeast corners of Sheridan Boulevard and 104th Avenue are designated [Commercial](#) in the Comprehensive Plan and the vacant privately -owned property at the southeast corner of 112th Avenue and Sheridan Boulevard is also designated [Commercial](#) in the Comprehensive Plan.



We encourage citizens to view the [City’s Current Development Map](#) to learn about active development applications citywide. Properties that are not shown on the map have no active development applications in process.

9. Question:

Can you provide an update on the 73rd Ave revitalization project?

• Answer to Question 8 and 9:

(see below)

10. Question:

Is there any plan to widen the sidewalks along 72nd Street to provide more safety for walkers?

- **Answer to Question 8 and 9:**

The City is currently underway on a 72nd Avenue Corridor Study, which is evaluating safety and transportation improvements from Pierce on the west to Zuni on the east end of the corridor. The considerations are for improvements to sidewalks, roadway width, and intersections. The study will provide conceptual cross-sections along the corridor to prepare for construction documents.

The Planning Division is in early discussions around a potential rezoning of the properties in the core of the neighborhood to allow for high-quality, context-sensitive infill development with reduced regulatory burden. These efforts are being coordinated closely with the drafting of the Unified Development Code that is currently underway. The Harris Park Plan was also used to provide input into the 2040 Comprehensive Plan which identifies the Harris Park neighborhood as having the potential for Accessory Dwelling Units (ADUs).

The Economic Development Department is spearheading the adaptive reuse of the Rodeo Market Building to create a restaurant destination in the neighborhood, which is highly sought after by community members.

11. Question:

Under what circumstances would the city EVER say "No" to multifamily and single family residential development?

- **Answer:**

The use and development of land in the City of Westminster is required to be in compliance with the City's adopted Comprehensive Plan. Multifamily developments may only be allowed as a Primary Use on properties with the following land use designations: Suburban Multi-family, Urban Multi-family, Mixed-Use Activity Center, and Commercial Mixed-Use. Single-family residential developments may only be allowed as a Primary Use on properties with the following land use designations: Residential Large Lot, Residential Low Density, Residential Medium Density, and Mixed-Use Neighborhood. Neither multi-family nor single-family detached housing may be considered for development as a Primary Use on properties with land use designations other than those listed above. On properties where these two development types may be allowed, the City Council may approve development plans that are compliant with the provisions of the Comprehensive Plan and other applicable Codes and standards. However, the City Council is not obligated to approve a development if it finds that the development does not meet the Standards of Approval as outlined in the Westminster Municipal Code.



12. Question:

When is the City of Westminster Complete the I-36 Bicycle Path between ~86 th (South of Park & Ride) to ~80th & Raleigh? Over this section the path only has a painted Sign every 2 blocks with No Lines indicating a bicycle path!

- **Answer:**

US36 Bikeway along Turnpike Dr: The City is aware of the 2100 LF section of the US36 Bikeway where users must use Turnpike Dr where there was not rights-of-way along the US36 roadway to construct the bikeway.

Turnpike Dr is a local roadway which has a lower traffic volume and it was decided that this roadway would have a shared-use concept. In order to have a separate facility in this location, ROW would need to be obtained across 32 properties. This has not been identified as a top priority project.

13. Question:

Any updates on google fiber for Westminster neighborhoods?

- **Answer:**

The project is behind schedule. GFiber initially thought they could begin work in fall of 2023. The city has received some applications from Google Fiber to begin work in 2024. They will first locate utilities and the begin installation of their main lines.

14. Question:

When will traffic lights be installed at 144th Avenue & Huntington Trails Parkway (west of the Orchards Mall and Amazon building)? I have called the traffic/streets department twice over the two years about this subject and each time they say it is under review, but this intersection is getting increasingly more dangerous as 144th gets busier. Any support or update about this would be much appreciated.

- **Answer:**



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Transportation Engineering has received calls regarding this intersection. They have performed traffic signal warrant studies and this intersection has not met the required thresholds for a new signalized intersection (typically the studies/counts are completed in April or September). The city will continue to perform warrant studies at this intersection and the time that it meets the requirements for the installation of a signalized intersection, the city will budget for the design and construction of the improvements.

15. Question:

With housing supply shortages and affordable housing dwindling at a rate never before seen in Westminster, where does the council stand on ADU (Accessory Dwelling Unit) legislature (sic) and when can residents expect a decision on this critical matter?

• **Answer:**

The Westminster 2040 Comprehensive Plan was updated in 2023 to allow accessory dwelling units (ADU) and work is currently underway on a Unified Development Code (UDC) to revise the city's zoning and site development requirements, which would include ADUs as well as many other development and design related matters.

The UDC was introduced to City Council on December 11, 2023. The City is also nearing completion of a housing needs assessment that will inform future housing policy decisions including the possible implementation of regulatory tools such as ADUs.

ADUs are an option to offer more housing options however it is cautioned to rely on ADUs as a solution to the affordability problem. In the first 12 years since City and County of Denver legalized ADUs less than 400 were built citywide and the cost to develop an ADU is estimated at \$300,000 to \$340,000.

16. Question:

When does the city plan to construct a bike/pedestrian tunnel for the US 36 trail at Church Ranch and US 36. As you know that is a street level crossing and is very dangerous, especially for all the bikes that travel through there.

• **Answer:**

The City and CDOT recently installed rumble strips to alert drivers to the pedestrian/bicycle crosswalks and added the pedestrian-activated Rectangular Rapid Flashing Beacon blinking signs.



The [City's Transportation and Mobility Plan \(TMP\)](#) identified the need for an underpass for the US36 Bikeway beneath Church Ranch Blvd. Due to the cost, design, coordination with Colorado Department of Transportation (CDOT), it has been identified as a long-term project to be addressed in the next 10 years. See page 189 of Appendix D, item 92 of the TMP for more information.

Economic Development:

17. Question:

An affordable property owner doesn't have to pay property taxes and it's shifted onto neighboring properties.

Unaffordable housing labeled "affordable" allows the property owner to collect top market rent while paying no property taxes, forcing neighboring property owners to pay that "affordable" property owner who gets special access to low-interest loans putting private property owners out of their homes. When will you stop this?

- **Answer:**

Surrounding property owners' property tax bills are not increased because of affordable housing programs or any of the existing state exemptions.

Just as the State of Colorado has created property tax exemptions for schools, charitable entities, religious organizations, fraternal and veterans' organizations, senior citizens, and disabled veterans, in 2023 the State of Colorado legislature passed a law allowing a property tax exemption for creators of affordable housing § 39-3-127.7, C.R.S.

This allows for exemption of real property owned by community land trusts and nonprofit affordable homeownership developers and held for the purpose of creating affordable housing for qualifying homeowners. Since these are State exemptions, the City plays no role in their creation or administration.

There are several qualifications and requirements to the State program. The owner must be organized primarily to provide for-sale affordable housing units to low-to-middle income households for use as a primary residence. In addition to the property being held by a community land trust or nonprofit affordable homeownership developer, the property must be split into a parcel separate from the improvements built onto it, and then leased to the owner of the improvements as an affordable homeownership property. The property is restricted by a deed that limits the property's resale price, requires a long-term land lease with a community land trust or nonprofit affordable homeownership developer, or imposes any other restriction



such that it can only be purchased by a qualifying household, a community land trust or a nonprofit affordable housing developer.

It is important to note that only the land under the homes are exempt from taxation and the exemption period only lasts for ten years.

Should the property be sold, donated, or leased so that the real property no longer qualifies as an affordable homeownership property, the community land trust or nonprofit affordable homeownership developer is liable for taxes both when the property no longer qualified as an affordable homeownership property and when the property had been exempt as an affordable homeownership property.

This exemption is available only to for-sale housing and limited to households earning up to 100% of the area median income. Therefore, the properties are income-restricted and this is enforced by covenants.

While there are many different low-interest loan programs from various state and federal entities to assist first-time home buyers and income-qualified home buyers, generally up to 120% of the area median income, these programs do not hinder existing property owners or cause them to be removed from their homes.

18. Question:

How many affordable housing units has the city committed to?

• **Answer:**

Over the last 10 years, 736 affordable housing units between 30-100% area median income (AMI) have been built within the City. There are additional affordable housing projects in the pipeline and are awaiting financing before construction can begin. St. Charles plans to build a 70-unit multi-family property at the southeast corner of 88th Avenue and Federal Boulevard and Maiker Housing Authority is planning a 247-unit multi-family housing community located at 8775 Clay Street. The 2023 Housing Needs Assessment estimates the shortage of affordable rental units to households earning below 30% AMI to be more than 2,653.

Year	Property	Location	Description
2017	Hidden Lakes Homes	5430 West 73rd Avenue	Senior Housing 72 units 60% AMI
2018	Alto Apartments	3045 West 71st Avenue	Multi-family Housing 70 units 30-60% AMI



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2018	Vistas at Panorama Pointe	8305 Alcott Street	Senior Housing 69 units 30-60% AMI
2019	Eaton Street	8877 Eaton Street	Multi-family Housing 118 units 30-60% AMI
2019	The Ascent	8860 Westminster Boulevard	Multi-family Housing 26 units (10% of the total units) 80-100% AMI
2020	The Aspire	5850 Central Avenue	Multi-family Housing 23 units (10% of the total units) 80– 100% AMI
2021	St Mark Village	3101 West 97th Avenue	Multi-family Housing 216 units 30-60% AMI
2022	Heritage at Church Ranch	10050 Wadsworth Boulevard	Senior Housing 205 units 30-60% AMI

19. Question:

Has City Council reclaimed the exclusive package liquor license gave to Marczyk Fine Foods at the new Downtown?

• **Answer:**

No. The license hold expired and Marczyk has surrendered the license. This means the license is no longer valid.

20. Question:

I would like to know if City Council has an interest in investigating the possibility of creating community solar power for low-income Westminster residents?

• **Answer:**

- Local community solar gardens is currently available to Westminster residents, and specific programs are available for low-income residents. The City partners with Energy Outreach Colorado to connect limited-income renters and homeowners whose homes are not suitable for rooftop solar with free access to the cost savings of solar energy.



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- Information on community solar and additional solar offerings can be accessed on the City's renewable energy page by googling Westminster + Colorado + Renewable + Energy
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21. Question:

Marijuana shops in Westminster. It's been 10 yrs since weed has been legalized and looking at other towns that sell this is another revenue source. How much money is "leaving" our city that could be spent and taxed in Westminster.

- **Answer:**

No Response from Staff

22. Question:

Hi, I live in Downtown Westminster and I love living here. It's nice to have a somewhat walkable area, like to the coffee shop, theater, or even Costco. I was wondering if we could try to find a retailer for the apartments to put in something like a Corner Store? I think it would be really nice to walk there to buy random things someone might need so we don't have to go all the way to Target, Wal-Mart, Trader Joe's, etc.

- **Answer:**

As part of a retail study for Downtown, the city has been seeking a grocery partner to provide services for our Downtown residents and the surrounding community.

Our city's economic development team also continues to recruit local, innovative retail partners in the Downtown area as it builds out.

In addition, each development is privately owned and is responsible for attracting the retail tenants although the city works closely with them to support their efforts.

23. Question:

What is the city doing to eliminate single use petrochemical plastics? I don't mean charging us for plastic bags at the stores either. Every level of government should be working toward eliminating petrochemical plastic packaging.

- **Answer:**



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- The City is working to reduce our material waste as an organization and community.
 - The City currently offers an “At Your Door Special Collection” service. Once a year, this service will come pick up your hard to recycle items.
 - In addition, a centralized recycling site will open this spring that will allow residents to drop off common and hard-to-recycle materials. Residents can learn more about the sustainability center at westminsterco.gov/sustainabilitycenter
-

24. Question:

What is the status of plans for the events area or whatever it was being called, at the vacant lot on the corner of 73rd & Lowell?

- **Answer:**

The plans are to move forward with a community open-air market with various events, calendar to be determined. We have received all the necessary approvals from the Department of Housing and Urban Development (HUD) to move this project forward.

As such, we will post request for proposals to complete the necessary groundwork in the next few months. The hope is to have the site ready for events late this summer.

Parks, Recreation and Libraries:

25. Question:

Waverly Acres Park has been very neglected for several years. Covered in prairie dog holes and feces. I have seen children picking it up. It is amazing no one has broken a leg or an ankle in the holes. When is the city going to fix this park?

- **Answer:**

PRL staff will begin planning for park improvement/investment into Waverly Acres in the coming months with 2025 currently targeted for implementation. As of now, the primary goals for the project are:

- Replacement of the entire playground, including the playground surface and the addition of shade
- ADA and playground accessibility improvements
- Enhancing prairie dog deterrents and or barriers in and around the park
- Aesthetic improvements to include the landscape, park shelter and furnishings



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As details of the project are developed and become available, information will be posted on the PRL Project Page which can be found at <https://www.westminsterco.gov/ParksRecreation/Parks,TrailsOpenSpace/CurrentProjects>.

Staff anticipate sharing information on the project in Q3 of 2024, and hopefully sooner. In the meantime, staff will continue to monitor the prairie dog population, work to improve upon the current park conditions, and will immediately address any safety concerns. If you observe an immediate safety concern at Waverly or any of the City Parks or in Open Space, please contact PRL Staff at (303) 658-2192.

The prairie dogs are a part of the native ecosystem and one reason why we preserve Open Space. If they are entering private property, the State of Colorado allows private property owners to manage them as they see fit, including lethal control. However, the City will not exercise any control measures in Open Space or Parks unless a health or safety issue arises.

26. Question:

Squires Park upgrades – future date following 2021 architectural landscape review. When will that upgrade occur? What will the upgrade require nearby townhomes to retrofit to use reclaimed water or for irrigation?

- **Answer:**

Restrooms at Squires Park have been renovated. Planning and Design team received final construction plans for Squires Park last week. Staff are preparing a bid package to send out to solicit bids for 30 days.

Once a construction contractor is chosen work will begin on the park renovations. We are looking to begin construction by late spring/early summer. Residents will not be impacted by improvements to the park's irrigation system.

Updated information on this project can also be found at <https://www.westminsterco.gov/squiresparkrenovation>

27. Question:

Hello, can the city of Westminster fund an assessment to determine whether there is a need for a prescribed burn of the area surrounding the Great Western Reservoir and the Westminster Hills Open Space?

- **Answer:**



The Open Space staff has evaluated utilizing prescribed fire on the Westminster Hills Open Space (Broomfield would be the managing agency for Great Western). While there would be benefits to a prescribed burn including improved nutrient cycling, invasive weed control and maintenance of native grasses, there would also be a very short term (1-2 year) reduction in fire danger.

However, the complexity of such a burn in a highly developed urban setting, including State requirements for both smoke and fire management and the risk involved in managing a fire in this area is a tricky problem that we have not yet solved for.

The Open Space group continues to manage for healthy grasslands using all of the tools available.

28. First Music-related Question:

How can we bring classical music performances to Westminster?

- **Answer:**

Please participate in the PRL Vision planning survey. We ask similar questions. The survey is available on the city's website under Parks, Recreation, and Libraries.

Typically, we integrate classical music into appropriate events such as Armed Forces Day and Veterans Day. We have worked with El Jebel Pipe Band, Denver Municipal Band, and some classically trained vocalists.

We did host a stand-alone event with Denver Municipal Band and it was not well attended. We also partner with North Metro Arts Alliance (NMAA) to support music and arts in Westminster Public Schools.

We have also supported ABC Music Academy, and they have attended events in the past. Holiday Lighting not only features local school choirs, but we have had bands and orchestras perform at the event as well.

Second Music-related Question:

How can we encourage regional vocal ensembles and orchestras to give classical music performances in Westminster?

Answer:



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We do have an application process for our main events. We also have an Arts Week in April that would support this type of music.

Third Music-related Question:

What are the music-related needs and "wants" of our residents?

Answer:

Feedback from the community and event attendees leans towards live music.

Cover bands are very popular but we have worked in the past with Colorado Sound and another contractor to create opportunities for local artists who are up and coming to perform at our large events. This strategy has allowed us as a municipality to break away from the typical concert bands that rotate through adjacent cities. While we do hire some of those bands, we focus more on artist who write and perform their own music.

Fourth Music-related Question:

What types of venues and audiences we could offer these professional musicians?

Answer:

There are several outdoor amphitheater options in Westminster including Promenade Terrace, McFall Park, Westminster Station, and an outdoor stage on the plaza downtown. Indoor options include the auditorium at Westminster High School, The MAC, and the Grange Hall.

Fifth Music-related Question:

Can our schools invite regional musicians to music classes to introduce our youngsters to the joy of classical music performance and the instruments of the orchestra?

Answer:

Depending on the budget and availability, NMAA helps Westminster Public Schools do this exact thing during the honor music festival. I believe there are some other opportunities they offer as well.

29. Question:

Greetings! How can we go about re-opening Standley Lake to boating? There are plenty of lakes that properly prevent the invasion of mussels--notably, all of the Colorado State Parks do. Bringing boating back to Standley Lake would be such a huge benefit to the community, both



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recreationally as well as economically! I'd love to understand the Council's position on this idea. Thank you!

- **Answer:**

The current IGA between Westminster, Northglenn and Thornton expires in 2030. Any policy issue surrounding returning motorized boating to Standley Lake would need to be discussed by the governing bodies of each City.

In October of 2023, after additional zebra mussels were found in Highline Lake, CPW initiated a two-phase plan to eradicate mussels from the lake.

EarthTecQZ, an EPA-registered copper-based molluscicide, will be used to treat the water in November 2023. These treatments will contain a higher concentration of the chemical than used in March 2023.

Highline Lake will be lowered, beginning in January 2024, and eventually drained in late 2024. As the plan currently sits, the lake will refill in 2025.

For council: Source: CPW - See press releases for this project below.

<https://cpw.state.co.us/placestogo/parks/HighlineLake/Pages/Mussels.aspx#:~:text=%E2%80%8B%E2%80%8B%E2%80%8BCurrent,the%20water%20in%20November%202023.>

30. Question:

When can we count on our disc golf course being re-established? Why did you design a trail right in the middle of our course?

- **Answer:**

Due to the Big Dry Creek Sewer Improvements Project, the restoration and realignment of Big Dry Creek, and a future stormwater project in the vicinity, the City will not be able to reinstall the disc golf course at this location.

The streambank restoration is a \$20M project that will include multiple new trails and bridges, as well as extensive landscaping, with the goal of providing a much-improved user experience along Big Dry Creek (BDC).

The project design took into account the community's expressed desire for more trails and open space and made them a priority in the final design. The plans decreased acreage suitable for use by disc golf, especially with the new trails and the projected use of those trails by the public.



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The team is exploring other options and invites the community to express their vision for the future of the City's parks, recreation, and libraries through the [PRL Vision Plan](#) process. The PRL Vision Plan will incorporate a needs assessment highlighting the recreational priorities of our community, led through public feedback and how and where to meet those needs moving forward.

31. Question:

Hello - my family lives in Westminster and have truly loved our neighborhood - including the park, walking trails, and more. However, recently homeless individuals have starting parking near our homes and live out of their car - sometimes in front of our home for weeks at a time (they leave momentarily but return). We (along with all our neighbors) now leave all our window curtains closed to have a sense of privacy and generally feel less at ease in our own home bc they're almost always there sitting in their car outside our homes. We've decided to start house hunting outside of Westminster bc of this (and there are no laws that address this). We realize homelessness is an issue and these individuals deserve options as well - but also don't want to live in a home with homeless men sleeping outside house everyday in their cars. Is there something the city can do both to make this illegal - but also to provide decent alternative shelter/housing options for individuals living in their cars on residential streets. Thank you.

• Answer:

In May 2022, the Westminster City Council directed staff members to allow safe parking lots to be established on properties owned by faith-based organizations and operated by the [Colorado Safe Parking Initiative](#) to allow there to be a legal place for people experiencing homelessness to stay without negatively impacting residences.

Code Enforcement, the Fire Marshal, and the Building Division Manager worked with the City Attorney's Office and the City's Homelessness Coordinator to create the permit required for one or more such lots within the City. Unfortunately, to date no faith-based organization has stepped forward that is willing to host such a site as faith-based organizations are doing in other surrounding jurisdictions.

While several restrictions in the Westminster Municipal Code apply to how vehicles can be parked throughout the City, it is not illegal to live in a vehicle.

Parking violations can be reported to our parking enforcement team at parking@westminsterco.gov or 303-658-2435.

If that resident can provide the location, the Parking team would be happy to visit the area and assess the situation, address any parking violations, and connect any unhoused individuals to the resources through our homeless navigator team.



32. Question:

I work at Westminster Academy for International Studies in Westminster, and we have a parcel of land next to us that is divided 3 ways in ownership. The school district owns 1/3, the Tae Do Supermarket on the other side of it owns 1/3, and the city owns the last 1/3. I have had discussions with someone in the city about these lines of division. This parcel of land will probably never be developed in the near future due to the split. What I think we could all agree on is that it is full of trash and presents an alley for people to walk through and leave broken bottles and all sorts of unsightly items. Why not get some construction companies to come dump some unwanted dirt here and have a local bike club shape it into a bike park that kids could use after school with small jumps and berms to have fun? My neighbor in construction said getting dirt would not be difficult, it would be the liability. But I believe with the right signage posted we could get around those liabilities and not let that stand in the way of a great community resource that could easily be changed if one day that land were to be sold off to one of the entities with an idea of developing something there. All of the local businesses would benefit from having kids hang out near the shopping center and markets and there is a huge, unused parking lot on the east side of the area if someone wanted to drive their bike over and park there. It seems like a no brainer to give options to kids for after school to do that are free and community based and would cost very little to set up and do right. That keeps them off drugs and out of gangs and gets them doing something wholesome and active.

• **Answer:**

This vacant land was identified during a City Manager Gateway Walk last summer as an opportunity to enhance the Westminster Academy for International Studies campus. Westminster Public Schools would be an essential partner with the City to effect any change in ownership and land use. A member of City Staff will contact the district to discuss the matter further.

There are many potential uses for this vacant land which could enhance the quality of life and visual character of the community. Defining the best use of this parcel should result from community discussion to help to define how this land can best enhance the neighborhood and the school's educational mission.

33. Question:

What are the city's plans to address unhorsed (sic)? *Staff assumes unhoused.*

• **Answer:**



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In addition to the City's Homeless Navigator program that has housed more than 85 households and more than 100 people in the last three years, the City is also making available rental and mortgage assistance funds to prevent more households from becoming homeless through a financial-only eviction.

In December 2023, more than \$73,000 in City funds were distributed by three partner agencies to 20 households. The City is also one of the major contributors to providing free tenant-landlord mediation for eviction prevention through Colorado Legal Services in partnership with all Adams County jurisdictions and the City and County of Broomfield.

Ultimately, the City – like all jurisdictions – cannot solve homelessness on its own nor can the government sector.

Within the Denver Metro region, the City also partners with more than 100 non-profit organizations, faith-based organizations, the health sectors, the education system, criminal justice systems, housing developers, business and multiple other sectors to address and find solutions for homelessness.

All jurisdictions in the Denver metro area must work together to determine what solutions make the most sense for any jurisdiction to implement, based on data of who is experiencing homelessness in one city or county compared to another. To that end, Westminster participates in regional solutions and strategies with [Adams](#) and [Jefferson Counties](#). Both counties are updating their plans this year with input from multiple sectors and people with lived experience of homelessness.

Public Works and Utilities

34. Question

Please put a straight arrow at 116th Avenue and Pecos going east at Ranch.

- **Answer:**

The City will add this request to the upcoming 2024 striping work. The work will be completed when the temperatures are appropriate and when the contractor is doing work in the city. This could be late spring or early summer.

35. Question:

What is the status of the 120th Avenue median between Lowell and Huron?

- **Answer:**



This section of 120th Avenue (State Highway 128) is operated by Colorado Department of Transportation (CDOT). The City contacted CDOT regarding median improvements, but this project is not currently on their 5-year outlook.

36. Question:

Please consider changing the water billing to average billing similar to the electrify billing system. This would make it much easier for those that much budget for their bills. Thanks.

• **Answer:**

Public Works and Utilities is working to establish a stronger relationship with our customer base and desires all residents to recognize the value of the water service they receive from the city. Staff is studying various methods to meet our community's needs and we will incorporate your feedback and share it with the team.

If anyone needs help paying their bill, the City of Westminster offers a comprehensive water bill assistance program for income qualifying residents. This includes a once-per-year bill credit, no cost plumbing repair, and free replacement of indoor fixtures.

These programs are specifically designed to help residents reduce their monthly utility costs, while keeping them engaged with their water using habits.

37. Question:

I was told to change the date of my water bill I would have to bring it up at a council meeting. It's due on the 1st and that's when I get my monthly pension and pay my bills on line, so would like to change my billing due date to the 4th of the month.

• **Answer:**

Please contact our Utility Billing team by phone at: 303-658-2405 or email: ub@westminsterco.gov. They can help clear up the confusion.

Once the bill is generated, the customer has 21 days before the bill is due. Late fees are assessed once a bill exceeds 4 days after the due date.

The city cannot identify a water bill with a due date of the 1st of the month.



Miscellaneous:

38. Question:

How does Westminster plan on keeping the illegals from coming to our city and taking away benefits from citizens who live here, pay taxes and need help? Are you planning to kick students out our schools and putting illegals in there at the expense of our young like NYC? Denver has become a disgusting city and I hope and pray it doesn't happen to our city as a resident of 30 years.

- **Answer:** No response
-

39. Question:

Is Westminster accepting illigal (*sic*) immigrants? If they where are they being housed?

- **Answer:** No response
-

40. Question:

What is being done by the city to DISCOURAGE and/or STOP the influx of illegal aliens into the city of Westminster? The invasion at the southern border has become a major problem for the city of Denver and Westminster needs to be proactive to stop our city from becoming an overflow "sanctuary city." City resources and funds that citizens pay for should never be used to feed, house and provide healthcare to illegals. Nothing should be done to encourage illegal aliens to come to Westminster! Please provide a statement on this issue.

- **Answer:** No response
-

41. Question:

What are your feelings on the State courts ruling on removing Donald Trump from the primaries? What is the plan, or is there a plan, if the Supreme Court says Donald Trump must be included in the primaries but the State holds fast to no?

- **Answer:** No response
-

42. Question:



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Since we are forced to have our view RUINED , by the ugly , useless , monstrosity (cell tower) , erected in our Westview rec center parking lot , without any advance warning , or opportunity to block this horrible decision , could you not further abuse us by removing our useful , convenient , and greatly utilized recycling bins !! The cost of providing them for our community is more than covered by the kick back you are being paid , and agreed to behind our backs , for the benefit of a phone company ! Our property values are directly affected by loss of the mountain views ! The proximity of our recycling bins is a huge benefit to our seniors , especially . Obviously , they are extremely popular . With so many unwanted decisions being forced upon us locally and statewide , could you not have the decency to let us keep a wonderful addition that we love so much . If you would be transparent , and fully disclose the income from the cell tower , and contrast that to yanking away our recycling bins . It wasn't broke , it doesn't need to be removed , please , I am literally begging you

- **Answer:**

The centralized location, which we are referring to as a sustainability center because it will be able to offer more services than traditional recycling, will be located within a 10-minute drive for 80% of residents.

It will be clean and staff will ensure a positive interaction with residents. The center will replace the four current, un-monitored, drop-off locations (including the one at West View) in the spring after a 30-day transition period.

The current drop-off sites were becoming unsafe because users improperly disposed of dangerous or toxic items that were not suitable for recycling. There was broken glass and spilled chemicals on the ground. Users also contaminated the recycling bins with materials that were not recyclable which required the City to pay additional fees to have the materials hauled to the landfill. On average, the City spent about 20 hours a week cleaning the sites.

Ultimately, the sustainability center will create a safer, cleaner, and more streamlined recycling services for residents.

43. Question:

Cell service throughout Westminster is extremely spotty no matter which carrier you have. It's a public safety issue which has gone unaddressed for many years. Fort Collins recently changed their zoning rules to encourage more cell tower placement within their city. What can Westminster do to encourage wireless carriers to expand their coverage in Westminster?

- **Answer:**

The City is aware of the challenges related to cellular coverage within our community and continues to work with telecommunications companies to ensure they have a low barrier to



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entry. We successfully worked with Verizon to add a cell tower near Westview Recreation center in 2022, and we are optimistic that we can add other facilities including a potential site near 136th Avenue and I-25. However, these decisions are ultimately market driven and determined by the telecommunications companies.

The City of Westminster has adopted several changes to its municipal code since 2015 that address wireless cellular towers. These changes have been in keeping with changes in state and federal laws and have dramatically streamlined the regulatory process for cellular providers. Wireless providers are encouraged to bring forth plans for new facilities by specially tailored permits, faster processes, and minimal fees.

Westminster did follow up with the City of Fort Collins to learn about that City's recent code amendments. Fort Collins' primary telecommunication code changes were as follows:

- Greater flexibility to permit macro facilities (cell towers) in residential zone districts;
- Macro facilities now have prescriptive standards for stealth and concealment techniques;
- Updated all definitions and terminology to better align with state/federal and industry standards.

The City of Westminster updated its code in these same areas in 2017 and 2018. Additionally, we created new permits and streamlined our review processes to make permits for new or existing sites as quick and stress-free as possible.

We hope you find this information helpful.

44. Question:

Thanks for holding this interaction and thanks for promising to answer all questions, including ones that are not asked during the townhall.

Will Council, acting in their roles as the WEDA Board, reverse the contract that awarded Laramie Company a role as consultants to the New Downtown. This over \$200,000 dollar contract was made by the Executive Director of WEDA without the permission or approval of the WEDA board.

The Awardee is wholly and completely unfit to act as the consultant by their past performance and history. Their history includes:

1. Not warning about the inadequacy of Marczyk Fine Foods being the purchasers of a lot at the New Downtown. This failure directly led to a loss of \$50,000, many indirect costs to WEDA from lot re-plotting, legal costs and over 2 years of time.



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2. Not giving pro-active advice in the collapse of the Schnitzer project at the New Downtown, This failure has cost WEDA hundreds of thousands of dollars and time and lost opportunities that can never be mitigated.
3. Not advising against contract with interests related to Thrash that resulted in sales far below market value and paying real estate commissions of over 20%.
4. After over a decade of exclusive consultant contracts, with terrible performance, the awardee has the taint of winning the contract because of an openly acknowledged personal relationships with Mayor-Pro-Tem Nurmela and perhaps several staff members.
5. There has been no work-product from the consultant that has been shared with the Public.
6. The awardee, acting as consultant, has directly benefitted themselves, as exclusive sales agent, by not critically warning WEDA on projects and direction at the New Downtown.
7. The foremost failure is the abysmal track record of the New Downtown. The New Downtown is financial and conceptual failure and Laramie Company has played a role over the last decade.
8. Furthermore, Laramie seems incapable of entertaining any alternatives to the current New Downtown vision.

The failure of this awardee has many more examples going back deeper into the past. I personally know that the previous WEDA Board was not informed of changes made by the executive director. This is especially objectionable when, after the passing of a principal at Laramie and Associates and a member of the WEDA specifically asked to review the then current contract.

So will you, acting as the WEDA Board, reverse the contract with Laramie and Company?

- **Answer:**

Staff has shared this resident's statement with the WEDA Board.