



**WESTMINSTER
COLORADO**

**JUNE 28, 1999
7:00 P.M.**

AGENDA

NOTICE TO READERS: City Council meeting packets are prepared several days prior to the meetings. Timely action and short discussion on agenda items is reflective of Council's prior review of each issue with time, thought and analysis given.

Members of the audience are invited to speak at the Council meeting. Citizen Communication (item 5) and Citizen Presentations (item 12) are reserved for comments on items not contained on the printed agenda.

- 1. Pledge of Allegiance**
- 2. Roll Call**
- 3. Consideration of Minutes of Preceding Meetings**
- 4. Presentations**
 - A. Proclamation of National Lakes Appreciation Week – June 27 – July 4, 1999
- 5. Citizen Communication (5 minutes or Less in Length)**
- 6. Report of City Officials**
 - A. City Manager's Report
- 7. City Council Comments**

The "Consent Agenda" is a group of routine matters to be acted on with a single motion and vote. The Mayor will ask if any citizen wishes to have an item discussed. Citizens then may request that the subject item be removed from the Consent Agenda for discussion separately.

- 8. Consent Agenda**
 - A. Acceptance of 1998 CAFRA as audited by Bondi & Company, CPAs
 - B. Computers for Kids – donation of surplus City computer equipment for 1999 to Westminster 7:10 Rotary Club
 - C. Agreement with CH2M Hill for \$400,200 for pilot plant studies and preliminary design of new water treatment facility and Semper Water Treatment Plant optimization
 - D. Heritage Golf Course Furniture Purchase
 - E. Intergovernmental Agreement with Thornton re Big Dry Creek improvements at I25 Bridge
 - F. Councillor's Bill No. 32 on second reading re 1999 Community Development Block Grant Funding Appropriation of \$666,000 (Dixion-Atchison)
- 9. Appointments and Resignations**

None
- 10. Public Hearings and Other New Business**
 - A. TABLED - Intergovernmental Agreement with City of Arvada addressing issues of Northwest Parkway, cleanup of Rocky Flats, annexation boundaries, revenue sharing and Standley Lake Regional Park
 - B. Underwriter Contract with Hanifen Imhoff, Inc to provide Bond Underwriter services
 - C. Public Hearing re Foster Property annexation and zoning located at the northeast corner of Huron Street and 136th Avenue
 - D. Resolution No. 41 making findings of facts required by State Statutes regarding annexation of Foster Property

10. Public Hearings and Other New Business (continued)

- E. Councillor's Bill No. 33 re annexing Foster Property
- F. Preliminary Development Plan for Foster Property
- G. Councillor's Bill No. 34 amending the Westminster Comprehensive Land Use Plan to include the Foster Property as Retail Commercial
- H. Resolution No. 42 re Participation in Adams County Transportation Program for Senior and Disabled Citizens
- I. Representative Appointment to Policy Advisory Board for Adams County Transportation Program
- J. Resolution No. 43 Designating Willow Run Shopping Center an Economic Development Project
- K. Resolution No. 44 re Standley Lake Lease Agreement with Jefferson County Open Space to lease 56 acres of land for recreation and maintenance operations at Standley Lake Regional Park
- L. Resolution No. 45 supporting Congressman Udall's Bill H.R. 2179 Rocky Flats Open Space Act declaring 6,000 acres comprising the Rocky Flats buffer zone designation of open space
- M. Addendum to Hyland Hills IGA re Senior Center Parking lot renovations
- N. Councillor's Bill No. 35 re Supplemental Appropriation of \$187,250 for Senior Center Parking Lot
- O. Goodland Construction Inc contract for \$320,662.03 for Senior Center Parking

11. Business and Passage of Ordinances on Second Reading

None

12. Citizen Presentations (5 Minutes + in Length) & Miscellaneous Business

- A. May, 1999 Financial Report
- B. City Council
- C. Request for Executive Session

13 Adjournment

GENERAL PUBLIC HEARING PROCEDURES ON LAND USE MATTERS:

- A. The meeting shall be chaired by the Mayor or designated alternate. The hearing shall be conducted to provide for a reasonable opportunity for all interested parties to express themselves, as long as the testimony or evidence being given is reasonably related to the purpose of the public hearing. The Chair has the authority to limit debate to a reasonable length of time to be equal for both positions.
- B. Any person speaking may be questioned by a member of Council or by appropriate members of City Staff.
- C. The Chair shall rule upon all disputed matters of procedure, unless, on motion duly made, the Chair is overruled by a majority vote of Councillors present.
- D. The ordinary rules of evidence shall not apply, and Council may receive petitions, exhibits and other relevant documents without formal identification or introduction.
- E. When the number of persons wishing to speak threatens to unduly prolong the hearing, the Council may establish a time limit upon each speaker.
- F. City Staff enters A copy of public notice as published in newspaper; all application documents for the proposed project and a copy of any other written documents that are an appropriate part of the public hearing record;
- G. The property owner or representative(s) present slides and describe the nature of the request (maximum of 10 minutes);
- H. Staff presents any additional clarification necessary and states the Planning Commission recommendation;
- I. All testimony is received from the audience, in support, in opposition or asking questions. All questions will be directed through the Chair who will then direct the appropriate person to respond.
- J. Final comments/rebuttal received from property owner;
- K. Final comments from City Staff and Staff recommendation.
- L. Public hearing is closed.
- M. If final action is not to be taken on the same evening as the public hearing, the Chair will advise the audience when the matter will be considered. Councillors not present at the public hearing will be allowed to vote on the matter only if they listen to the tape recording of the public hearing prior to voting.

CITY OF WESTMINSTER, COLORADO
MINUTES OF THE CITY COUNCIL MEETING
HELD ON MONDAY, JUNE 28, 1999 AT 7:00 P.M.

PLEDGE OF ALLEGIANCE:

Mayor Heil led Council, Staff and the audience in the Pledge of Allegiance.

ROLL CALL:

Present at roll call were Mayor Heil, Mayor Pro Tem Merkel and Councillors Allen, Atchison, Dixon, Hicks and Smith. Also present were William Christopher, City Manager; Martin McCullough, City Attorney; and Michele Kelley, City Clerk. Absent none.

CONSIDERATION OF MINUTES:

A motion was made by Allen and seconded by Atchison to accept the minutes of the meeting of June 7, 1999 with no additions or corrections. Councillor Allen requested to abstain as he was not present at the meeting. The motion carried with 6 aye votes and Councillor Allen abstaining.

A motion was made by Allen and seconded by Merkel to accept the minutes of the special meeting of June 21, 1999 with no additions or corrections. Councillor Atchison requested to abstain as he was not present at the meeting. The motion carried with 6 aye votes and Councillor Atchison abstaining.

PRESENTATIONS:

Mayor Heil presented a proclamation to Tom Settle, Water Quality Coordinator for Westminster's Water Quality Program, proclaiming the week of June 27 – July 4, 1999 as National Lakes Appreciation Week in the City.

CITIZEN COMMUNICATION:

Richard Borchardt, 11557 Marshall Street, thanked Council for attending the meeting with the City of Broomfield concerning the Broomfield jail site location and encouraged the City to keep up the good work. He also requested Council to state their opposition to the other Broomfield sites that are in close proximity to Westminster residential areas.

REPORT OF CITY OFFICIALS:

City Manager Bill Christopher reminded everyone present that City offices would be closed on Monday, July 5 and that there would be no Study Session that day.

CITY COUNCIL COMMENTS:

Councillor Smith reminded Council about the annual Northglenn raft race to be held on July 4th at Webster Lake.

CONSENT AGENDA:

The following items were considered as part of the Consent Agenda: 1998 Comprehensive Annual Financial Report – Accept the 1998 Comprehensive Annual Financial Report of the City of Westminster as audited by Bondi & Company, CPA's; Computers for Kids Program – Authorize the donation of surplus City computer equipment which is currently available or will become available through the remainder of 1999 to the Westminster 7:10 Rotary Club for use in their Computers for Kids Program; Water Treatment Facility Design Contract for Engineering Services - Authorize the City Manager to sign an agreement, structured for the contract to terminate if a supplemental appropriation for 1998 Utility carryover funds is not authorized with CH2M-Hill

in the amount not to exceed to \$400,200 and authorize a project contingency in the amount of \$40,000 and charge the cost associated with this work to the appropriate Capital Improvement Account. Heritage Golf Course Clubhouse Furniture Purchase – Waive City Charter bidding requirements and award the bid for the tables and chairs to the single bidder, Shafer Commercial, in the amount of \$42,796 and charge the expense to the Heritage Golf Course construction budget; IGA with the City of Thornton – Approve the IGA between the City of Thornton and the City of Westminster pertaining to the improvements to Big Dry Creek at Interstate 25 and authorize the appropriate City officials to sign the Agreement; and Councillor's Bill No. 32 – 1999 CDBG Funding Appropriation. The Mayor asked if there was any member of Council or anyone from the audience who would like to have any of the consent agenda items removed for discussion purposes or separate vote. There was no request.

A motion was made by Merkel and seconded by Atchison to adopt the Consent Agenda items as presented. The motion carried unanimously.

INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ARVADA:

A motion was made by Hicks and seconded by Atchison to postpone indefinitely the Intergovernmental Agreement with the City of Arvada due to lack of completing the water quality section of the agreement. The motion carried unanimously.

UNDERWRITER CONTRACT WITH HANIFEN, IMHOFF INC.:

A motion was made by Hicks and seconded by Dixon to approve the contract with Hanifen, Imhoff Inc. to provide Bond Underwriter services for a period of two years effective June 28, 1999, and authorize the Mayor and City Clerk to execute said agreement. Walt Imhoff was present to answer questions from Council. The motion carried unanimously.

PUBLIC HEARING ON FOSTER PROPERTY ANNEXATION AND ZONING:

At 7:30 P.M. the meeting was opened to a public hearing on the Foster property annexation and zoning, generally located at the northeast corner of Huron Street and 136th Avenue. David Falconieri, Plannier III, entered a copy of the Agenda Memorandum, Planning Commission recommendation and other related items as exhibits. Ed Sutton, representing the applicant and property owner, Charles Foster, 25857 Silver Thorn Lane, Evergreen, was present to address Council. Joe Winslow, 835 W. 134th Drive and Jon Burns, 996 Lexington Avenue, addressed Council with questions. City Manager Bill Christopher gave a brief overview of the eventual construction of the interchange at I-25 and 136th Avenue and the importance the annexation of this parcel would have for the future I-25 corridor development plans. No. one spoke in opposition. At 7:55 P.M. the public hearing was declared closed.

RESOLUTION NO. 41 – FOSTER PROPERTY FINDINGS OF FACT:

A motion was made by Atchison and seconded by Merkel to adopt Resolution No. 41 making certain findings of fact for the Foster property as required by the Colorado Revised Statutes. Upon roll call vote, the motion carried unanimously.

COUNCILLOR'S BILL NO. 33 – FOSTER PROPERTY ANNEXATION:

A motion was made by Atchison and seconded by Merkel to pass Councillor's Bill No. 33 on first reading annexing the Foster property to the City. Upon roll call vote, the motion carried unanimously.

COUNCILLOR’S BILL NO. 36 – FOSTER PROPERTY ZONING:

A motion was made by Atchison and seconded by Merkel to pass Councillor’s Bill No. 36 on first reading zoning the Foster property from Adams County A-2 to City of Westminster Planned Unit Development. Upon roll call vote, the motion carried unanimously.

FOSTER PROPERTY PRELIMINARY DEVELOPMENT PLAN:

A motion was made by Atchison and seconded by Merkel to approve the Preliminary Development Plan for the Foster property as submitted. The motion carried unanimously.

COUNCILLOR’S BILL NO. 34 – COMPREHENSIVE LAND USE PLAN AMENDMENT:

A motion was made by Atchison and seconded by Merkel to pass Councillor’s Bill No. 34 on first reading amending the Westminster Comprehensive Land Use Plan to include the Foster Property as “Retail Commercial”. Upon roll call vote, the motion carried unanimously.

RESOLUTION NO. 42 – TRANSPORTATION PROGRAM FOR SENIOR & DISABLED CITIZENS:

A motion was made by Dixon and seconded by Allen to adopt Resolution No. 42 approving the City of Westminster’s participation in the Adams County Special Transportation System for Senior Citizens and Disabled Residents. Upon roll call vote, the motion carried unanimously.

ADAMS COUNTY TRANSPORTATION PROGRAM ADVISORY BOARD APPOINTMENT:

A motion was made by Dixon and seconded by Allen to appoint Deputy City Manager for Administration Matt Lutkus as the City representative to serve on the Policy Advisory Board for the Adams County Special Transportation System. The motion carried unanimously.

RESOLUTION NO. 43 – WILLOW RUN SHOPPING CENTER ECONOMIC DEVELOPMENT PROJECT:

A motion was made by Allen and seconded by Merkel to adopt Resolution No. 43 designating Willow Run Shopping Center, to be located at the northeast corner of 128th Avenue and Zuni Street, as an Economic Development Project for the purpose of receiving administrative approval of the Official Development Plan. Mark Campbell, President of the Southwestern Investment Group, was present to address Council. Upon roll call vote, the motion carried unanimously.

RESOLUTION NO. 44 – STANDLEY LAKE LEASE AGREEMENT WITH JEFFERSON COUNTY:

A motion was made by Smith and seconded by Hicks to adopt Resolution No. 44 authorizing the City Manager to sign such agreements and documents, to be developed by the City Attorney’s Office, as may be necessary to lease 56 acres of land at Standley Lake from Jefferson County Open Space, for one dollar (\$1) per year, for the purpose of providing recreation and maintenance operations at Standley Lake Regional Park. Upon roll call vote, the motion carried unanimously.

RESOLUTION NO. 45 – SUPPORT FOR ROCKY FLATS OPEN SPACE ACT:

A motion was made by Hicks and seconded by Dixon to adopt Resolution No. 45 supporting Congressman Udall’s Bill H.R. 2179 entitled “The Rocky Flats Open Space Act” and distribute this Resolution to appropriate interested parties. Upon roll call vote, the motion carried unanimously.

ADDENDUM TO HYLAND HILLS IGA FOR SENIOR CENTER PARKING LOT RENOVATIONS:

A motion was made by Merkel and seconded by Smith to authorize the City Manager to sign an addendum to the March 29, 1999 IGA with Hyland Hills increasing both parties' contributions to the Community Senior Center Parking Lot project at 72nd Avenue and Irving Street to \$187,250. The motion carried unanimously.

COUNCILLOR'S BILL NO. 35 – SENIOR CENTER PARKING LOT SUPPLEMENTAL APPROPRIATION:

A motion was made by Merkel and seconded by Allen to pass Councillor's Bill No. 35 on first reading appropriating \$187,250 into the Senior Center Repairs General Capital Improvement Fund account. Upon roll call vote, the motion carried unanimously.

SENIOR CENTER PARKING LOT CONSTRUCTION CONTRACT:

A motion was made by Merkel and seconded by Allen to authorize the City Manager to sign a contract with Goodland Construction, Inc. in the amount of \$320,662.03; authorize \$3,000 for geotechnical testing; \$16,985 for PSCO, and a 10.5 percent (\$33,852.97) construction contingency for a total project budget of \$374,500. The motion carried unanimously.

CITIZEN PRESENTATIONS:

Joe Armstrong, 4765 West 101st Place, addressed Council regarding the new Ice Centre and advising Council of the activities being planned for the Ice Centre in the future, including the Rocky Mountain Figure Skating Club hosting the Junior National Championships and other US skating competitions. He requested support from Council; names of contact people within the community for business support and contact people within the Chamber of Commerce for support. He also requested use of the City Recreation Center for the competitors party and use of the City Fitness Center for strength and conditioning for the skaters who are under the age of 14.

MISCELLANEOUS BUSINESS:

Council reviewed the Financial Report for May, 1999.

Mayor Heil stated there would be an Executive Session for City Attorney legal advice.

ADJOURNMENT:

The meeting was adjourned at 8:30 P.M.

ATTEST:

Mayor

City Clerk



WESTMINSTER
COLORADO

Agenda Memorandum

Date: June 28, 1999
Subject: Proclamation re National Lakes Appreciation Week
Prepared by: Tom Settle, Water Quality Coordinator

Introduction

City Council is requested to proclaim the week of June 27 – July 4, as “National Lakes Appreciation Week” in the City of Westminster. Tom Settle, Water Quality Coordinator for Westminster’s Water Quality Program, will be at the City Council meeting to accept the proclamation.

Summary

National Lakes Appreciation Week focuses on the importance and limited nature of our Nation’s water supply, specifically our lakes. The objective of this week is to draw attention to the value and importance of lakes and reservoirs. The North American Lake Management Society (NALMS) and the State chapter, the Colorado Lake and Reservoir Management Association, are promoting the Second Annual Lakes Appreciation Week during June 27 - July 4, 1999.

Staff Recommendation

Proclaim the week of June 27 – July 4, 1999 as “National Lakes Appreciation Week” in the City of Westminster.

Background

The surface area and number of lakes in North America far exceed those of any other continent. Yet, lakes are our nations most under appreciated natural resource. The public uses lakes for a variety of purposes: water supply for municipal, industrial and agricultural use; recreation including boating, swimming, and fishing; flood control; and aesthetic enjoyment. However, lakes are often considered as "free" resources by lake users and this can result in abuse and neglect.

Westminster has succeeded in taking on the challenge of managing this broad spectrum of uses at Standley Lake. Most importantly, it serves as raw water storage for the City’s drinking water supply, but it is also a valuable resource for all of these other purposes. Development of the regional park will serve to increase its value as a recreational facility as well as enhance the overall aesthetic enjoyment of the area.

Respectfully submitted,

William M. Christopher
City Manager

Attachment: Proclamation

RECOGNIZING NATIONAL LAKES APPRECIATION WEEK

WHEREAS, Lakes and ponds in general are important resources to Westminster's way of life and its environment, providing water supply, sources of recreation, scenic beauty and habitat for wildlife; and

WHEREAS, Standley Lake is an integral part of the Westminster community as a water supply, recreational area and an aesthetic resource; and

WHEREAS, Westminster recognizes the need to protect these lakes and ponds for future generations;

NOW, THEREFORE, The City Council of the City of Westminster, Colorado, does hereby proclaim the week of June 27 – July 4, 1999 as

National Lakes Appreciation Week

In the City of Westminster and invite all citizens to take due note of the observance and urge them to get out and enjoy the City's many lakes and ponds and become more informed about their importance.

Signed this 28th day of June, 1999.

Mayor Nancy M. Heil



WESTMINSTER
COLORADO

Agenda Memorandum

Date: June 28, 1999

Subject: 1998 Comprehensive Annual Financial Report

Prepared by: Tammy Hitchens, Accounting Manager

Introduction

City Council has received copies of the Comprehensive Annual Financial Report (CAFR) for the year ended December 31, 1998 as prepared by the Finance Department and as examined by Bondi & Company, Certified Public Accountants. At this time the CAFR is submitted to City Council for acceptance.

Summary

The 1998 CAFR is presented for acceptance by City Council. The 1998 CAFR received an unqualified opinion from Bondi & Company, the City's external auditors. An unqualified opinion indicates the financial data of the City is fairly presented according to generally accepted accounting principles.

Staff Recommendation

Accept the 1998 Comprehensive Annual Financial Report of the City of Westminster as audited by Bondi & Company, Certified Public Accountants.

Background

The City Charter requires that an independent audit be conducted at least annually by certified public accountants selected by the City. In addition, the City Manager is required to prepare an annual report of the City, including a financial report. The City's outside auditors, Bondi & Company, performed their examination and expressed an unqualified opinion on the financial statements for the year ended December 31, 1998. This opinion is included as part of the CAFR.

The CAFR is divided into four sections as follows:

1. Introductory Section. Pages 1 through 12 contain the letter of transmittal by the City Manager and Finance Director, which describes significant events of the City that occurred during the year and gives a summary of activity for 1998.
2. Financial Section.
 - a) Pages 18 through 28 contain the General Purpose Financial Statements for the various fund types and account groups. These statements provide an overview and broad perspective of the financial position and results of operations for the City as a whole in a standardized, generically labeled format. In addition, they are designed to be "liftable" from the financial section for inclusion in official statements or for widespread distribution.

- b) Pages 29 through 66 contain the notes to the financial statements, which are necessary for a fair presentation of the financial position and results of operations for the City in conformity with generally accepted accounting principles. The notes are an integral part of the financial statements and include a summary of the City's significant accounting policies.
 - c) Pages 68 and 69 contain supplementary information on the Volunteer Firefighter Pension Fund required by the Governmental Accounting Standards Board.
 - d) Page 70 contains supplementary information on Year 2000 compliance issues required by the Governmental Accounting Standards Board.
 - e) Pages 71 through 172 provide combining, individual fund and account group financial statements. They present more detailed information than is presented at the overview level such as individual fund budgetary comparisons and prior year comparative data.
 - f) Pages 174 through 176 contain the Road & Bridge Report required by the State of Colorado.
3. Statistical Section. Pages 178 through 199 contain ten-year historical data and additional background on the City.
4. Single Audit Section. Pages 201 through 211 include reports and schedules related to federal financial assistance. This information is required by the U.S. government under the provisions of the Single Audit Act of 1984 as amended.
5. Bond Disclosure Section. This section contains information regarding municipal bond disclosure. This disclosure is required by the Securities and Exchange Commission, Rule 15c2-12(b)(5) and is meant to supplement and complement information found other places in the CAFR.

The 1998 CAFR reflects a stable financial position consistent with information supplied to Council on a monthly basis throughout the year. As noted in the auditor's opinion, the CAFR fairly presents 1998 financial activity of the City of Westminster. Consideration by City Council for acceptance of the 1998 CAFR is requested.

Respectfully submitted,

William M. Christopher
City Manager



WESTMINSTER
COLORADO

Agenda Memorandum

Date: June 28, 1999
Subject: Computers for Kids Program
Prepared by: Matt Lutkus, Deputy City Manager for Administration

Introduction

City Council action is requested to authorize the donation of surplus City computers to the Computers for Kids Program sponsored by the Westminster 7:10 Rotary Club.

Summary

The Westminster 7:10 Rotary Club has implemented a program whereby they collect surplus computer equipment from local businesses and other organizations, refurbish them and provide them to eligible students attending selected District 50 schools. The Club has asked the City to consider donating its surplus computers to this program rather than disposing of this equipment through the City auction. Disposal of City equipment in this manner is permitted under the Westminster Municipal Code.

Two alternatives to the requested action would be:

1. To sell the City's used computer equipment through auction which is the normal process used for disposing of City surplus equipment; or,
2. To set up a special program where the used computer equipment would be available for purchase exclusively to Westminster citizens.

Staff believes that the recommended donation would be a worthwhile use of City surplus computer equipment and by itself, does not significantly compromise the City's efforts to gain the maximum income for its surplus materials. The second alternative is not recommended given the amount of Staff time that it would take to set up and implement a process for disposing of a small amount of equipment that has relatively little value.

Recommendation

Authorize the donation of surplus City computer equipment which is currently available or will become available through the remainder of 1999 to the Westminster 7:10 Rotary Club for use in their Computers for Kids Program.

Background Information

The Westminster 7:10 Rotary Club recently implemented a new program whereby Club members obtain usable surplus computer equipment from local businesses and other organizations, repair and refurbish them and donate them to eligible students attending local schools. On May 27, the Club formally launched the program with the donation of 21 working computers to Westminster Hills Elementary School students and has since donated two computers to Ranum High School students. One of the Club members stores the donated equipment at his offices and the Club has obtained the services of a local computer technician to check and, where appropriate, refurbish the computers at a nominal charge. Another Club member meets with the parents and students who receive the computers to tell them how to connect the machines and ensure that the computers are working.

The Club accepts 386 and later versions of IBM compatible systems, and similar generation MacIntosh computers. The program provides students with computers for their use at home. The students are selected based on need using the criteria provided by the School District. The Club has a goal of giving away as many as 200 computers over the next school year to students attending elementary, middle, and high schools in District 50. Ultimately, the Club intends to extend the program beyond District 50 to other school districts serving Westminster citizens.

The City currently has a number of used computers that were collected for the City's upcoming auction. This equipment is still operable but has become increasingly incompatible with the City's computer system due to upgrades in technology. The process for disposal of City property is outlined in Section 15-2-1 of the Westminster Municipal Code. This section of the Code includes a procedure whereby City Council can approve the disposal of City property in a manner other than formal bidding process or public auction. In the past, Council has authorized such exceptions to the general property disposal provisions.

Council had previously directed Staff to hold back the surplus computer equipment to make it available to Westminster residents via an auction process. The equipment was removed from the City auction and Staff was planning to advertise the opportunity to Westminster families. Now, the Rotary Club program has presented itself as a second approach to consider.

There are 11 laptops, 23 central processing units, and 11 monitors that are currently surplus that may be of use in the Computers for Kids program. The Staff recommendation provides for the donation of this equipment as well as any additional computers that may become surplus through the end of this year.

Respectfully submitted,

William M. Christopher
City Manager



WESTMINSTER
COLORADO

Agenda Memorandum

Date: June 28, 1999

Subject: Contract for Engineering Services re: Water Treatment Facility Design and Treatment

Prepared by: Tom Scribner, Operator IV – Semper Water Treatment Facility
Kelly DiNatale, Water Resources Manager

Introduction

City Council action is requested to authorize the City Manager to sign an agreement with CH2M-Hill for engineering services related to pilot plant studies and preliminary design of a new water treatment facility and Semper Water Treatment Facility optimization in an amount not to exceed \$400,200 plus a 10% contingency for a total of \$440,200. At this time, a portion of the funds for this project are available in the Semper Optimization Capital Improvement Project Account.

A Supplemental Appropriation will be submitted as part of the July 12 agenda for City Council Action requesting use of 1998 Utility carryover funds to complete the funding package. The contract will be structured such that if the Supplemental Appropriation is not approved; then the contract will automatically terminate when available funding is exhausted. The preliminary work on the pilot studies are needed to commence in early July to assure capturing a specific window of water quality important to the success of the pilot study portion of the project.

Summary

The Treated Water Master Plan (TWMP) previously identified a buildout water demand of 56 to 64 million gallons per day (MGD). The range of buildout water demands is related to open space and land use assumptions. Recent planning estimates indicate that the buildout water demand will be in the 60 to 64 MGD range. The need for an additional Water Treatment Facility (WTF) was previously identified and the City acquired additional land to construct this new WTF when it acquired the property for the recently constructed Countryside Pump Station at 104th Avenue and Wadsworth Boulevard. A recently enacted federal regulation, the Interim Enhanced Surface Water Treatment Rule (IESWTR), increased treatment requirements. The existing 44 year old England WTF cannot meet the stringent treatment and water quality requirements of the IESWTR and it is not cost-effective to upgrade this facility. The loss of the 6-MGD treatment capacity of the England WTF plus growth projections indicate that additional water treatment capacity is needed by 2002.

Staff has identified the following strategies to meet buildout water demand:

- The existing Semper Water Treatment Facility (WTF) will be evaluated to determine if additional water treatment capacity can be economically added. It is estimated that the Semper capacity may be able to be economically increased an additional 4-MGD from 44 MGD (existing) to 48 MGD.
- A new water treatment facility will be constructed on the City-owned site at 104th Avenue and Wadsworth Boulevard. The ultimate treatment capacity of this facility is estimated to be 12-16 MGD. This facility will be designed to be highly automated and remotely operated from the Semper WTF.

The City solicited Statements of Qualifications (SOQ's) from 10 consulting engineering firms earlier this year to evaluate treatment technologies and perform a preliminary design of the new WTF and evaluate the existing Semper WTF. The City received back six SOQ's.

Primary consideration was given to the following criteria in shortlisting the firms to be sent requests for proposals (RFP): experience in the overall breadth of potable water treatment system design, modification, and construction, including innovative conventional treatment processes and membrane filter systems; and experience in pilot testing various treatment technologies.

Three firms were shortlisted and requested to submit proposals for the project. The shortlist firms of CH2M-Hill, Boyle Engineering, and Camp Dresser & McKee (CDM) were then interviewed by the City's process evaluation team. Cost proposals were submitted in a separate, sealed envelope and not opened until after the interviews were held and the consultants ranked. Boyle was ranked first by 6 of the 7 evaluators and second by the other interviewer, with CH2M-Hill ranked second by 5 evaluators, first by one and third by one. It was the consensus of the evaluators after reviewing the CDM proposal and interview that CDM should be dropped from further consideration.

The cost proposals were then opened and an estimate of comparable costs from the three competing engineering firms prepared. Due to the complexity of this project, there were several optional tasks proposed by City Staff and the consultants and an initial "apples to apples" comparison of the basic scope of work is as follows:

◆	CH2M-Hill	\$398,000
◆	Boyle Engineering	\$414,000
◆	Camp Dresser & McKee	\$415,000

Follow up discussions were held with CH2M-Hill and Boyle Engineering to clarify costs and optional scopes. Geotechnical investigation of the new WTF site and preliminary and 30% design of a clearwell and high service pump station were added to the scope. The revised cost proposals for these two consultants follows:

◆	CH2M-Hill	\$400,200
◆	Boyle Engineering	\$456,464

The cost proposals include pilot plant testing, preliminary design and preparation of design/build bid documents for the new Water Treatment Facility and the optimization of the Semper Water Treatment Facility with the goal of increasing the rated capacity of Semper. This work will provide the conceptual layout, identify the most appropriate technologies, address regulatory concerns, and define overall costs. Completion of the preliminary design provides the flexibility for the City to proceed to either conventional design bid construct (d/b/c), or to allow contractor/engineering firms to partner on a design/build (d/b) or design/build/finance (d/b/f) project. The preparation of 30% design drawings for design/build bids is recommended to be authorized at this time, but will be evaluated at the completion of the preliminary design. Preliminary design must be completed in order to ensure that the appropriate treatment technologies are evaluated and specified if the d/b or d/b/f alternatives are chosen at a later date.

The cost for pilot testing, preparing the preliminary design and preparation of the 30% design/build documents is \$313,700 for CH2M-Hill and \$348,370 for Boyle Engineering. These costs represent approximately 2% of the estimated project costs of \$16 million and are very reasonable for this level of design.

Staff Recommendation

Authorize the City Manager to sign an agreement, structured for the contract to terminate if a supplemental appropriation for 1998 Utility carryover funds is not authorized with CH2M-Hill in the amount not to exceed to \$400,200 and authorize a project contingency in the amount of \$40,000 and charge the cost associated with this work to the appropriate Capital Improvement Account.

Alternatives

1. **Choose one of the other two consultants** - Staff believes that all three of the consultants are qualified and could adequately perform the project. Boyle Engineering was the highest ranked consultant after the proposals and interviews.
2. **Do not authorize the optional task of preparing design-build documents** - Staff has solicited price proposals from the consultants for preparing design/build bid documents. It is Staff's recommendation that this task be included in the contract in order to receive a fixed price for preparing the design/build documents. The consultant would not be authorized to proceed with this task without the written approval of City Staff. The selection of proceeding with design/bid/construct, design/build or design/build/finance will be made at the completion of preliminary design. None of these alternatives are precluded with the recommended approach.
3. **Do not proceed with the project at this time** - Growth projections indicate that additional water treatment capacity will be needed in 2002. Delay in authorizing the project will likely result in the inability to have the new WTF online by the summer demand period in 2002. This could result in curtailment of new development.

Background

The City's potable water supply and demand equilibrium is affected not only by its expanding customer base, but also by the limited capabilities and progressive aging of its water treatment facilities and related raw water delivery and finished water distribution system. A prime example is the recent retirement of the England WTF due to its overall obsolescence. This deprived the City of 6 MGD of its peak production capability.

In order to maintain a favorable balance, the City will need to expand its treatment capability and ensure that its only functional production plant – the Semper Water Treatment Facility– is maintained in optimum mechanical and operational condition to accommodate its maximum production potential. Over the years, this will require periodic “dry-docking” of the facility in whole or in part to perform large scope maintenance projects and upgrades.

Raw water is delivered to Semper via a 36 inch and 42 inch raw water pipeline. These two lines are manifolded to two 12-MGD pumps at the Standley Lake Raw Water Pump Station. Built in 1973 to provide emergency lift for pumping water from the lake when its level falls below 70 feet, these pumps are no longer of adequate capacity for meeting the City's emergency raw water supply requirements. The pump station, the accompanying manifolds, and the concrete 36-inch raw water line are aged structures that need to be evaluated for overall mechanical and structural soundness and reliability.

Through optimization of the filters, backwash system and sedimentation process, it is anticipated that the Semper Plant could produce 48-50 MGD. This would essentially replace the production capacity that was lost from the decommissioned England Water Treatment Facility.

The planned 12-16 MGD new treatment facility at 104th Avenue and Wadsworth Boulevard would do more than just provide peak production capacity for the City's expanding customer base. City Staff advises constructing the initial plant capacity to be large enough to meet the City's winter potable water demand (9-10 MGD). This would allow for the Semper facility and its undersized distribution pipeline grid to undergo winter maintenance and modification as needed. Many of Semper's filters, valves, pipelines, and other infrastructure are approaching 30 years old and are in need of long term inspection and maintenance. This is reflected in the City's most recent CIP budget.

Three firms were shortlisted and requested to submit proposals for the project. The shortlist firms of CH2M-Hill, Boyle, and Camp Dresser & McKee, were then interviewed by the City's process evaluation team. The team created a meaningful ranking system based on a number of criteria, including:

1. Technical approach as detailed in the "request for proposal".
2. Key personnel, especially the engineering firm's project manager.
3. The overall presentation of the written proposal received from each of the three firms.
4. Information obtained during the consultant interview process.
5. City Staff visits to ongoing water treatment projects that these firms/individuals are overseeing during both the design and construction phase. Operations staff, including management and frontline employees, were interviewed.
6. The ability and experience of the consultant in working with the Colorado Department of Public Health and Environment (CDPHE).

Once all the above information was assimilated and the firms ranked, costs were finally reviewed and fully weighted into the consensus opinion before recommending a firm to City Council.

The project can be broken down into the following tasks:

- Selection and implementation of a pilot testing program for various, as yet to be determined, treatment technologies for a and b as follows:
 - a. Preliminary design of a new water treatment facility with an ultimate capacity of 12-16 MGD.
 - b. Preliminary design of a new potable membrane filtration and pumping process for Semper's backwash water for the purpose of injecting permeate into the finished water stream.
- Raw water pipeline predesign and site evaluation for the new, stand alone water treatment facility.
- Evaluation of Semper's unit processes seeking economic and rapidly implemented efficiencies to increase maximum finished water production.
- Evaluation and expansion of the Standley Lake Raw Water Pump Station and preliminary design for increasing its delivery capacity.
- New, color, as-built site-map of the Semper WTF in both hard copy and auto-cad format.

All aspects of the project, which will ultimately entail capital construction costs, are only undergoing preliminary design. This will provide the conceptual layout, identify the most appropriate technologies, address regulatory concerns, and define overall costs.

Preliminary design provides the flexibility for the City to proceed to either conventional final design bid build, or to allow contractor/engineering firms to partner and compete for a 30% design/build contract. It is anticipated that any new treatment facility will be automated.

Pilot testing must be done over a sufficient period of time to expose the membrane to all seasonal variation in the quality of Standley Lake water and accompanying pretreatment processes that could affect the membrane. In order for the overall integrity of the filter system to prove itself, a minimum test period of 90 – 180 days is recommended.

After researching various manufacturers and types of membranes, the City Staff has contracted with **Zenon Corp.** and **Pall Corp.** in the amount of \$15,000 each to pilot their proprietary membranes at the Semper WTF for a 6-month period. If after piloting, membranes are found to be an unsuitable alternative for treating Standley Lake water, the plant can be designed to employ conventional treatment similar to the Semper WTF. This would not require additional pilot testing.

The initial phase of the project will be pilot testing to begin no later than July 26, 1999. Construction and water treatment facility improvements and modifications are scheduled for late 2000 with completion of the new stand-alone treatment facility by March 2002.

Respectfully submitted

William M. Christopher
City Manager



WESTMINSTER
COLORADO

Agenda Memorandum

Date: June 28, 1999
Subject: Heritage Golf Course Clubhouse Furniture Purchase
Prepared by: Richard Dahl, Park Services Manager

Introduction

City Council action is requested to waive City Charter bidding requirements and award the bid for the purchase of the tables and chairs for the Heritage Golf Course Clubhouse to the single bidder Shafer Commercial. Funds have been specifically allocated in the Heritage Golf Course Construction account for this expense.

Summary

The Heritage Golf Course and Clubhouse is scheduled to open September 9, 1999.

As part of the construction contract with Fischer Construction, contractor for the Heritage Golf Course Clubhouse and Maintenance facility, the City of Westminster is responsible to select and purchase the tables and chairs for both the restaurant and the event dining rooms. Odell Architects, P.C., the building architect, has been working with Staff to make the selection for the interior furnishings based on the design of the building, color applications, quality, availability and cost. Staff reviewed furniture from four different manufacturers and have selected tables and chairs made available from Shafer Commercial.

Staff Recommendation

Waive City Charter bidding requirements and award the bid for the tables and chairs to the single bidder, Shafer Commercial, in the amount of \$42,796 and charge the expense to the Heritage Golf Course construction budget.

Alternative

Require Staff to do a competitive bid process to purchase the tables and chairs for the Heritage Clubhouse. Staff does not recommend this alternative due to the difficulty of comparing furniture design, construction and cost and the delay in receiving the furniture which could delay the opening of the golf course scheduled for September 1999.

Background Information

Staff reviewed furniture selections from the following four manufacturers:

Lowenstein	Florida
Dakota Jackson	New York
Classico Seating	Indiana
Shafer Commercial	Colorado

Of the manufacturers reviewed, Shafer Commercial offered the best looking and most comfortable chairs and tables at the lowest price. It was decided early in the process that wood furnishings were the material of choice for the restaurant and event dining area.

As it turned out, a high quality wood chair was actually cheaper than many of the contemporary metal furnishings being evaluated as possible selections for the interior fixtures. Shafer Commercial offers wood chairs and tables, locally made and assembled in the Denver Metro Area, thereby minimizing delivery costs and reducing the time necessary to order furniture in time for the clubhouse opening.

Tables and chairs are being purchased for both the restaurant dining room and the event dining area which is a separate room used for group meetings and activities. The following pieces of furniture will be purchase:

- 162 Dining room chairs (maple)
- 30 Bar stools
- 1 Banquette (booth seating)
- 20 tables (maple)
- 20 table bases

Respectfully submitted,

William M. Christopher
City Manager



WESTMINSTER
COLORADO

Agenda Memorandum

Date: June 28, 1999

Subject: Intergovernmental Agreement with the City of Thornton

Prepared by: Sheila Beissel, Senior Civil Engineer

Introduction

City Council action is requested to approve an Intergovernmental Agreement (IGA) with the City of Thornton pertaining to the improvements to Big Dry Creek at the Interstate 25 bridge. The IGA duplicates the "Special Conditions" listed in the construction permit issued by the City of Thornton in January 1999, which imposes limitations on the construction activities and the area of construction, lists construction deadlines and requires assurances from Westminster that the water quality and wetlands downstream of I-25 will not be adversely affected due to this project.

Summary

The IGA between the Cities of Westminster and Thornton relates to the construction of the bridge improvements at Interstate 25 and Big Dry Creek. The construction project consists primarily of alterations that will improve flow through the bridge and channel modifications west and east of Interstate 25. Together with the planned second phase, the channel improvements will reduce the floodplain encroachment on the Big Dry Creek Wastewater Reclamation Facility. A portion of the channel modifications is within the City of Thornton with some work within the Thorncreek golf course.

A construction permit was issued by the City of Thornton in January 1999 with Special Conditions where Thornton and Westminster agree to use their best efforts to enter into an intergovernmental agreement to address the matters contemplated in the Special Conditions. These Conditions relate to limits on construction activities, construction deadlines, water quality and wetland impacts.

Staff Recommendation

Approve the Intergovernmental Agreement between the City of Thornton and the City of Westminster pertaining to the improvements to Big Dry Creek at Interstate 25 and authorize the appropriate City officials to sign the Agreement.

Background

The City of Westminster began the construction of bridge improvements at Interstate 25 and Big Dry Creek in January 1999. The project consists primarily of improving the inlet to the bridge at I-25 and channel modifications both west and east of there. A portion of the actual channel modifications is on the Thorncreek golf course property in Thornton. The City of Thornton issued a construction permit in January 1999 with Special Conditions and a permit extension in June 1999. The City of Westminster and the contractor, TARCO Inc., are co-permittees for the construction permit. As a condition of the construction permit, Thornton wants assurances that this project does not cause the water quality of Big Dry Creek downstream of I-25 to deteriorate. The Intergovernmental Agreement (IGA) reflects the Special Conditions portion of the construction permit issued, and has been developed and reviewed with the City Attorney's Office.

The project is proceeding with completion scheduled in August 1999. At this time, the majority of the construction work east of Interstate 25 has been completed. The construction work yet to be completed east of Interstate 25 involves completion of the rip-rap bridge outlet, some minor grading and re-seeding of the area disturbed. The recent wet weather has delayed progress somewhat.

Other than the permit conditions regarding the construction activities and deadlines, the IGA has two requirements that relate to the potential downstream impacts of the completed project:

- Westminster shall use its best efforts not to adversely affect Thornton's Big Dry Creek 404 permit (as issued by the Army Corps of Engineers) as a result of the project.
- Westminster will use its best efforts not to deteriorate water quality in Big Dry Creek in Thornton as a result of the project.

This project improves the way that water flows through the Interstate 25 bridge and together with a second phase of the project will reduce the Big Dry Creek floodplain at Westminster's Big Dry Creek Wastewater Reclamation Facility. Westminster's Agreement with Thornton's conditions was necessary and is not considered an onerous requirement. Rather it is being a good neighbor. Once the channel and bridge improvements are completed, flow conditions will return to normal. City Staff believes that this project will not adversely affect water quality east of I-25 or have negative impacts on downstream wetlands. City Staff is taking appropriate measures during construction to limit downstream impacts due to the construction activities.

Respectfully submitted,

William M. Christopher
City Manager

Attachments



WESTMINSTER
COLORADO

Agenda Memorandum

Date: June 28, 1999

Subject: Underwriter Contract with Hanifen, Imhoff Inc.

Prepared by: Bill Christopher, City Manager
Mary Ann Parrot, Finance Director

Introduction

City Council is requested to authorize a new contract with Hanifen, Imhoff Inc. as Underwriter for the City's financings.

Summary

The existing financial services and bond underwriter contract with Hanifen, Imhoff Inc., which has been in place for the past five years, expired on February 14, 1999. At a Study Session on April 14, 1999, City Council reviewed and approved a contract for a revised contractual relationship with Hanifen, Imhoff Inc. A revised contract has been reviewed and discussed by the City Administration and the City Attorney's Office with Hanifen, Imhoff Inc. representatives. Formal Council action to approve a new two-year contract is being recommended at this time to City Council. Fees for Underwriter Services are paid out of costs of issuance for bonds and other financings; therefore, no budget revisions are required at this time.

Staff Recommendation

Approve the contract with Hanifen, Imhoff Inc. in substantially the same form as attached to provide Bond Underwriter services for a period of two years effective June 28, 1999, and authorize the Mayor and City Clerk to execute said agreement.

Background Information

Under the former contract, Hanifen, Imhoff Inc. served as both Financial Advisor and Underwriter for the City. Under the current contract, Hanifen, Imhoff Inc. would serve as Underwriter. The function of Financial Advisor would be segregated, put out for competition and contracted for separately. This is the key difference between the two contracts. The City Manager and Finance Director have met and discussed this recommended contract with Walt Imhoff, Nate Eckloff, and David Bell. They concur with the modified approach.

Other items addressed in the former and proposed contracts include the following:

- Under the proposed contract, Hanifen, Imhoff Inc. can elect to participate as a co-Financial Advisor on bond issues if they so choose. They would be reimbursed accordingly. This arrangement serves to guarantee high-quality services to the City, which are certainly needed when pursuing access to capital markets to issue bonds. This arrangement actually results in savings to the City due to overall savings in fees and interest costs. This has been demonstrated with the past three financings in 1998-1999, wherein Staff calculated overall savings in excess of \$125,000 due to reduced fees and lower interest costs.

- Under both contracts, the City reserves the right to determine whether bond sales would be conducted on a negotiated basis with the Underwriter or sold competitively in the market. This will guarantee the lowest interest cost to the City and comprises the bulk of costs when the City issues bonds.

Under both contracts for bond issues sold on a competitive basis, Hanifen, Imhoff Inc. has the ability to compete for the underwriting. This also serves to hold costs down.

This arrangement described above serves three purposes:

- It is in the best interests of the City to retain advisors who have experience with the City's financial history, philosophy, and practices, especially when this can be done and still ensure issuing the bonds at competitive rates and costs;
- It preserves the continuity on the "finance team" necessary to issue the City's bonds efficiently and at the lowest possible cost; and
- It conforms to recommendations by the Municipal Securities Rulemaking Board (MSRB), the Government Finance Officers' Association (GFOA), and will resolve the conflicts that have arisen recently, wherein the Underwriter has also served as Financial Advisor.

In a Staff Report to City Council dated April 14, 1999, Staff reviewed the reasons for retaining Hanifen, Imhoff Inc. as the City's Underwriter for financing issues; a copy of this Staff Report is attached. In the Staff Report, Staff described the rationale for segregating the function of Financial Advisor from that of Underwriter as well as summarized alternatives for consideration. Those items are presented below in summary form. Also attached is the recommended contract for execution. The contract has been reviewed by the City Attorney, Staff and the representatives of Hanifen, Imhoff Inc. It is ready for review by City Council.

The summary of reasons for retaining Hanifen, Imhoff Inc. as Underwriter is as follows:

- Continuity of financing knowledge, strategy and history of the City;
- Avoidance of introducing multiple new members to the City's "finance team", which can significantly slow the process of issuing financing; and
- This will not prevent the City from deciding how to sell bonds, in order to achieve the lowest possible cost of financing, and in essence, allows the City to sell bond issues on a competitive basis. For those bond issues that City Council decides should be sold on a competitive basis, Hanifen, Imhoff Inc. would and could compete in a competitive sale. For those bond issues that are complex and should be sold on a negotiated basis, Hanifen, Imhoff Inc. would be the Underwriter; fees would be negotiated using published national standards on Underwriters' fees.

The summary of reasons for segregating the function of Financial Advisor from that of Underwriter are as follows:

- Professional recommendations from the MRSB, regulatory organization, and the GFOA, the national association of government finance officials; and
- Avoidance of conflicts that have arisen this past year and the potential for conflict in the future, which can serve to increase costs.

The summary of alternatives for consideration is repeated below:

- Retain Hanifen, Imhoff Inc. as Financial Advisor and Underwriter. This is not recommended, as the City would face additional conflicts of interest by the same firm performing both functions, and the City could lose money by having to pay higher fees or higher interest costs.

-

- Put the Underwriter function out for competition as well as that of Financial Advisor. This is not recommended, as it creates significant discontinuity on the finance team at a time when the City's need for bond expertise and quality service is significant. Hanifen, Imhoff Inc. has served the City well for many years. It is beneficial to the City to retain them as Underwriter of choice on negotiated sales, as they know the City better than other firms, have strong sales and professional staffs, and can sell the City's bonds effectively in the marketplace.
- Retain Hanifen, Imhoff Inc. as Financial Advisor; put the Underwriter position out for competition. This is not recommended, as it does not take advantage of the strengths of the firm and thus does not serve the City's best needs. In addition, Hanifen prefers to act in an underwriting capacity.

The City enjoys a close productive working relationship with both Walt Imhoff and Nate Eckloff, who would continue to service the City's account. Staff believes it is important to continue a close working relationship with Hanifen, Imhoff and realize the many benefits from their knowledge, skills and working relationships with bond rating agencies, bond insurance companies and others. Representatives from Hanifen, Imhoff Inc. will be present at the June 28, 1999 Council meeting to answer any questions City Council may have regarding a new contract.

Respectfully submitted,

William M. Christopher
City Manager

Attachments



WESTMINSTER
COLORADO

Agenda Memorandum

Date: June 28, 1999

Subject: Foster Property Annexation, Zoning and Comprehensive Land Use Plan Amendment

Prepared By: David Falconieri, Planner III

Introduction

City Council action is requested for the purpose of taking action on a request by the Foster family for annexation and zoning from Adams County A-2 to Westminster Planned Unit Development (PUD). The Council is also requested to amend the Comprehensive Land Use Plan adding the Foster parcel to the Plan as "Retail Commercial".

Summary

Applicant/ Property Owner Charles Foster

Location Northeast corner of Huron Street and 136th Avenue

Size of Site 135.5 Acres (Total area to be annexed is 143.6 which includes the Bull Canal ROW)

Major issues The City Council approved a pre-annexation agreement for the Foster property on December 11, 1998. The agreement specifies that if the property is annexed; the uses permitted will include retail business, commercial, office, research and technological uses. The agreement does not contemplate residential uses. The annexation agreement has a vesting period of ten years.

1. The proposed Preliminary Development Plan (PDP) contemplates the eventual construction of an interchange at I-25 and 136th Avenue. Language in the PDP provides for to the dedication of the required right-of-way for that interchange and for Huron Street and 136th Avenue.
2. The PDP states that design guidelines will be developed for this development at the time of Official Development Plan (ODP) approval. This same approach was used for Legacy Ridge.

Staff Recommendation

1. Hold a public hearing
2. Adopt Resolution No. 41 making certain findings of fact as required by the Colorado Revised Statutes.
3. Pass Councilor's Bill No. 33 on first reading annexing the Foster property to the City.
4. Pass Councillor's Bill No. 36 on first reading zoning the Foster property PUD
5. Approve the Preliminary Development Plan for the Foster property as submitted.
6. Pass Councilor's Bill No. 34 on first reading amending the Westminster Comprehensive Land Use Plan to include the Foster Property as "Retail Commercial".

Background Information

Discussion of Major Issues: The Foster property was considered an important addition to the City at the time that the pre-annexation agreement was approved. The agreement contemplates a broad range of allowable commercial uses but residential uses are not allowed.

The PDP states that the owner shall be permitted to continue agricultural uses of the property as a use by right for as long as the property remains unimproved. When the ODP is submitted, development guidelines similar to those prepared for Legacy Ridge will be created for this site in order to assure a unified approach to architecture and site development.

The PDP also contemplates the eventual construction of an interchange at I-25 and 136th Avenue. A traffic study will be prepared at the time of ODP approval, which will help to establish the location and configuration of right-of-way dedications necessary for the development of the property, and to position access points.

Architectural/Building Materials: These will be determined at the time of ODP approval. Development guidelines will be required to assure that the entire site is designed as a uniform commercial center.

Public Land Dedication, Parks and Trails: There will be no public land dedication as part of this commercial development. Staff has identified the Bull Canal corridor as a possible location for a trail that would connect the Big Dry Creek Trail with lands to the north. The exact location of such a trail connection would be determined at the time of ODP approval.

Access and Circulation: The exact location of access points will be determined when the traffic impact report is submitted as part of the ODP approval process. The PDP would permit three (3) access points off Huron Street and two (2) accesses from 136th Avenue with at least one full-turn access from 136th Avenue and one from Huron Street.

Site Design: To be determined at the time of ODP approval.

Signage: All signage for the site shall conform to the applicable sections of the City Code in effect at the time of ODP approval.

Service Commitments Category: Service commitments will be awarded from Category “C”. The exact number of commitments will be determined at the time of ODP approval.

Referral Agency Responses: No comments were received from the agencies that were contacted by Staff.

Foster Property Annexation, Zoning and Comprehensive Land Use Plan Amendment: June 28, 1999

Public Comments: Neighborhood meetings will be held when development plans have been submitted.

Surrounding Zoning: East: I-25 and City of Thornton; West: Residential PUD (Lexington) and undeveloped City of Broomfield; North: Undeveloped Commercial/Residential PUD (North Huron); South: Undeveloped Commercial PUD (Interchange Business Park)

The Foster parcel has been deemed to be a strategic parcel for the I-25 corridor development plans. The City of Broomfield “had its eye” on annexing this parcel. The annexation and zoning in Westminster will achieve City Council’s goal to attract this site to Westminster.

Respectfully submitted,

William Christopher, City Manager
Attachments

RESOLUTION

RESOLUTION NO

INTRODUCED BY COUNCILLORS

SERIES OF 1999

A RESOLUTION PURSUANT TO SECTION 31-12-110, C.R.S., SETTING FORTH THE FINDINGS OF FACT AND CONCLUSION OF CITY COUNCIL WITH REGARD TO THE PROPOSED ANNEXATION OF CONTIGUOUS INCORPORATED TERRITORY IN SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

WHEREAS, pursuant to the laws of the State of Colorado, there has been filed with the City Clerk a petition (the "Petition") for the annexation of the property described in said Petition; and

WHEREAS, City Council has previously adopted Resolution No. 32 finding the Petition to be in substantial compliance with the provisions of section 31-12-107(1), C.R.S, and

WHEREAS, City Council has held a hearing concerning the proposed annexation as required by sections 31-12-108 and -109, C.R.S; and

WHEREAS, having completed the required hearing, the City Council wishes to set forth its findings of fact and conclusion regarding the proposed annexation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER THAT:

1. The City Council finds:

- a. Not less than 1/6 of the perimeter of the area proposed to be annexed is contiguous with the City of Westminster;
- b. A community of interest exists between the area proposed to be annexed and the City;
- c. The area is urban or will be urbanized in the near future; and
- d. The area is integrated with or is capable of being integrated with the City.

2. The City Council further finds:

- a. With respect to the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowners thereof, except to the extent such tracts or parcels are separated by dedicated street, road, or other public way; and
- b. With regard to the boundaries of the area proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty (20) acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of \$200 for ad valorem tax purposes for the previous year), has been included in the area being proposed for annexation without the written consent of the owners thereof, except to the extent such tract of land is situated entirely within the outer boundaries of the City immediately prior to the annexation of said property.

3. The City Council further finds:

- a. That no annexation proceedings concerning the property proposed to be annexed by the City has been commenced by another municipality;
- b. That the annexation will not result in the attachment of area from a school district;
- c. That the annexation will not result in the extension of the City's boundary more than three (3) miles in any direction;
- d. That the City of Westminster has in place a plan for the area proposed to be annexed; and
- e. That in establishing the boundaries of the area to be annexed, the entire width of any street or alley is included within the area annexed.

4. The City Council further finds that an election is not required and no additional terms or conditions are to be imposed upon the area to be annexed.

5. The City Council concludes that the City may proceed to annex the area proposed to be annexed by ordinance pursuant to section 31-12-111, C.R.S.

PASSED AND ADOPTED this 28th day of June, 1999

ATTEST:

Mayor

City Clerk

Foster Annexation

BY AUTHORITY

ORDINANCE NO.

COUNCILOR'S BILL NO. **33**

SERIES OF 1999

INTRODUCED BY COUNCILLORS

A BILL

FOR AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF CONTIGUOUS UNINCORPORATED TERRITORY IN A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.

WHEREAS, pursuant to the laws of the State of Colorado, there was presented to and filed with the Council of the City of Westminster a written petition for annexation to and by the City of Westminster of the hereinafter-described contiguous, unincorporated territory situate, lying and being in the County of Adams, State of Colorado; and

WHEREAS, City Council has been advised by the City Attorney and the City Manager that the petition and accompanying maps are in substantial compliance with Section 31-12-101, et.seq., Colorado Revised Statutes, as amended; and

WHEREAS, City Council has held the required annexation hearing in conformance with all statutory requirements; and

WHEREAS, City Council has heretofore adopted Resolution No. 41 making certain findings of fact and conclusions regarding the proposed annexation as required by Section 31-12-110, C.R.S., and now finds that the property proposed for annexation under the Annexation Petition may be annexed by ordinance at this time; and

WHEREAS, the Council of the City of Westminster has satisfied itself concerning the conformance of the proposed annexation to the annexation policy of the City of Westminster.

NOW, THEREFORE, the City of Westminster ordains:

Section 1. That the annexation is hereby accomplished by and to the City of Westminster, State of Colorado, of the following described contiguous unincorporated territory situate, lying and being in the County of Adams, State of Colorado, to wit:

A parcel of land located in Section 22, Township 1 South, Range 68 West of the 6th P.M., County of Adams, State of Colorado, more particularly described as follows: The SW ¼ of Section 22, Township 1 South, Range 68 West, Except that portion lying within the Interstate Highway 25 right-of-way, and except the southerly 30 feet and the westerly 30 feet of said southwest ¼ of Section 22.

Section 2. This ordinance shall take effect upon its passage after second reading.

Section 3. The title and purpose of this ordinance shall be published prior to its consideration on second reading. The full text of this ordinance shall be published within ten (10) days after its enactment after second reading.

INTRODUCED, PASSED ON FIRST READING, AND TITLE AND PURPOSE ORDERED PUBLISHED this 28th day of June, 1999. PASSED, ENACTED ON SECOND READING, AND FULL TEXT ORDERED PUBLISHED this 13th day of September, 1999

ATTEST:

Mayor

City Clerk

Foster Annexation and Zoning

BY AUTHORITY

ORDINANCE NO.

COUNCILLOR'S BILL NO. **34**

SERIES OF 1999

INTRODUCED BY COUNCILLORS

A BILL

FOR AN ORDINANCE AMENDING THE WESTMINSTER COMPREHENSIVE LAND USE PLAN

WHEREAS, the City maintains a Comprehensive Land Use Plan which regulates land uses within the City; and

WHEREAS, the City Council has annexed new properties to the City specifically described in "Exhibit A"; and

WHEREAS, an amendment of the Plan is necessary to provide a land use designation for the annexed property and to keep the Plan up to date; and

WHEREAS, the Planning Commission has reviewed the proposed amendment and has recommended approval to the City Council.

NOW THEREFORE, the City Council hereby finds that the required procedures for amending the Comprehensive Land Use Plan as delineated in the Westminster Municipal Code have been satisfied.

THE CITY OF WESTMINSTER ORDAINS:

Section 1. The City Council authorizes City Staff to make the necessary changes to the maps and text of the Westminster Comprehensive Land Use Plan which are necessary to add the Foster annexation property, legally described in "Exhibit A" attached hereto. The Foster property shall be designated "Retail commercial".

Section 2. Severability: If any section, paragraph, clause, word or any other part of this Ordinance shall for any reason be held to be invalid or unenforceable by a court of competent jurisdiction, such part deemed unenforceable shall not affect any of the remaining provisions.

Section 3. This ordinance shall take effect upon its passage after second reading.

Section 4. The title and purpose of this ordinance shall be published prior to its consideration on second reading. The full text of this ordinance shall be published within ten (10) days after its enactment after second reading.

INTRODUCED, PASSED ON FIRST READING, AND TITLE AND PURPOSE ORDERED PUBLISHED this 28th day of June, 1999.

PASSED, ENACTED ON SECOND READING, AND FULL TEXT ORDERED PUBLISHED this 13th day of September, 1999.

ATTEST:

Mayor

City Clerk

BY AUTHORITY

ORDINANCE NO.

COUNCILOR'S BILL NO. **36**

SERIES OF 1999

INTRODUCED BY COUNCILLORS

A BILL

FOR AN ORDINANCE AMENDING THE ZONING LAW AND ESTABLISHING THE ZONING CLASSIFICATION OF CERTAIN DESCRIBED PROPERTY IN A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.

THE CITY OF WESTMINSTER ORDAINS:

Section 1. The City Council finds:

a. That an application for the zoning of the property described below from Adams County A-3 to City of Westminster PUD zoning has been submitted to the City for its approval pursuant to Westminster Municipal Code Section 11-2-1.

b. That Council has completed a public hearing on the requested zoning pursuant to the provisions of Chapter 2 of Title XI of the Westminster Municipal Code.

c. That based on the evidence produced at the public hearing, the City Council finds that the proposed zoning complies with all requirements of City Code, including, but not limited to, the provisions of Westminster Municipal Code Section 11-5-1.

d. That the proposed zoning is compatible with existing zoning and land uses of adjacent properties in the general vicinity of the property proposed for zoning.

e. That the proposed zoning is consistent with all applicable general plans and policies concerning land use and development relative to the property proposed for zoning.

Section 2. The Zoning District Map of the City is hereby amended by reclassification of the property described herein hereto from Adams County A-3 to City of Westminster PUD. A parcel of land located in Section 22, Township 1 South, Range 68 West, 6th P.M., County of Adams, State of Colorado, more particularly described as follows:

The southwest quarter of Section 22, Township 1 South, Range 68 west of the 6th PM, less the dedicated rights-of-way for Interstate 25, Huron Street, and West 136th Avenue and the fee simple ownership of the Bull Canal, City of Westminster, County of Adams, State of Colorado.

Section 3. This ordinance shall take effect upon its passage after second reading.

Section 4. The title and purpose of this ordinance shall be published prior to its consideration on second reading. The full text of this ordinance shall be published within ten (10) days after its enactment after second reading.

INTRODUCED, PASSED ON FIRST READING, AND TITLE AND PURPOSE ORDERED PUBLISHED this 28th day of June, 1999. PASSED, ENACTED ON SECOND READING, AND FULL TEXT ORDERED PUBLISHED this 13th day of September, 1999.

ATTEST:

City Clerk: _____

Mayor



WESTMINSTER
COLORADO

Agenda Memorandum

Date: June 28, 1999

Subject: Resolution No.42 re City Participation in Adams County Transportation Program for Senior and Disabled Citizens

Prepared by: Matt Lutkus, Deputy City Manager for Administration

Introduction

City Council action is requested to approve a resolution committing City support for a program to provide transportation services for senior citizens and mobility impaired individuals in Adams County. If City Council approves this resolution, funds will be allocated in the year 2000 General Fund operating budget to fund the City of Westminster's contribution for this program. Council is also being asked to appoint a City representative to the Program's Policy Advisory Board.

Summary

City Council formerly reviewed and provided preliminary approval to the City's participation in the senior and disabled individual transportation program to be developed and administered by Adams County and the cities located within the County. Subsequent to Council's review of this item, a committee made up of representatives of the County and the cities has been meeting to develop a contribution formula for funding this program based on the total anticipated costs and the commitments from the various cities.

The proposed contribution to be provided by Westminster is within the range previously discussed with City Council and, in essence, uses a formula based both on estimated need within Westminster for these services and actual usage. Two of the cities originally thought to be participants in the program, Aurora and Northglenn, have opted not to participate at this time. The withdrawal of these two cities could have caused a large increase in the initial administrative cost for the other cities had not the County Commissioners agreed to pick up the share of the administrative cost that these two cities would have paid.

Westminster's share of the administrative and operating costs at the "baseline" level, which would serve 3% of the projected need in the community, is expected to be \$25,438. If Council wishes to provide the higher level of service recommended by Staff, equal to the level originally discussed with Council, this would cost an additional \$9,505. This level, which would be based on actual rider usage, increases the amount of the population served to five percent of the estimated need and reduces the per trip cost from \$16.56 to \$13.66. It is anticipated that these costs might be reduced as a result of offsets from grant funds and in-kind services from participating entities. Moreover, the administrative expenses will likely decrease in future years once the one-time capital costs are no longer needed.

In addition to the approval of the attached Resolution, City Council is being requested to designate an individual to represent the City on the Policy Advisory Board for the program. This committee would be charged with the task of selecting a firm to administer the program and other responsibilities related to program development, implementation, and ongoing oversight. Deputy City Manager For Administration Matt Lutkus has been the City's representative on the preliminary Policy Advisory Committee and would be available to continue serving as the City's representative on this ongoing committee.

At a future date, a technical advisory committee will also be appointed which will handle the ongoing details of administering this program. The City will also be asked to provide representation on that committee as well. Finally, a Consumer Advisory Committee will also assist the Policy Advisory Board, and the City may wish to find Westminster residents to serve in that capacity.

Alternatives to Staff's recommendation would be:

1. To not fund this program and continue to not to have these transportation services available to the senior and disabled population.
2. To participate in this Adams County transportation program but at the 3% baseline level.
3. To pursue another alternative where Westminster would contract directly with a transit service provider. This alternative would not provide the economics of scale available to the County and several cities working together, and would likely require considerable Staff time.

Staff Recommendations

1. Pass Resolution No. 42 approving the City of Westminster's participation in the Adams County Special Transportation System for Senior Citizens and Disabled Residents, and
2. Appoint a City representative to serve on the Policy Advisory Board for this program.

Background Information

Up until April, 1998, Metro Mobility provided transportation services to senior citizens and persons with disabilities in Adams County. The City Council had authorized a contribution of \$5,000 for 1998 for this firm. However, the agency discontinued operations prior to the City contributing the second half of that amount. Later in 1998, the Adams County Commissioners created a Special Transportation Task Force which completed preliminary planning and hired McDonald Transit Associates, Inc., a transportation consulting firm from Fort Worth, to determine the level of need for special transportation services in the County, develop service and organizational alternatives in meeting the transportation need, and recommend an equitable funding model. The report from McDonald Transit, previously distributed to City Council, addressed the efforts the Company pursued to obtain citizen input, explained the transportation system design guidelines, and provided a description of the structure of the recommended program, including policy and administrative oversight, expected costs, and funding.

The consultant and the steering committee, and later, the County Commissioners and city officials, made several decisions with regard to the new system's structure, funding, and the population served. During the needs assessment portion of the study, McDonald Transit had estimated that the current "unmet need" for transportation services for the seniors and disabled populations in the County is 395,173 trips per year, based on the recent census data, information provided by the Denver Regional Council of Governments, and national transit need models. The participants in this effort initially identified a goal of meeting 5% of the need or 11,855 trips per year. This goal was later reduced to 3% so that all of the participating entities would be able to participate at an affordable minimum or "baseline" level. Under the model proposed by the consultant, a broker agency would be hired to administer the program under the guidelines provided by a Policy Advisory Board. As currently envisioned, the broker would accept the calls from eligible residents and would make a determination on the most cost effective means of transport.

In addition to the County, the cities that were participants in the most recent committee meetings were: Arvada, Aurora, Broomfield, Commerce City, Federal Heights, Northglenn, Thornton, and Westminster. As a result of discussions at their respective Council meetings, two entities, Aurora and Northglenn, have decided not to participate at this time.

Resolution re City Participation in Adams County Transportation Program for Senior and Disabled Citizens – Pge 3

Aurora currently has a City-run transportation system for its seniors and they do not feel that it makes sense to provide a separate service in the small portion of their community that is located within Adams County. Northglenn has decided not to participate at this time mainly as a result of their budget constraints. Federal Heights Council has also expressed similar concerns and has opted to pay for the administrative share of the operation only. This would entitle their residents to benefit by trips funded by Federal Title III funds through DRCOG but they will not be eligible for additional trips.

The other cities and towns in Adams County, including Brighton, are considered rural under the Federal funding criteria and currently receive funding for their senior and disabled transportation needs from Federal, County, and city sources which are adequate to meet their needs. None of these entities are therefore included in this proposed new program.

In order to keep the administrative share to an acceptable level and provide what, in the view of some participants, was the County's fair share of the cost, the County Commissioners initially agreed to provide for 50% of all of the administrative costs. The remaining administrative costs were then divided among the remaining entities, based on the percentage of the eligible population in their jurisdictions. When Aurora and Northglenn indicated that they would likely not participate in this program, this left approximately \$18,700 of administrative costs that had to be borne by the remaining participants. Realizing that the additional costs might make it impractical for the remaining cities to participate in the program, the County Commissioners agreed to have the County absorb this additional administrative expense.

The numbers used to arrive at the contribution for each of the participants are shown in the attached chart entitled "Adams County Special Transportation Funding Model, Recommended Model." This chart shows the required funding for both operations and administrative contributions based on the baseline of 3%. At this level, the City of Westminster's contribution would be \$25,438 or \$16.56 per trip for the projected 1,536 trips. Staff is recommending that the City provide enough funding for the 5% of unmet need level based on the earlier recommendations of the consultant and the steering committee, and the discussions between the County Commissioners and the municipal officials. This would increase the contribution by \$9,505 to a total of \$34,988 for 2,560 trips. At this higher level of funding, the cost per trip would be reduced to \$13.67. The 3% funding level or \$25,438 payment would be the fixed contribution for the City's participation in the program. The City would pay for the additional trips up to a total of 1,024 beyond the 1,536 three percent level only if such trips were requested by Westminster residents. The City contribution at the 5% level is well within the range of possible contributions previously discussed by Council.

Adams County, Arvada, Broomfield, Commerce City, Federal Heights, and Thornton have all indicated strong interest in program participation. With the passage of the proposed resolution, the Westminster City Council would be the first to give formal approval to this effort.

Funding for the new program will be provided mostly by the contributions from the County and participating cities. Additional revenue sources include Federal Title III monies through DRCOG and a \$2 per trip user fee. There could potentially be other sources of funds in the future that would reduce the overall administrative costs to the participants. A State Medicaid representative has shown an interest in using this program to provide transportation for Medicaid-funded trips. The private sector could also be a participant in the future. For example, at the request of Mayor Heil, City Staff contacted Kaiser Permanente to determine if they might have an interest in participating in this type of program. Kaiser currently contracts out transportation services for certain clients and indicated that they may very well have an interest down the road in participating in joint transportation efforts with the County and cities.

In addition to passing the resolution that formally expresses the City's commitment to this program, City Council is being asked to appoint an individual to the program Policy Advisory Board.

Resolution re City Participation in Adams County Transportation Program for Senior and Disabled Citizens – Pge 4

This Committee, which will have representation from the County and each of the participating cities, will be charged with the following responsibilities: selecting a broker; establishing a service area; setting fares; establishing rider eligibility; approving service delivery contracts; approving an annual budget; authorizing the submittal of grant applications and other funding requests; monitoring the performance of the broker and of service delivery; and receiving public comments on the services provided. Council can either appoint one of its own members to the Committee or appoint a member of Staff to serve and report back to Council periodically. Deputy City Manager for Administration Matt Lutkus is currently serving on the committee that assisted in the development of the contribution formula and would be available to serve on the Policy Advisory Board if Council wishes.

Respectfully submitted,

William M. Christopher, City Manager
Attachments

RESOLUTION

RESOLUTION NO.

INTRODUCED BY COUNCILLORS

SERIES OF 1999

A RESOLUTION APPROVING THE CITY OF WESTMINSTER'S PARTICIPATION IN THE ADAMS COUNTY SPECIAL TRANSPORTATION SYSTEM FOR SENIOR CITIZENS AND DISABLED INDIVIDUALS

WHEREAS, there is a substantial unmet need with regard to the transportation available for senior citizens and disabled individuals in Westminster and in Adams County; and

WHEREAS, McDonald Transit Associates, Inc., a private consulting firm, has been working with Adams County and City representatives to develop preliminary recommendations with regard to how a portion of these transportation needs can be addressed; and

WHEREAS, the City Council wishes to provide for those senior citizens and disabled individuals who require transportation services to and from sites which meet their medical, nutritional, and other vital needs; and

WHEREAS, the City of Westminster is in concurrence with a formula devised by a committee of City and County representatives with regard to the respective contributions of the participating cities and the County.

NOW THEREFORE, be it resolved that the Westminster City Council formally expresses its commitment to participate with Adams County and other interested cities in the County, in a transportation program to provide selected transportation services to senior citizens and disabled citizens within Westminster, and its commitment to provide funding in its 2000 General Fund Budget to meet up to 5% of the unmet transportation needs funding level, as indicated in the McDonald Transit Associates report.

Passed and adopted this 28th day of June, 1999.

ATTEST:

Mayor

City Clerk



WESTMINSTER
COLORADO

Agenda Memorandum

Date: June 28, 1999

Subject: Resolution No. 43 re Willow Run Shopping Center

Prepared by: Becky Johnson, Economic Development Specialist
John Quinn, Planner II
Bob Lienemann, Open Space Coordinator

Introduction

City Council action is requested to designate Willow Run Shopping Center as an Economic Development Project, for the purpose of allowing the development to receive administrative approval per City Code subsection 11-5-8(B). The project meets the City's economic development goals and qualifies for economic development assistance.

Summary

The proposed Willow Run Shopping Center is an 115,000 square foot retail development anchored by a 56,000 square foot Safeway Marketplace grocery store. It will be located at the northeast corner of 128th Avenue and Zuni Street. Willow Run Shopping Center is an important economic development project for the City of Westminster because the project will be a significant generator of sales tax and the City will be able to use a portion of this new tax revenue to fund the extension of Federal Boulevard north from 120th Avenue to 128th Avenue.

The City Code permits administrative approval of an Official Development Plan (ODP) by the City Manager for a non-residential project under 20 acres in size if City Council determines that the project furthers the economic development goals of the City, or if it qualifies for economic development assistance. The proposed site is zoned for the use intended and the proposed use conforms to the City's Comprehensive Land Use Plan. Staff believes that Willow Run Shopping Center meets the criteria under the Westminster City Code to be considered an economic development project given its potential for significant sales tax revenues for the City. Allowing administrative approval is important to the financing of the project and maintain a time sensitive construction schedule. If Administrative Approval is not allowed, 60 days will be added to the planning process, thus delaying construction.

A small portion of an old irrigation ditch (less than one acre), acquired by the City as part of adjacent open space several years ago, crosses the proposed shopping center area. It was always intended that this area be resold to the eventual developer and the Open Space Fund be reimbursed. This sale and reimbursement could also be administratively approved by the City Manager, with City Council approval.

Alternative:

Do not approve the attached resolution and require the project to go through the public hearing process, which would result in the delay in the start of construction for the project.

Staff Recommendation

Adopt Resolution No. 43 designating Willow Run Shopping Center, to be located at the northeast corner of 128th Avenue and Zuni Street, as an Economic Development Project for the purpose of receiving administrative approval of the Official Development Plan.

Background Information

Staff has been in discussion with Southwestern Investment Group, LLC (SIG) concerning the construction of a neighborhood retail center. SIG has also agreed to assist the City in the construction of the Federal Boulevard extension from 120th Avenue to 128th Avenue and Zuni Street.

It is projected that the Willow Run Shopping Center will generate \$22 million in sales annually at build out. Annual sales tax from this project, based on the 3.25% sales tax, is estimated at approximately \$715,000.

Staff believes the long-term benefits to the City from Willow Run Shopping Center revenues are significant and will serve to assist the construction of Federal Boulevard between 120th Avenue and 128th Avenue.

When the City acquired the adjacent Bull Canal Reservoir and wetland area as open space several years ago, the old Caulkins Ditch, which extended for approximately one mile in several directions, was also acquired as open space. This was an “all or nothing” purchase of the old ditch. Several sections of the ditch are contiguous to open space, or could be used for trail connections, and have high open space value. The particular section of the ditch through the proposed shopping center has been farmed over for several years, and has little open space value, excepting a large cottonwood tree which will be preserved as part of the private open space within the shopping center. In this case, it was always intended that this portion of the canal would be resold for development, with the Open Space Program reimbursed the present fair market value of the land, per Ordinance. Staff would propose to determine the exact value for the ditch as plans are finalized, and to enter into an agreement with the developer to reimburse the City for this area, contingent upon the approval of the Official Development Plan and closing the purchase of the shopping center land from the private landowner.

Respectfully submitted,

William M. Christopher
City Manager

Attachment

RESOLUTION

RESOLUTION NO.

INTRODUCED BY COUNCILLORS

SERIES OF 1999

DECLARING THE WILLOW RUN SHOPPING CENTER, AT THE NORTHEAST CORNER OF 128TH AVENUE AND ZUNI AS AN ECONOMIC DEVELOPMENT PROJECT FOR THE CITY OF WESTMINSTER

WHEREAS, the City is working with Southwestern Investment Group, LLC for the development of Willow Run Shopping Center, an approximately 115,000 square foot grocery anchored neighborhood retail center, and

WHEREAS, the project will result in providing opportunities for additional shopping and employment to area residents, and additional sales tax revenues to the City of Westminster, and

WHEREAS, the site where the Willow Run Shopping Center is proposed to be built is designated for commercial development, and

WHEREAS, this grocery store anchored retail center will be a major positive influence in providing the funding for the Federal Boulevard to Zuni Street extension, and

WHEREAS, Section 11-5-8(B) of the Westminster Municipal Code allows that an Official Development Plan (ODP), for a non-residential project under 20 acres in size, may be administratively approved by the City Manager if it is determined that the project furthers the City's economic development goals, or if it qualifies for economic development assistance.

NOW, THEREFORE, be it resolved that the Westminster City Council designates the Willow Run Shopping Center as an economic development project, enabling the City Manager to administratively approve the Official Development Plan, including the conveyance of and reimbursement for a small amount of open space.

Passed and adopted this 28th day of June, 1999.

ATTEST:

Mayor

City Clerk



WESTMINSTER
COLORADO

Agenda Memorandum

Date: June 28, 1999

Subject: Resolution No. 44 re Standley Lake Lease Agreement with Jefferson County Open Space

Prepared by: Richard Dahl, Park Services Manager

Introduction

City Council action is requested to adopt the attached Resolution authorizing the City Manager to execute agreements and documents, to be developed by the City Attorney, with Jefferson County Open Space (JCOS) concerning the lease of 56 acres of land at Standley Lake. The land will be used for recreational purposes and operation of the Standley Lake Regional Park.

Summary

On May 1, 1997, the Jefferson County Open Space Advisory Board adopted Resolution 20-97 funding the acquisition of Standley Lake Regional Park land and surface water recreation rights for \$3,000,000. The total area for the park is 1,743 acres (parkland and recreation surface rights) and was purchased by Jefferson County Open Space (JCOS) from the Farmers Reservoir and Irrigation Company (FRICO).

The payment of the \$3,000,000 to FRICO from JCOS is a multi-year plan with \$1,000,000 paid at closing (May 1998), \$1,000,000 in 1999 (March 1999), and a final payment of \$1,000,000 to be paid in 2000.

At the March 1999 closing, JCOS obtained 56 acres from FRICO but has delayed the conveyance of that parcel to the City of Westminster until a future date. This property encompasses the main entrance at 88th Avenue including the ranger station, access road, camping area, and the south boat ramp.

JCOS is requesting that the City of Westminster sign a lease agreement with the County for managing the 56 acres until the land is conveyed to the City.

Staff Recommendation

Adopt Resolution No. 44 authorizing the City Manager to sign such agreements and documents, to be developed by the City Attorney's Office, as may be necessary to lease 56 acres of land at Standley Lake from Jefferson County Open Space, for one dollar (\$1) per year, for the purpose of providing recreation and maintenance operations at Standley Lake Regional Park.

Background

In 1998, the Jefferson County Commissioners conveyed to the City of Westminster the property that Jefferson County purchased from FRICO, along with 500 acres of existing JCOS property located adjacent to Standley Lake, for a total of 2,243 acres. It was anticipated that the Commissioners would convey each parcel of property to the City in 1999 and 2000 as they were purchased from FRICO. However, the second purchase encompassing 56 acres of property was not conveyed to the City as expected and has been held up over issues involving the Leyden Reservoir.

City Staff has been working with Jefferson County officials to resolve the delay in the land conveyance but it is unlikely that the Leyden Reservoir land acquisition and offsetting enhancements to the City can be finalized in a short period of time. JCOS is, therefore, recommending drafting a formal lease agreement to address the issues of liability and City responsibilities regarding the operation of Standley Lake.

Respectfully submitted,

William M. Christopher
City Manager

Attachments

RESOLUTION

RESOLUTION NO.

INTRODUCED BY COUNCILLORS

SERIES OF 1999

STANDLEY LAKE REGIONAL PARK LEASE AGREEMENT

WHEREAS, Jefferson County Open Space owns the real property identified in Exhibit A, attached hereto, which includes the park entrance, ranger station, access road, camping area and boat ramp; and

WHEREAS, Jefferson County Open Space is willing to lease the property in Exhibit A to the City of Westminster; and

WHEREAS, The property leased is to facilitate the operation of the Standley lake Regional Park; and

WHEREAS, Jefferson County Open Space will lease the property identified in Exhibit A at a yearly cost of One Dollar per year;

Now therefore be it resolved that:

The City Manager is authorized to execute agreements and documents with Jefferson County Open Space for the lease of property at the Standley Lake for the purpose of recreation and operation of the Standley Lake Regional Park.

Passed and adopted this 28th day of June 1999.

ATTEST:

Mayor

City Clerk



WESTMINSTER
COLORADO

Agenda Memorandum

Date: June 28, 1999

Subject: Resolution No. 45 Congressman Udall's Bill H.R. 2179, the Rocky Flats Open Space Act

Prepared by: Mary Harlow, Rocky Flats Coordinator
Ron Hellbusch, Director of Public Works & Utilities

Summary

Congressman Mark Udall has introduced federal legislation, H.R. 2179, entitled "The Rocky Flats Open Space Act", which declares that 6,000 acres of the Rocky Flats Site be designated as open space, retained under Federal Government ownership and managed by an Open Space Advisory Council. A letter from Mayor Heil has been forwarded to Congressman Udall as well as the Colorado Congressional Delegation supporting the proposed legislation. The City Council adopted Resolution 13, Series 1998 which supports open space as the highest and best use of the entire Rocky Flats Site. The recently completed Rocky Flats Citizens Survey also strongly supports open space as the preferred future land use for Rocky Flats.

Alternative

Council could determine that the support letter already forwarded to Congressman Udall and the rest of the Colorado Congressional Delegation provides sufficient support for H.R. 2179, "The Rocky Flats Open Space Act."

Staff Recommendation

Adopt Resolution No. 45. supporting Congressman Udall's Bill H.R. 2179 entitled "The Rocky Flats Open Space Act" and distribute this Resolution to appropriate interested parties.

Background Information

Congressman Mark Udall has introduced a Bill , H.R. 2179 entitled "The Rocky Flats Open Space Act." The proposed legislation declares that 6,000 acres comprising the Rocky Flats buffer zone should be designated as open space and that the Federal government should retain ownership of the buffer zone. This means that the property would not be conveyed to the local communities. The Act proposes to establish an Open Space Advisory Council to make recommendations on the appropriate entity to manage the wildlife, wildlife habitat and open space resources of the buffer zone. The Rocky Flats Coalition of Local Governments should serve as the Advisory Council.

A letter from the City of Westminster strongly supporting the Rocky Flats Open Space Act was sent to Congressman Udall as well as the rest of the Colorado Congressional delegation on June 22, 1999.

Senator Wayne Allard has forwarded a letter to Mr. Tom Brunner, City of Broomfield, the Coalition of Local Governments chairperson, requesting that the Coalition as well as local governments individually provide input to Senator Allard on Congressman Udall's Bill to ensure that our input is considered and included with regards to future use proposals for the buffer zone. A copy of the City's letter to Congressman Udall supporting H.R. 2179 has been forwarded to Senator Allard as well as the entire Colorado Congressional Delegation.

It is Staff's suggestion that a formal Resolution from City Council would serve to further strengthen the City of Westminster support for this important Bill. The City of Boulder, Boulder County and Town of Superior strongly support open space for the entire site.

The City of Arvada is aggressively pursuing reuse of 385 acres of the Rocky Flats Site industrial area or as a tradeoff would accept 300 to 600 acres in the southeast corner of the buffer zone. Parceling out of the buffer zone will set a precedence and the other contiguous local governments may also request equal amounts or more of the property. The southeast corner of the buffer zone also lies in the Woman Creek drainage.

Westminster City Council Resolution 13, Series of 1998 specifically addresses the concern that disturbances of soil for excavation of foundations or placement of new utility lines through the buffer zone or other contaminated areas for development at the Site will disturb the zone's unique ecosystem and may cause migration of contamination into the drainage's of Woman Creek and Walnut Creek which flow through the City. Additionally, the recently Westminster sponsored citizen survey on future use of the Rocky Flats site indicates that the public throughout the area, i.e. Arvada, Broomfield, Golden, unincorporated Jefferson County and Westminster, also strongly supports open space as the preferred future use of the Rocky Flats property.

Respectfully submitted,

William M. Christopher
City Manager

Attachment: Resolution

RESOLUTION

RESOLUTION NO.

INTRODUCED BY COUNCILLORS

SERIES OF 1999

SUPPORT FOR H.R. 2179, THE ROCKY FLATS OPEN SPACE ACT

WHEREAS, the City of Westminster believes that H.R. 2179, "The Rocky Flats Open Space Act" is an important "first step" toward achieving the desired objective of having the entire Rocky Flats Environmental Technology Site designated as open space, and

WHEREAS, Council Resolution No. 13, Series of 1998 specifically addresses the concern that disturbances of soil for excavation of foundations or placement of new utility lines through the buffer zone or other contaminated areas for development at the Site will disturb the zone's unique ecosystem and may cause migration of contamination into the drainage's of Woman Creek, and

WHEREAS, Resolution 13 also supports open space as the highest and best use of the entire Rocky Flats Site with a strong recommendation that a more protective cleanup standard than would ordinarily be considered for open space be achieved, and

WHEREAS, the recently Westminster sponsored Rocky Flats Citizen Survey results indicated that citizens adjacent to Rocky Flats are concerned about environmental, health and safety issues and want the highest level of cleanup regardless of future use, did not support development but overwhelmingly supported open space as the future land use.

NOW, THEREFORE, be it resolved that the Westminster City Council declares that:

1. The City of Westminster strongly supports Congressman Mark Udall's Bill H. R, 2179, the Rocky Flats Open Space Act. which would declare that the 6,000 acres comprising the Rocky Flats buffer zone would remain as federally owned open space.
2. It is important that the US Department of Energy and the Colorado Congressional delegation develop a process for early consultation with the City of Westminster, the Rocky Flats Coalition of Local Governments and other affected stakeholder groups on issues related to future land use at the Rocky Flats Environmental Technology Site.
3. Placement of the entire site under another Federal entity such as the Department of Fish and Wildlife, for open space management at closure is supported. The site will not be cleaned to background levels for radionuclide contamination and any future liability due to migration of contamination should be borne by the federal government; not the local communities.
4. The City of Westminster desires to participate on any working groups developed for the management of the buffer zone open space. The local governments surrounding Rocky Flats will be most impacted by any future open space uses. It is appropriate that the Rocky Flats Coalition of Local Governments establish an open Space Advisory Committee since the Coalition has been designated as the new Community Reuse Organization (CRO) for the Site and could provide a diverse membership on such a committee.
5. The level of cleanup at Rocky Flats shall not be affected by the requirements of H.R. 2179 for open space management of the buffer zone, but rather the buffer zone, industrial and protected area of the site shall be cleaned up in a manner to support any and all use the community may deem appropriate at closure.

6. Considerations of public health and safety both onsite and to offsite communities must drive the cleanup level; not future land use decisions.

Passes and adopted this 28th day of June, 1999

ATTEST:

Mayor

City Clerk



**WESTMINSTER
COLORADO**

Agenda Memorandum

Date: June 28, 1999
Subject: Senior Center Parking Lot Renovations
Prepared By: Becky Eades, Landscape Architect

Introduction

City Council action is requested to authorize the City Manager to sign an addendum to the IGA with Hyland Hills for the Senior Center parking lot renovations project, increasing both parties' contributions from \$155,000 to \$187,250, and to pass on first reading the attached Councillor's Bill for a supplemental appropriation of \$187,250, the amount of Hyland Hills contribution, into the Senior Center Repairs Construction Account in the General Capital Improvement Fund. City Council action is also requested to authorize the City Manager to approve a contract with Goodland Construction, Inc. in the amount of \$320,662.03 for the renovation of the Senior Center parking lot. Total project budget, including parking lot reconstruction and landscaping, geotechnical testing, parking lot lighting and a 10.5 percent construction contingency, is \$374,500. Per the IGA approved by City Council March 29, 1999 and signed by the City of Westminster and Hyland Hills, funding for this project will be split equally between both entities. The City's share of the funding includes a Community Development Block Grant and the Capital Improvement Program project account.

Summary

The parking lot at the Senior Center was in need of renovations prior to the renovation of the Senior Center facility. Unfortunately, the Senior Center construction budget was not able to absorb the cost of the parking lot improvements at that time. Additionally, revitalization efforts and parking lot improvements at the Westminster Plaza, including the new Safeway, have taken place around the Community Senior Center. The proposed renovations and landscaping of the parking lot at the Senior Center would allow for the facility and site to keep pace with the other revitalization efforts completed or underway in this key area of the City. The scope of the project includes the demolition, removal or pulverization of existing asphalt; repaving of the lot; installation of concrete curbs, gutters and sidewalks; new exterior parking lot lighting; and landscaping and irrigation of the site (see attached site plan).

The renovation budget is as follows:

Hyland Hills contribution	\$187,250.00
1998 CIP Senior Center Repairs	\$ 87,250.00
1998 CDBG funds	\$100,000.00
Total	\$374,500.00

The project was advertised and bid according to the City's purchasing ordinance, and bids were received from five qualified contractors on May 4, 1999. The bid tabulation is as follows:

Goodland Construction, Inc.	\$367,778.53
Hallmark, Inc.	\$369,703.01
AJI	\$400,845.00
JHL	\$429,525.95
TCI	\$417,084.46

Recent, area-wide, increases in concrete prices and the regional construction boom resulted in all five bids exceeding the Consulting Landscape Architects' estimate of probable cost of \$329,695.15.

Staff worked with the Consulting Landscape Architect, Hyland Hills, and the low-bidder, Goodland Construction, Inc., to reduce the project scope to meet the project budget while still fulfilling the original design intent. References from similar projects have verified Goodland Construction, Inc. as a qualified contractor.

The project budget breakdown, recommended by Staff, is as follows:

Goodland Construction, Inc.	\$320,662.03
Geotechnical Testing	\$ 3,000.00
PSCO	\$ 16,985.00
10.5 % Contingency(of construction)	\$ 33,852.97
TOTAL	\$ 374,500.00

Alternatives

Take no action at this time. This alternative is not recommended as a report prepared by the consulting firm of Kumar and Associates in 1998 determined that there is “moderate to severe alligating, potholing and longitudinal cracking” as the “prevalent pavement distresses,” and the current lack of curbing to direct traffic and inadequate handicap accessible parking creates unsafe site conditions for facility patrons. Additionally, the site currently lacks landscaping of any kind, which is contrast to the surrounding Westminster Plaza renovations.

Staff Recommendation

1. Authorize the City Manager to sign an addendum to the March 29, 1999 IGA with Hyland Hills increasing both parties’ contributions to the project to \$187,250.
2. Pass Councillor’s Bill No. 35 on first reading appropriating \$187,250 into the Senior Center Repairs General Capital Improvement Fund account.
3. Authorize the City Manager to sign a contract with Goodland Construction, Inc. in the amount of \$320,662.03; authorize \$3,000 for geotechnical testing; \$16,985 for PSCO, and a 10.5 percent (\$33,852.97) construction contingency for a total project budget of \$374,500.

Background Information

An Intergovernmental Agreement was reached with Hyland Hills in 1993 for the renovations of the old Safeway site at 72nd Avenue and Irving Street (see attached map) for the purpose of jointly constructing and operating a regional senior center. Prior to that time, the entire Senior Center operation was located at a former School District 50 satellite school site at 75th Avenue and Orchard Court. Since its relocation and upgrade, the Senior Center has been very successful and continues to grow in popularity. In 1998, over 82,400 guests visited the center and another 8,866 guests participated in the programs and trips offered by the Center.

A second Intergovernmental Agreement was reached in early 1999 to provide shared funding for the parking lot renovations. The original IGA detailed a contribution from both parties of \$155,000, with an agreement to donate additional funds if necessary. It is anticipated that both the Community Senior Center and Hyland Hills gymnastics facility will remain in operation during the renovation process. The contractor will coordinate closely with Staff to ensure that inconvenience to patrons is minimized. Construction is expected to begin in mid July, with a construction period of 90 days.

Respectfully submitted,

William M. Christopher, City Manager

Attachment

BY AUTHORITY

ORDINANCE NO.

COUNCILLOR'S BILL NO. _____

SERIES OF 1999

INTRODUCED BY COUNCILLORS

A BILL

FOR AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION TO INCREASE THE 1999 BUDGET OF THE GENERAL CAPITAL IMPROVEMENT FUND

THE CITY OF WESTMINSTER ORDAINS:

Section 1. The 1999 appropriation for the General Capital Improvements Fund, initially appropriated by Ordinance No. 2654 in the amount of \$14,159,000 is hereby increased by \$187,250 which, when added to the fund balance as of the City Council action on July 12, 1999, will equal \$14,293,624. The actual amount in the General Capital Improvements Fund on the date this ordinance becomes effective may vary from the amount set forth in this section due to intervening City Council actions. This increase is due to an Intergovernmental Agreement with Hyland Hills for renovations and landscaping of the Senior Center parking lot.

Section 2. The \$187,250 increase in the General Capital Improvements Fund shall be allocated to City Revenue and Expense accounts, which shall be amended as follows:

<u>Description</u>	<u>Current Budget</u>	<u>\$ Increase</u>	<u>Final Budget</u>
<u>REVENUES</u>			
Intergovernmental- Hyland Hills			
75-0428-510	\$ 0	\$187,250	\$187,520
Total Revenues		\$187,250	
<u>EXPENSES</u>			
Senior Center Repairs			
75-50-88-505-287	\$17,000	\$ 0	\$ 17,000
75-50-88-555-287	70,250	187,250	257,500
Total Expenditures		\$187,250	

Section 3. – Severability. The provisions of this Ordinance shall be considered as severable. If any section, paragraph, clause, word, or any other part of this Ordinance shall for any reason be held to be invalid or unenforceable by a court of competent jurisdiction, such part shall be deemed as severed from this ordinance. The invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect the construction or enforceability of any of the remaining provisions, unless it is determined by a court of competent jurisdiction that a contrary result is necessary in order for this Ordinance to have any meaning whatsoever.

Section 4. This ordinance shall take effect upon its passage after the second reading.

Section 5. This ordinance shall be published in full within ten days after its enactment.

INTRODUCED, PASSED ON FIRST READING, AND TITLE AND PURPOSE ORDERED PUBLISHED this 28th day of June 1999. PASSED, ENACTED ON SECOND READING, AND FULL TEXT ORDERED PUBLISHED this ____ day of ____, 1999.

ATTEST:

City Clerk

Mayor



WESTMINSTER
COLORADO

Agenda Memorandum

Date: June 28, 1999
Subject: Financial Report for May 1999
Prepared by: Mary Ann Parrot, Finance Director

Introduction

City Council is requested to review the attached financial statements which reflect 1999 transactions through May 1999.

Summary

There are three sections to the attached report:

1. Revenue Summary
2. Statement of Expenditures vs. Appropriations
3. Sales Tax Detail

General Fund revenues represent 44% of the total budget estimate while General Fund expenditures and encumbrances represent 42% of the 1999 appropriation.

Utility Fund revenues represent 47% of the total budget estimate. Utility fund expenditures and encumbrances represent 32% of the 1999 appropriation. The City has begun to receive reimbursements from the Colorado Water Power Authority. These funds were appropriated in prior years.

The Sales and Use Tax Fund revenues represent 46% of the total budget estimate, while expenditures and encumbrances in that fund represent 42% of the 1999 appropriation. Total Sales and Use Tax revenues for the 25 shopping centers reported increased 3% from the same period last year and increased 9% year-to-date.

The Open Space Fund revenues represent 44% of the total budget estimate while expenditures and encumbrances in that fund represent 32% of the 1999 appropriation.

The Legacy Ridge Golf Course Fund operating revenues represent 28% of the total budget estimate while operating expenditures and encumbrances represent 28% of the 1999 appropriation. This is consistent with the seasonal nature of golf. The Heritage reflects the \$1,500,000 loan from Jefferson County. There are no operating expenses for the Heritage as all expenses being incurred by the Fund are related to the construction of the golf course.

Theoretically, 42% of revenues and expenditures should be realized after five months in the budget year. However, it is recognized that both revenues and expenditures do not occur on an even 1/12 flow each month of the year.

Staff Recommendation

Accept the report as presented.

Background

Section 9.6 of the City Charter requires that the City Manager provide, at least quarterly, financial data showing the relationship between the estimated and actual revenue expenditures to date.

Respectfully submitted,

William M. Christopher
City Manager

Attachments

Summary of Proceedings

Summary of Proceedings of the regular City Council meeting held Monday, June 28, 1999.

Present at roll call were Mayor Heil, Mayor Pro Tem Merkel and Councillors Allen, Atchison, Dixon, Hicks and Smith. Absent none.

The minutes of the meetings of June 7 and June 21, 1999 were approved with no additions or corrections.

The Mayor proclaimed the week of June 27-July 4, 1999 as National Lakes Appreciation Week.

A public hearing was held on the Foster Property Annexation and Zoning.

Deputy City Manager for Administration Matt Lutkus was appointed to serve on the Policy Advisory Board for the Adams County Special Transportation System.

Council approved the following: Comprehensive Annual Financial Report for 1998; Computers for Kids Program; Water Treatment Facility Design Contract for Engineering Services; Heritage Golf Course Clubhouse Furniture Purchase; IGA with City of Thornton for improvements to Big Dry Creek at I-25; Underwriter Contract with Hanifen, Imhoff Inc.; Foster Property Preliminary Development Plan; Addendum to Hyland Hills IGA for Senior Center Parking Lot Renovations; and Senior Center Parking Lot Construction Contract. Council postponed indefinitely an IGA with the City of Arvada.

The following Councillor's Bills were introduced and passed on first reading:

A BILL FOR AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF CONTIGUOUS UNINCORPORATED TERRITORY IN A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO. Purpose: Foster property annexation.

A BILL FOR AN ORDINANCE AMENDING THE ZONING LAW AND ESTABLISHING THE ZONING CLASSIFICATION OF CERTAIN DESCRIBED PROPERTY IN A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO. Purpose: Zone Foster property to Planned Unit Development.

A BILL FOR AN ORDINANCE AMENDING THE WESTMINSTER COMPREHENSIVE LAND USE PLAN. Purpose: Include the Foster property as Retail Commercial.

A BILL FOR AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION TO INCREASE THE 1999 BUDGET OF THE GENERAL CAPITAL IMPROVEMENT FUND. Purpose: Hyland Hills contribution for Senior Center parking lot renovations.

The following Councillor's Bill was passed and adopted on second reading:

A BILL FOR AN ORDINANCE APPROPRIATING THE 1999 BUDGET OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUND AND AUTHORIZING AN APPROPRIATION FROM THE ESTIMATED REVENUES IN THE FUND.

The following Resolutions were adopted:

Resolution No. 41 – Foster Property Findings of Fact.

Resolution No. 42 – Adams County Transportation Program for Senior and Disabled Residents.

Resolution No. 43 – Willow Run Shopping Center Economic Development Project.

Resolution No. 44 – Standley Lake Lease Agreement with Jefferson County Open Space.

Resolution No. 45 – Support for Rocky Flats Open Space Act.

At 8:30 P.M. the meeting was adjourned.

By order of the Westminster City Council

Michele Kelley, CMC, City Clerk

Published in the Westminster Window July 8, 1999.