



Staff Report

TO: The Mayor and Members of the City Council
DATE: January 22, 2009
SUBJECT: Briefing and Post-City Council Briefing Agenda for January 26, 2009
PREPARED BY: J. Brent McFall, City Manager

Please Note: Study Sessions and Post City Council briefings are open to the public, and individuals are welcome to attend and observe. However, these briefings are not intended to be interactive with the audience, as this time is set aside for City Council to receive information, make inquiries, and provide Staff with policy direction.

Looking ahead to Monday night's Briefing and Post-City Council meeting briefing, the following schedule has been prepared:

Dinner	6:00 P.M.
Council Briefing (<i>The public is welcome to attend.</i>)	6:30 P.M.
CITY COUNCIL MEETING	7:00 P.M.
POST BRIEFING (<i>The public is welcome to attend.</i>)	

PRESENTATIONS

1. Payment to Metro Wastewater Reclamation District for Exclusion of Service Area in the Vicinity of 94th Ave. and Quitman Street
2. Governor Ritter's FASTER Proposal on Transportation (*Verbal*)

CITY COUNCIL REPORTS

1. Report from Mayor (5 minutes)
2. Reports from City Councillors (10 minutes)

EXECUTIVE SESSION

None at this time.

INFORMATION ONLY STAFF REPORTS – do not require City Council action

1. 2008 Residential Development Report - Attachment
2. Strategy and progress on potential acquisition of the DePalma property for open space purposes pursuant to WMC 1-11-3 (C)(2), WMC 2-1-6, and CRS 24-6-402 (4)(a) and (e).

Items may come up between now and Monday night. City Council will be apprised of any changes to the post-briefing schedule.

Respectfully submitted,

J. Brent McFall
City Manager



WESTMINSTER

Staff Report

City Council Post Meeting
January 26, 2009



SUBJECT: Resolution re Payment to Metro Wastewater Reclamation District for Exclusion of Service Area in the Vicinity of 94th Avenue and Quitman Street

PREPARED BY: Mike Happe, Water Resources and Treatment Manager
Christine Gray, Management Analyst

Recommended City Council Action:

Staff is requesting Council's direction regarding the adoption of a Resolution consenting to the terms and conditions set forth by the Metro Wastewater Reclamation District ("District") excluding a portion of Westminster from the District and authorizing the payment of \$1,964,350 to the District.

Summary Statement:

- Approximately 35% of the City's wastewater flow is treated by the District. The City pays the District for treatment of these flows.
- Due to significant repair issues arising with a failing sewer lift station located at 94th Avenue and Quitman Street, Staff began discussions with the District in 2007 requesting an exclusion of that region of Westminster from the District.
- District regulations state that connectors cannot be excluded from the District service area when District finances will be negatively affected.
- Rather than repair the lift station for pumping flows to the District, the lift station will be eliminated and the area's wastewater flow will be re-directed via gravity to the City's Big Dry Creek Wastewater Treatment Facility for treatment.
- The District is willing to exclude the area in exchange for financial compensation for the loss of treatment revenue from that lift station's flows.
- Staff recommends payment of \$1,964,350 to the District, which represents ten years' worth of charges that the District would stand to lose in the exclusion.
- Elimination of this lift station will result in the reduction of over \$250,000 in annual payments to the District and will eliminate all costs to repair and maintain this lift station in the future. Further, elimination of the lift station removes the potential failure of the lift station that would result in sewer back-ups into homes currently served by the station.

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- Over the long term, the City will save more than \$3.4 million dollars by treating this area's flows at the Big Dry Creek Wastewater Treatment Facility, resulting in a net savings to the City of over \$1.4 million dollars in the next twenty years.

Expenditure Required: \$1,964,350

Source of Funds: Utility Capital Project Reserve Fund

Policy Issue:

Should the City agree to the exclusion of the 94th Avenue and Quitman Street region from the District's service area under the terms of the District's resolution?

Alternative:

Keep the 94th Avenue and Quitman Street lift station in operation, and keep this portion of the service area in the District. Staff does not recommend this alternative. The City will realize a savings of approximately \$250,000 annually by sending this area's wastewater flows to the City's treatment facility. Over the long term the City will save more than \$3.4 million dollars with this plan, with a net savings of over \$1.4 million dollars realized over twenty years. Also, the lift station has reached the end of its useful life, is currently experiencing significant repair issues and cannot handle any additional wastewater flows. Retaining this lift station could result in sewage backups in residents' homes. This area's wastewater can flow via gravity to the City's wastewater treatment facility.

Background Information:

The City's wastewater is treated by two different facilities depending upon the source of the flow. Flows originating in the Big Dry Creek basin are treated at the City's Big Dry Creek Wastewater Treatment Facility and represent approximately 65% of the City's total flow. Per a service agreement dated March 30, 1964, Westminster sends the wastewater flows from the Little Dry Creek basin to the District for treatment and pays the District for this service. These flows represent approximately 35% of the City's total wastewater flow.

In 2007, Staff initiated discussions with the District about excluding the area served by a lift station which required substantial repair. Located at 94th Avenue and Quitman Street, this pump station currently pumps approximately 0.5 million gallons per day (MGD) of wastewater to the District plant for treatment. The station has reached the end of its useful life. Based on its current condition, if it is kept in service it will fail, which could result in sewer backups in residents' homes in that area. Staff approached the District about removing this specific section of the City from the District's service area and re-directing it via gravity to the City's treatment facility.

The District's regulations prohibit territory exclusion when their finances will be negatively affected. As their budgets have been developed to include the annual payment from Westminster for flow treatment, the District would stand to lose more than \$250,000 per year (2008 dollars) in revenue by excluding this area from their service district. In discussions with the District, Staff negotiated a settlement whereby the City would re-direct the wastewater flows from the 94th Avenue and Quitman Street lift station to the City's wastewater treatment facility and would compensate the District for lost treatment revenues associated with this 0.5 MGD of flow. The reimbursement amount of \$1,964,350 is an amount that the District provided and reflects ten years' worth of the fixed portion of the District's treatment charges. The time period of ten years reflects the estimated amount of time needed to replace this re-directed flow with new wastewater flow from growth in the Little Dry Creek basin.

Financially this is a favorable arrangement for the City. In the short term, the City will save approximately \$250,000 per year by sending the flows to the city's wastewater treatment facility. Over the course of twenty years, a savings of approximately \$3.4 million will be realized by sending the flow to the city's facility for treatment. This will result in a net savings of \$1.4 million after considering the payment to the District. This savings also takes into consideration the cost of treating the flow at the Big Dry Creek facility, as well as the construction costs associated with the elimination of the 94th Avenue and Quitman Street lift station.

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This project achieves the City Council's Strategic Plan Goal of a Financially Sustainable City Government Providing Exceptional Services by supporting the objectives of ensuring a well-maintained infrastructure and providing efficient, cost-effective internal and external services.

Respectfully submitted,

J. Brent McFall
City Manager



Staff Report

Information Only Staff Report
January 26, 2009



SUBJECT: 2008 Residential Development Report

PREPARED BY: Walter Patrick, Planner I

Summary Statement:

This report is for City Council information only and requires no action by City Council.

- The following report updates 2008 residential development activity per subdivision (please see attachment) and compares 2008 year-end totals with 2007 year-end figures.
- The table below shows an overall decrease (-54.0%) in new residential construction for 2008 year-end compared to 2007 year-end totals.
- Residential development activity in 2008 reflects decreases in single-family detached (-55.0%) and single-family attached (-24.4%), no change in multiple-family housing (0 units in both years), and a decrease in senior housing (0 units in 2008 compared to 26 units in 2007).

NEW RESIDENTIAL UNITS (2007 AND 2008)

UNIT TYPE	DECEMBER		% CHG.	YEAR-END		% CHG.
	2007	2008		2007	2008	
Single-Family Detached	11	2	-81.8	129	58	-55.0
Single-Family Attached	0	6		45	34	-24.4
Multiple-Family	0	0	0.0	0	0	0.0
Senior Housing	0	0	0.0	26	0	-100.0
TOTAL	11	8	-27.3	200	92	-54.0

Background Information

In December 2008, service commitments were issued for 8 new housing units within the subdivisions listed on the attached table. There were a total of 2 single-family detached, 6 single-family attached, and no multi-family or senior housing utility permits issued in December.

The column labeled “# Rem.” on the attached table shows the number of approved units remaining to be built in each subdivision.

Total numbers in this column increase as new residential projects (awarded service commitments in the new residential competitions), Legacy Ridge projects, build-out developments, etc. receive Official Development Plan (ODP) approval and are added to the list.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment

ACTIVE RESIDENTIAL DEVELOPMENT

<u>Single-Family Detached Projects:</u>	Nov-08	Dec-08	2007 YTD	2008 YTD	# Rem.*	2007 Total
Bradburn (120th & Tennyson)	0	1	24	17	61	24
CedarBridge (111th & Bryant)	0	0	1	1	4	1
Country Club Highlands (120th & Zuni)	0	0	17	2	99	17
Countryside Vista (105th & Simms)	0	0	0	0	9	0
Huntington Trails (144th & Huron)	0	0	38	15	131	38
Hyland Village (96th & Sheridan)	0	0	0	4	107	0
Legacy Ridge West (104th & Leg. Ridge Pky.)	0	0	0	1	6	0
Lexington (140th & Huron)	0	0	0	0	4	0
Meadow View (107th & Simms)	1	0	1	2	2	1
Park Place (95th & Westminster Blvd.)	0	0	31	7	40	31
Ranch Reserve (114th & Federal)	0	0	3	2	0	3
Savory Farm Estates (109th & Federal Blvd.)	0	0	0	0	24	0
South Westminster (Shoenberg Farms)	0	1	12	5	47	12
Various Infill	0	0	2	2	7	2
Winters Property (111th & Wads. Blvd.)	0	0	0	0	8	0
Winters Property South (110th & Wads. Blvd.)	0	0	0	0	10	0
<i>SUBTOTAL</i>	<i>1</i>	<i>2</i>	<i>129</i>	<i>58</i>	<i>559</i>	<i>129</i>
<u>Single-Family Attached Projects:</u>						
Alpine Vista (88th & Lowell)	0	0	0	0	84	0
Bradburn (120th & Tennyson)	0	0	4	4	0	4
CedarBridge (111th & Bryant)	0	0	0	0	0	0
Cottonwood Village (88th & Federal)	0	0	10	0	62	10
East Bradburn (120th & Lowell)	0	0	0	0	117	0
Eliot Street Duplexes (104th & Eliot)	0	0	0	0	10	0
Highlands at Westbury (112th & Pecos)	0	6	17	12	18	17
Hollypark (96th & Federal)	0	0	0	0	20	0
Hyland Village (96th & Sheridan)	0	0	0	12	153	0
Legacy Village (113th & Sheridan)	0	0	8	0	62	8
South Westminster (East Bay)	0	0	0	6	58	0
South Westminster (Shoenberg Farms)	0	0	6	0	54	6
Summit Pointe (W. of Zuni at 82nd Pl.)	0	0	0	0	58	0
Sunstream (93rd & Lark Bunting)	0	0	0	0	18	0
<i>SUBTOTAL</i>	<i>0</i>	<i>6</i>	<i>45</i>	<i>34</i>	<i>714</i>	<i>45</i>
<u>Multiple-Family Projects:</u>						
Axis (108th & Westminster Blvd.)	0	0	0	0	233	0
Bradburn (120th & Tennyson)	0	0	0	0	54	0
Hyland Village (96th & Sheridan)	0	0	0	0	144	0
Mountain Vista Village (87th & Yukon)	0	0	0	0	24	0
Prospector's Point (87th & Decatur)	0	0	0	0	29	0
South Westminster (Harris Park Sites I-IV)	0	0	0	0	12	0
<i>SUBTOTAL</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>496</i>	<i>0</i>
<u>Senior Housing Projects:</u>						
Covenant Retirement Village	0	0	26	0	0	26
Crystal Lakes (San Marino)	0	0	0	0	7	0
Legacy Ridge (112th & Federal)	0	0	0	0	168	0
<i>SUBTOTAL</i>	<i>0</i>	<i>0</i>	<i>26</i>	<i>0</i>	<i>175</i>	<i>26</i>
TOTAL (all housing types)	1	8	200	92	1944	200

* This column refers to the number of approved units remaining to be built in each subdivision.