



# WESTMINSTER

## Staff Report

TO: The Mayor and Members of the City Council  
DATE: March 18, 2015  
SUBJECT: Briefing and Post-City Council Briefing Agenda for March 23, 2015  
PREPARED BY: Don Tripp, 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.
POST BRIEFING ( <i>The public is welcome to attend.</i> )	

### PRESENTATIONS

None at this time.

### CITY COUNCIL REPORTS

None at this time.

### EXECUTIVE SESSION

1. Discuss strategy and progress on negotiations related to economic development matters for the Westminster Urban Center Redevelopment, disclosure of which would seriously jeopardize the City's ability to secure the development; discuss strategy and progress on the possible sale, acquisition, trade or exchange of property rights, including future leases; and provide instruction to the City's negotiators on the same as authorized by WMC Sections 1-11-3(C)(2), (4), and (7) as well as Colorado Revised Statutes, Sections 24-6-402 (4)(a) and 24-6-402(4)(e). (*Executive Session – Verbal*)

### INFORMATION ONLY

1. Monthly Residential Development Report
2. Traffic Signal Pole Replacement

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

Respectfully submitted,

Donald M. Tripp  
City Manager

**NOTE:** Persons needing an accommodation must notify the City Manager's Office no later than noon the Thursday prior to the scheduled Study Session to allow adequate time to make arrangements. You can call [303-658-2161](tel:303-658-2161) /TTY 711 or State Relay) or write to [mbarajas@cityofwestminster.us](mailto:mbarajas@cityofwestminster.us) to make a reasonable accommodation request.



Staff Report

Information Only Staff Report
March 23, 2015



SUBJECT: Monthly Residential Development Report

PREPARED BY: Walter G. Patrick, Planner

Summary Statement

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

- The following report updates 2015 residential development activity per subdivision (please see attachment) and compares 2015 year-to-date totals with 2014 year-to-date totals.
The table below shows an increase in new residential construction for 2015 year-to-date totals when compared to 2014 year-to-date totals (9 units in 2015 vs. 7 units in 2014).
Residential development activity for the month of February 2015 versus February 2014 reflects a decrease in single-family detached (3 units in 2015 versus 5 units in 2014) and no change in single-family attached, multiple-family and senior housing (0 units in both years).

NEW RESIDENTIAL UNITS (2014 AND 2015)

Table with columns for UNIT TYPE, FEBRUARY (2014, 2015), % CHG, YEAR-TO-DATE (2014, 2015), and % CHG. Rows include Single-Family Detached, Single-Family Attached, Multiple-Family, Senior Housing, and TOTAL.

### **Background Information**

In February 2015, there were 3 Service Commitments issued for new housing units.

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 will change 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. Conversely, projects with expired Service Commitments are removed from the list.

This report supports the City Council Strategic Plan goals of Vibrant & Inclusive Neighborhoods and Beautiful, Desirable, Environmentally Responsible City.

Respectfully submitted,

Donald M. Tripp  
City Manager

Attachment – Active Residential Development Table

**ACTIVE RESIDENTIAL DEVELOPMENT**

**Single-Family Detached Projects:**

Bradburn (120th & Tennyson)  
 CedarBridge (111th & Bryant)  
 Country Club Highlands (120th & Zuni)  
 Countryside Vista (105th & Simms)  
 Huntington Trails (144th & Huron)  
 Hyland Village (96th & Sheridan)  
 Legacy Ridge West F08 (107th & Leg. Ridge Pky)  
 Lexington (140th & Huron)  
 Various Infill  
 Winters Property (111th & Wads. Blvd.)  
 Winters Property South (110th & Wads. Blvd.)

<b>Jan-15</b>	<b>Feb-15</b>	<b>2014 YTD</b>	<b>2015 YTD</b>	<b># Rem.*</b>	<b>2014 TOTAL</b>
0	0	0	0	0	0
0	0	0	0	3	0
4	1	6	5	50	16
0	0	0	0	9	0
1	0	1	1	18	4
1	0	0	1	100	4
0	2	0	2	87	0
0	0	0	0	2	0
0	0	0	0	7	1
0	0	0	0	8	0
0	0	0	0	10	0
<b>6</b>	<b>3</b>	<b>7</b>	<b>9</b>	<b>294</b>	<b>25</b>

***SUBTOTAL***

**Single-Family Attached Projects:**

Alpine Vista (88th & Lowell)  
 Cottonwood Village (88th & Federal)  
 East Bradburn (120th & Lowell)  
 Hollypark (96th & Federal)  
 Hyland Village (96th & Sheridan)  
 Legacy Village (113th & Sheridan)  
 South Westminster (East Bay)  
 Shoenberg Farms  
 Summit Pointe (W. of Zuni at 82nd Pl.)  
 Sunstream (93rd & Lark Bunting)

0	0	0	0	84	0
0	0	0	0	62	0
0	0	0	0	117	0
0	0	0	0	58	0
0	0	0	0	153	0
0	0	0	0	22	8
0	0	0	0	53	0
0	0	0	0	8	0
0	0	0	0	58	0
0	0	0	0	2	8
<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>617</b>	<b>16</b>

***SUBTOTAL***

**Multiple-Family Projects:**

Hyland Village (96th & Sheridan)  
 Orchard at Westminster  
 Prospector's Point (87th & Decatur)  
 South Westminster (East Bay)  
 South Westminster (Harris Park Sites I-IV)

0	0	0	0	54	0
0	0	0	0	0	194
0	0	0	0	24	0
0	0	0	0	28	0
0	0	0	0	6	0
<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>112</b>	<b>194</b>

***SUBTOTAL***

**Senior Housing Projects:**

Crystal Lakes (San Marino)  
 Mandalay Gardens (Anthem)

0	0	0	0	7	0
0	0	0	0	0	0
<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>

***SUBTOTAL***

**TOTAL (all housing types)**

**6            3            7            9            1030            235**

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



## Staff Report

Information Only Staff Report  
March 23, 2015



SUBJECT: Traffic Signal Pole Replacements

PREPARED BY: Greg Olson, Transportation Systems Coordinator

### Summary Statement

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

The purpose of this report is to inform City Council about a proposed, previously unanticipated project that staff is preparing to replace several aging traffic signal poles and mast arms at various signalized intersections throughout the City. The replacement of these traffic signal poles and mast arms is necessary at this time due to the extensive corrosion that has recently been identified, which has affected the structural integrity of the poles. The proposed replacement project will be expensive, and staff believed that it was prudent to advise City Council in advance of the actual authorization request for the award of bids for the labor and equipment costs associated with the replacement effort. Staff is in the process of soliciting bids and will be seeking authorization from City Council for the proposed bid awards and expenditure of funds at an upcoming City Council meeting. While it is believed that sufficient funds exist in the New Traffic Signals & Speed Control Devices Capital Improvement Project (CIP) to pay for this expense, this emergency pole replacement project will affect staff's ability to perform other tasks in the immediate future that may have been desirable, such as the installation of any new signals or the refurbishing of many faded or unlit illuminated street name signs. However, no traffic signals are currently warranted and illumination of street name signs is a lower priority.

### Background Information

The City currently operates 113 traffic signal locations that includes 11 Colorado Department of Transportation (CDOT) intersections on Sheridan Boulevard from 70<sup>th</sup> Avenue to the US 36 ramps. Most locations are the typical "quad" intersection that feature four traffic signal poles with mast arms that vary in length from 20 to 75 feet. These steel traffic signal structures vary in age, with many poles and arms in excess of 30 years old. Since the 1970's, the City has specified signal poles to be painted a "Federal Green" color, which was preferred to the alternative of a gray galvanized finish. Painted steel structures are susceptible to corrosion from the environment such as the material projected from snow plowing operations on the adjacent roadways. Over time, the salt and debris from the plows create small chips in the painted surfaces of the poles that allow sodium to be introduced underneath the top coat and primer which causes rusting of signal poles.

In an effort to improve air quality levels in accordance with the Denver Regional Council of Governments (DRCOG)-sponsored Particle Matter (PM10) guidelines for the Denver metro area during the past decade, the City changed its snow abatement material from a salt/sand mixture to an "ice-slicer"

Staff Report – Traffic Signal Pole Replacements

March 23, 2015

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product, composed of 100% salt that has accelerated the corrosion issue. Likewise, the use of magnesium chloride by CDOT on state highways in the City has magnified the problem. In years past, staff has directed the City's traffic signal maintenance contractor to treat corroded areas and repaint the lower portion of the signal poles as a "stop-gap" method of prolonging the life of signal poles, but the painting effort does little to slow the corrosive decay. In 2005, one of the City's pole manufacturers advised staff that it had improved paint adhesion to galvanized steel by applying the paint soon after the hot-dip galvanization process, followed by a factory controlled bake-on procedure. Since the fall of 2005, staff has specified that all new signal poles shall be factory paint over galvanized metal to minimize future corrosion.

In 2013, staff conducted visual inspections of all of the City's traffic signal poles in preparation of creating a priority list for pole replacements during the next five to seven years. At the beginning of this year, staff directed the maintenance contractor to conduct routine preventive maintenance inspections immediately and to update the 2013 priority list. Pole inspections revealed severe corrosion had occurred over the past 18 months and found some holes in the lower portion of six signal poles. Four of the structures required immediate replacement, and Engineering Division operating funds were used to accomplish those emergency replacements. Staff then authorized the City's maintenance contractor to hire an engineering inspection consultant to perform ultrasonic testing of the corroded areas of the poles for an accurate measurement of the steel wall thickness. The resulting report has identified 20 structures recommended for immediate replacement in 2015 and another 15 poles that should be replaced in 2016. An additional eight pole replacements would be recommended every year after that through 2019 when it is estimated that all of the currently corroded poles would be replaced with poles fabricated using the City's paint over galvanized specification.

Staff is in the process of soliciting bids for the replacement of the 20 structures with separate bids for the purchase of the poles and for the installation portion of the project. Staff estimates the direct purchase of the signal poles from the manufacturer saves approximately 20% of that cost versus having the installation contractor supply the poles. It is estimated that the total cost of the purchase and installation in 2015 will be approximately \$300,000 depending on the actual bids received. Currently, approximately \$346,000 remains within the New Traffic Signals & Speed Control Devices CIP to pay for this expense. Staff will approach the City Council in April with the bid tabulations and a request to award the proposed replacement project to the low bidder. Staff will take a proactive approach to pole replacement projects beyond 2015. Staff will evaluate the potential need to supplement the current appropriation for 2016 as well as make appropriate requests for the necessary funding in 2017 and 2018.

The proposed traffic signal pole replacement program would help achieve City Council's Strategic Plan Goals of a "*Beautiful, Desirable, Environmentally Responsible City*" and "*Ease of Mobility*" by replacing unsightly, corroded steel structures and providing a safe and viable transportation system.

Respectfully submitted,

Donald M. Tripp  
City Manager