

**City of Westminster City Council Study Session
November 6, 2006**

Mayor McNally called the Study Session to order at 6:33 PM. All Council was in attendance.

City Staff in attendance included: City Manager Brent McFall; City Attorney Marty McCullough; Community Development Director John Carpenter; Deputy City Manager Matt Lutkus; Budget and Special Projects Manager Barbara Opie; Special Projects Coordinator Aaron Gagne; Utilities Operations Manager Richard Clark; Chief Building Official Dave Horras; Deputy Fire Marshal Doug Hall; Senior Projects Coordinator Tony Chacon; and Management Analyst Aric Otzelberger.

The guests in attendance were Evie Hemphill with the Westminster Window; Teva Sienicki with Growing Home; and Simona Kroupova with the Metro State Journalism Program.

Verbal Update on Gregory Hill Pump Station

Utilities Operations Manager Richard Clark debriefed Council on the Gregory Hill Pump Station failure. Shortly before 4am, a coupling on the water pump failed, releasing 4,500 gallons of water per minute. One wall of the structure surrounding the pump house was destroyed, releasing water into the adjacent neighborhood. Private property damage was limited to three homes and primarily affected landscaping and stonework. At this point, no structural damage was reported to any homes. Despite the one-half million gallons of water lost through the incident, water quality and water pressure were not affected. No action was necessary by Council.

Proposed Public Art Amendments to Commercial Design Guidelines

Community Development Director John Carpenter and Special Projects Coordinator Aaron Gagne were present to discuss Staff's proposed revisions to the City's public art requirements for commercial development. The revised public art requirements provide for a clearer definition of what constitutes public art, lowers the threshold of projects applicable to one acre or greater in size, defines required site improvements for the installation of public art, defines the long-term ownership of public art pieces, assigns maintenance responsibilities and provides guidelines for the removal or relocation of public art.

Council concurred with Staff's recommendations and directed Staff to place the proposed revisions on an upcoming Council agenda for adoption into the City of Westminster Commercial Design Guidelines.

Adoption of the 2006 International Building and Fire Codes

Chief Building Official Dave Horras, Deputy Fire Marshall Doug Hall and Community Development Director John Carpenter were present to discuss Staff's proposal to adopt the 2006 editions of the International Building Codes developed and published by the International Code Council (ICC) as the building and fire codes for the City of Westminster. These codes would replace the 2000 edition of the International Codes that have been in effect as the City's building and fire codes since 2002.

If the new codes are adopted, the most notable changes will include an increased fire separation distance from 3 feet to 5 feet for residential construction, required window guards on operable windows where the window sill is within 24 inches of the floor, re-roofing provisions that would require the removal of existing roofing materials prior to installation of a new roof and new requirements for residential roofing materials based on the local wind speeds in Westminster.

Council concurred with Staff's recommendations to adopt the 2006 editions of the International Building Codes and directed Staff to bring the item back for action at a future City Council meeting. Mayor McNally directed Staff to communicate these code changes with the public.

Growing Home Supplemental Funding Request for Westchester Apartments

Senior Projects Coordinator Tony Chacon and Community Development Director John Carpenter were present to discuss Growing Home's supplemental funding request for \$25,000 to fund mandatory electrical system upgrades to the Westchester Apartments. Growing Home is a non-profit agency dedicated to providing housing for disadvantaged households, including those characterized as being "homeless." Growing Home partnered with a private donor, Adams County, the State of Colorado Division of Housing, the City and other sources to acquire and rehabilitate a 20-unit apartment building at 7240 Newton Street (Westchester Apartments) in south Westminster to provide affordable housing for low to moderate income and homeless families. Growing Home initially estimated proposed rehabilitation at \$434,382, of which the City contributed \$200,000 in HOME funds to be applied towards improvements.

This additional cost of the electrical system upgrade, estimated at about \$50,000, was not included in the initial improvement assessment and corresponding cost estimate. Growing Home is requesting that Council give consideration to providing a supplemental allocation of \$25,000 in HOME funds to assist in covering this unanticipated cost. Adams County has agreed to provide the other \$25,000 as a match to a City contribution.

Council expressed their support for this supplemental funding request of \$25,000 and directed Staff to proceed with the appropriate steps to award the funds.

Mayor McNally adjourned the Study Session at 7:20 PM.