



WESTMINSTER  
C O L O R A D O

**AGENDA**

SPECIAL WESTMINSTER CITY COUNCIL MEETING

MONDAY, MAY 3, 1999

AT 7:00 PM

1. Pledge of Allegiance
2. Roll Call
3. Purpose of Special Meeting:
  - A. Resolution No. 29 re Northwest Quadrant Intergovernmental Agreement
  - B. Appointments to Northwest Quadrant IGA Management Committee
  - C. Resolution No. 30 re Location of the Future Broomfield City/County Detention Facility (County Jail)
4. Adjournment

April 29, 1999

To All Members of City Council:

A special meeting of the City Council has been set for Monday, May 3, 1999 at 7:00 .M. at City Hall for the following purpose:

Resolution re Northwest Quadrant Intergovernmental Agreement

Appointments to Northwest Quadrant IGA Management Committee

Resolution re Location of the Future Broomfield City/County Detention Facility (County Jail)

Sincerely,

Michele Kelley, CMC  
City Clerk

April 28, 1999

Michele Kelley, City Clerk  
City of Westminster  
4800 West 92nd Avenue  
Westminster, CO 80030

Dear Michele:

Please call a special meeting of the City Council for Monday, May 3, 1999 at 7:00 P.M. to be held at City Hall for the following purpose:

Resolution re Northwest Quadrant Intergovernmental Agreement

Appointments to Northwest Quadrant IGA Management Committee

Resolution re Location of the Future Broomfield City/County Detention Facility (County Jail)

Sincerely,

Fred Allen, Councillor

Herb Atchison, Councillor





**WESTMINSTER**  
**COLORADO**

**Agenda Memorandum**

**Date:** May 3, 1999

**Subject:** Resolution No. \_\_\_\_\_ re Northwest Quadrant Intergovernmental Agreement

**Prepared by:** Bill Christopher, City Manager

**Introduction**

City Council action is requested on the Northwest Quadrant Feasibility Study which includes a \$16,400 commitment. Also City Council is requested to appoint a City representative and alternate to serve on the 6 member Management Committee.

**Summary**

Jefferson County and the five major municipalities within Jefferson County have met to discuss modifying the existing construct on the Northwest Quadrant Steering Committee. This group has been responsible for oversight on the Northwest Quadrant Feasibility Study and recently had selected the engineering firm of CH2M Hill to conduct the Phase I portion of the feasibility study.

The County Administrator and City Managers met to discuss the proposed change, and then more recently a review and discussion was held with elected officials at the April 7 Jefferson County Commissioners' Breakfast meeting. City Councillor Fred Allen and City Manager Bill Christopher were in attendance at the breakfast meeting and gave input on the draft agreement.

**Recommendation**

1. Adopt Resolution No. \_\_\_\_\_ authorizing the City of Westminster participation in the Intergovernmental Agreement pertaining to the Northwest Quadrant Feasibility Study which affects the six participating entities within Jefferson County.
2. Appoint a regular City representative and an alternate to the Management Committee.

**Background Information**

Jefferson County Commissioners previously initiated the Northwest Quadrant Study Steering Committee to provide a construct for input in the feasibility study pertaining to the Northwest Parkway. Given its controversial nature among some political entities, as well as residents in some geographical areas, one large steering committee was established. City Councillor Fred Allen has been the representative and City Engineer Dave Downing has provided technical assistance. Recently, the Steering Committee selected CH2M Hill to conduct the Phase I portion of the feasibility study which focuses on the Northwest Parkway and recognizes the fact that the Cities of Arvada and Westminster intend to move ahead in an efficient manner with the financing, design and construction of the Northwest Parkway segment between State Highway 128 at approximately Simms Street and the area north of Golden on State Highway 93

Upon observing the difficulties and frustrations in moving ahead in an expeditious fashion, Jefferson County officials initiated a proposed “overhaul” of the Steering Committee organizational structure. This led to discussions among the five municipalities and Jefferson County which has in turn produced the attached IGA.

The intent of the IGA is fairly narrow in scope and is intended to be a “springboard” to get the Phase I portion of the feasibility study underway. In the spirit of cooperation, various entities through their City/County Managers/Administrators along with the elected officials attending the April 7 breakfast, have pulled together demonstrating a fairly high degree of unity to begin the study.

The IGA focuses on the Northwest Quadrant Transportation Feasibility Study, which will be developed, processed and published in two phases. CH2M Hill, consulting engineers, has been selected to do the feasibility study working closely with the affected governmental entities, as well as public and other interested parties. The key provisions of the attached IGA are as follows:

- The Feasibility Study Management Committee would be established consisting of the three Jefferson County Commissioners, and one official appointed by each of the five cities including Arvada, Golden, Lakewood, Westminster, and Wheat Ridge.
- Each of the six entities would each have one vote on the committee.
- Each of the City Councils shall appoint one alternate member who shall be eligible to participate in discussions and vote only in the absence of the primary representative.
- Each official may have appropriate Staff in attendance to advise on developing issues.
- The key tasks of the Committee would be as follows:
  - a. Agreement on the specific work tasks to be included in Phase I of the contract with CH2M Hill, and provide management of said contract.
  - b. Agreement on the broad outlines for Phase II and management of Phase II contract.
  - c. Adoption of an effective citizen and interest group participation plan for Phases I and II.
  - d. Coordinate and communicate closely with the City of Broomfield’s Northwest Parkway Authority, CDOT, DRCOG, and other identified groups.
- Funding for the Phase I and II portions of the Feasibility Study would be as follows:

Jefferson County will pay \$25,000 and the five municipalities will each pay \$16,400 for a total of \$107,000 for the local match. There is \$300,000 earmarked in the DRCOG Planning Study that would be provided, plus an additional \$75,000 from Jefferson County which they had previously budgeted. This provides a grand total of \$482,000 for completion of both Phase I and II.
- A key provision of the agreement pertains to establishing effective citizen participation mechanisms for this study. The Management Committee will be responsible for establishing the construct and procedures to obtain appropriate input and ideas from the public.

It is important to note that the intent of this IGA is not to block or prevent the Cities of Arvada and Westminster in moving ahead with their own separate IGA for the funding, design, and construction of the Northwest Parkway segment between State Highway 128 at approximately Simms Street and north of Golden at State Highway 93. Arvada and Westminster City officials have indicated that they will be active participants in the Northwest Quadrant Study Group, as well as working in concert with each other to move the Northwest Parkway segment in an efficient manner so that the subject segment will be ready when the City of Broomfield opens their segment which covers the area between I-25 and US 36.

Alternatives to participating in the Northwest Quadrant IGA would be to not participate and step outside the parameters and responsibilities of the proposed IGA. Westminster and Arvada could take a harsh, uncooperative position of not participating in this IGA and move ahead separately. However, this is thought to be a less than desirable approach as it is thought that it is important to cooperate, collaborate, and communicate with the other interested entities in Jefferson County on not only the subject of the Northwest Parkway, but other key surface transportation improvements in the Northwest Quadrant. Secondly, Westminster could propose to alter some of the provisions of the draft IGA i.e., less financial participation etc. Here again, it is thought not to be in the best interest of Westminster to take a separatist's attitude or position in regard to the subject IGA.

In reference to appointments to the Management Committee, it is suggested that Staff be the City's representatives. It is recommended that City Manager Bill Christopher be the "regular" representative and City Engineer, Dave Downing as the "alternate".

This item has been scheduled for formal action at Monday night's special Council meeting to gain City Council's direction. The six parties previously agreed to a deadline of May 13 to have all six entities complete their approval process of the IGA. Since Arvada is required to approve IGAs by ordinance, which have two readings, this time line was necessary. The May 13 "completion date" on formal approvals would then set the stage for the Management Committee to meet and hold its first meeting on May 26.

Respectfully submitted,

William M. Christopher  
City Manager

Attachments

**RESOLUTION**

**RESOLUTION NO.**

**INTRODUCED BY COUNCILLORS**

**Series of 1999**

RESOLUTION APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN JEFFERSON COUNTY, CITY OF ARVADA, CITY OF GOLDEN, CITY OF LAKEWOOD, CITY OF WESTMINSTER AND THE CITY OF WHEAT RIDGE ON TRANSPORTATION ISSUES AFFECTING THEIR RESPECTIVE JURISDICTIONS ON THE NORTHWEST QUADRANT FEASIBILITY STUDY

WHEREAS, the six above named jurisdictions have been working together for several years to address mutual transportation issues which included the development of the Jefferson County Transportation Plan; and

WHEREAS, all six jurisdictions have been working together with other entities to develop an approach that is suitable for managing the Northwest Quadrant Transportation Feasibility Study which is funded through the Denver Regional Council of Governments; and

WHEREAS, the six jurisdictions recognize that they are vitally affected by the results of this Study and are willing to be financial participants in the Study; and

WHEREAS, the parties agree that it is important to conduct an independent and professional Feasibility Study on the issues concerning transportation improvements in the Northwest Quadrant; and

WHEREAS, all six parties agree that it is important to have a workable form in which to meet and discuss issues in a productive manner; and

WHEREAS, the City of Westminster and the City of Arvada are desirous of moving forward in a time sensitive manner to accomplish the segment of the Northwest Parkway beginning where the City of Broomfield's segment will terminate at State Highway 128 and approximately at Simms Street southward to a terminus at State Highway 93 north of Golden; and

WHEREAS, the City of Westminster has concerns about the impact of the proposed Northwest Parkway project on the environmental ground contamination located on the east side of Rocky Flats.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Westminster, State of Colorado does hereby:

1. Approve the attached Intergovernmental Agreement between the six jurisdictions, which includes a financial commitment on the Feasibility Study Phase I and Phase II for the City of Westminster in the amount of \$16,400.
2. Approval of the Intergovernmental Agreement is subject to appropriate environmental work being included in either Phase I or Phase II of the Feasibility Study as it relates to the Northwest Parkway Alignment being on the east side of Rocky Flats.
3. Authorize appropriate City Officials to sign the Intergovernmental Agreement.
4. State City Council's concerns about the existing environmental ground contamination on the east side of Rocky Flats as it relates to the proposed Northwest Parkway project construction activity.

Passed and adopted this 3rd day of May, 1999 as amended.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

**WESTMINSTER**  
**COLORADO****Agenda Memorandum****Date:** May 3, 1999**Subject:** Resolution No. 30 re Location of the Future Broomfield City/County Detention Facility (County Jail)**Prepared by:** Barbara Gadecki, Assistant to the City Manager  
John Carpenter, Director of Community Development**Introduction**

City Council action is requested on the attached Resolution. The Resolution urges the City of Broomfield to locate the new City/County Detention Facility (i.e., county jail) on the Broomfield Site Selection Committee's favored site (Great Western Reservoir)(see attached map) on a site that will not adversely affect the extension of the Northwest Parkway south of Colorado 128 or the possible extension of 112<sup>th</sup> Avenue between Simms Street and Indiana Street

**Summary**

Staff has been tracking Broomfield's progress on determining the location of the future City and County of Broomfield Detention Facility (i.e., county jail). A public hearing is scheduled for Thursday, May 6, at the Broomfield City Hall to discuss the site selection for the new jail, the new library and other miscellaneous city-to-county transition issues.

A Resolution is attached for Council's consideration to express Westminster's input on the jail location.

**Recommendation**

Adopt Resolution No. 30 urging the City of Broomfield to locate their new county jail on the Broomfield Site Selection Committee's favored site in a location that will not adversely affect construction of the Northwest Parkway south of Colorado 128 or the potential extension of 112<sup>th</sup> Avenue between Simms Street and Indiana Street.

**Background**

In November 1998, voters statewide elected to allow the City of Broomfield to become a city and county. Since the success of this election, elected officials and Staff in Broomfield have been working diligently to make sure all necessary services and facilities will be available in time for their opening as a city and county on November 15, 2001.

One of the many facilities the new county must have is a county jail. In April, Broomfield hired an architect who will design the new county jail facility. In the meantime, an internal site selection committee at Broomfield has been using site selection criteria to identify and evaluate various sites within the future county for locating the new jail facility. Westminster Staff has requested a copy of the site selection criteria; however, Broomfield Staff has not made this information public, thus they have been unwilling to share this information with Westminster Staff. According to Tim Holeman, Advisor to the City Manager with the City of Broomfield, this information will be made available at the public hearing on May 6.

According to Mr. Holeman, three sites have fared well in the review. They include (in general descriptions): 1) the Great Western Reservoir; 2) Original Broomfield near Main Street, the railroad and 120<sup>th</sup> Avenue; and 3) Highway 7 and I-25. Mr. Holeman stated that the Site Selection Committee favors the Great Western Reservoir (GWR) site for three reasons. First, the City owns the land. Second, the site is more isolated than the other sites. Third, the site would allow a building to be constructed that will blend more so into the terrain (due to the rolling features of the site). If the GWR site is selected, the Site Selection Committee will still need to identify specifically where the new jail facility would be located on the site.

Mr. Holeman emphasized that the new facility will look more like an industrial facility and less like a jail. It will not have the tall watchtowers or barbed wire. According to Broomfield Police Chief Tom Deland, the small windows will be the only way someone might identify it as a jail. The facility will be approximately 60,000 square feet, housing approximately 70 prisoners. The design will include room for a possible expansion, increasing the facility to 93,000 square feet, housing 90 prisoners. The facility is scheduled to open in late spring, 2001, which will allow time for training to occur prior to official operations commencing in November 2001.

Staff has reviewed the three possible sites noted and appreciates why Broomfield favors the Great Western Reservoir site. Out of the three sites, it has the least residential development nearby. While the northern site (Highway 7 and I-25) currently has minimal development, that area will likely experience increases in residential development in the future. The other option (Main Street and 120<sup>th</sup> Avenue) clearly has the most negative affect on both Broomfield and Westminster residential areas. Furthermore, the GWR currently has open space near it and the land use for the current undeveloped land is slated for business/light industrial. Staff believes that out of the sites, the GWR is a logical selection but recommends that, should this site be the final selection, the facility be located in a manner which does not adversely affect the alignment of the Northwest Parkway south of Colorado 128. While the exact location of the road has not been determined, Community Development Department Staff favor an alignment where the Parkway crosses 120<sup>th</sup> Avenue near Simms Street and traverses the hillside in a southwesterly diagonal direction to meet the Indiana Street alignment at approximately 110<sup>th</sup> Avenue. Staff also believes that there is merit to extend 112<sup>th</sup> Avenue between Simms Street to Indiana Street to provide additional east-west access to the Parkway to disperse Westminster traffic which would otherwise be primarily focused on 100<sup>th</sup> Avenue.

The public hearing scheduled for May 6 will discuss not only the location of the new jail, but also address the new library and other miscellaneous city-to-county transition issues. According to Mr. Holeman, no final selection has been made for the location of the jail facility. However, the Site Selection Committee is favoring the Great Western Reservoir location. The public hearing will allow for comments to be received while also educating the public on what selection criteria was utilized.

Respectfully submitted,

William M. Christopher  
City Manager

Attachments

**RESOLUTION**

RESOLUTION NO.

INTRODUCED BY COUNCILLORS

SERIES OF 1999

A RESOLUTION CONCERNING THE LOCATION OF THE FUTURE BROOMFIELD CITY/COUNTY DETENTION FACILITY

WHEREAS, the City of Westminster desires to continue our “good neighbor” relationship with the City and soon-to-be County of Broomfield; and

WHEREAS, the location of the proposed City/County Detention Facility (i.e., County Jail) potentially will have a negative affect on Westminster neighborhoods; and

WHEREAS, the City of Westminster understands that three sites are being considered for the possible county jail location, including Great Western Reservoir, Original Broomfield (Main Street and 120<sup>th</sup> Avenue), and Highway 7 and I-25; and

WHEREAS, the City of Westminster is aware that the Broomfield Site Selection Committee favors the Great Western Reservoir location for the proposed county jail; and

WHEREAS, the location of Broomfield’s proposed county jail at the Great Western Reservoir potentially will have a negative affect on the Westminster neighborhoods in close proximity; and

WHEREAS, the City of Westminster can appreciate the challenge of locating a facility which will have the least impact on any neighboring properties; and

WHEREAS, the Great Western Reservoir is a logical location for the new jail facility when taking all three sites into consideration.

NOW THEREFORE, be it resolved that the Westminster City Council strongly encourages the City of Broomfield to locate the proposed county jail at the Great Western Reservoir site and place it on the most western section of the Great Western Reservoir site and locate the access (ingress and egress) off Indiana Street.

Passed and adopted this 3<sup>rd</sup> day of May, 1999.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

CITY OF WESTMINSTER, COLORADO  
MINUTES OF THE SPECIAL CITY COUNCIL MEETING  
HELD ON MONDAY, MAY 3, 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 and Hicks. Also present were William Christopher, City Manager; Martin McCullough, City Attorney; and Michele Kelley, City Clerk. Absent was Councillor Smith.

PURPOSE OF SPECIAL MEETING:

Mayor Heil stated the purpose of the Special Meeting was to consider a resolution regarding the Northwest Quadrant Intergovernmental Agreement, appointments to the Northwest Quadrant IGA Management Committee, and a resolution concerning the location of the future Broomfield City/County Detention Facility.

RESOLUTION NO. 29 – NORTHWEST QUADRANT INTERGOVERNMENTAL AGREEMENT:

A motion was made by Atchison and seconded by Hicks to adopt Resolution No. 29 authorizing the City of Westminster participation in the Intergovernmental Agreement pertaining to the Northwest Quadrant Feasibility Study which affects the six participating entities within Jefferson County.

A motion was made by Dixon and seconded by Atchison to amend Resolution No 29 to state the City's concerns about the existing environmental ground contamination on the east side of Rocky Flats. This amended language would also be included within the Now, Therefore section of this Resolution. The amendment carried unanimously. Upon roll call vote, the main motion as amended carried unanimously.

APPOINTMENTS TO THE NORTHWEST QUADRANT MANAGEMENT COMMITTEE:

A motion was made by Atchison and seconded by Merkel to appoint City Manager Bill Christopher as the regular City representative and City Engineer Dave Downing as the alternate member to the Northwest Quadrant Management Committee. The motion carried unanimously.

RESOLUTION NO. 30 – LOCATION OF BROOMFIELD CITY/COUNTY DETENTION FACILITY:

A motion was made by Allen and seconded by Hicks to adopt Resolution No. 30 urging the City of Broomfield to locate their new county jail on the Broomfield Site Selection Committee's favored site, Great Western Reservoir, at the most western section and locate the access off Indiana Street to minimize the affect on nearby neighborhoods in the City of Westminster. Upon roll call vote, the motion carried unanimously.

MISCELLANEOUS BUSINESS:

Mayor Heil stated there would be an Executive Session regarding the Northwest Parkway project negotiations and Proposed Joint Venture re real estate conveyance and development.

ADJOURNMENT:

The meeting was adjourned at 7:20 P.M.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

## Summary of Proceedings

Summary of Proceedings of the Special City Council meeting held Monday, May 3, 1999.

Present at roll call were Mayor Heil, Mayor Pro Tem Merkel and Councillors Allen, Atchison, Dixon and Hicks. Absent was Councillor Smith.

Council appointed City Manager Bill Christopher as the regular member and City Engineer Dave Downing as the alternate member to the Northwest Quadrant Management Committee.

The following resolutions were adopted:

Resolution No. 29 – Northwest Quadrant Intergovernmental Agreement, as amended.

Resolution No. 30 – Location of Future Broomfield City/County Detention Facility.

At 7:20 P.M. the meeting was adjourned.

By order of the Westminster City Council

Michele Kelley, CMC, City Clerk

Published in the Westminster Window May 13, 1999.