

SPECIAL CITY COUNCIL MEETING

MONDAY, JULY 21, 1997 AT 7:00 P.M.

1. Pledge of Allegiance
2. Roll Call
3. Purpose of Special Meeting:
  - A. Public Hearing re 1998 Budget
  - B. Countrydale Golf Course re Jefferson County Loan Authorization
4. Adjournment

**Date:** July 21, 1997  
**Subject:** First Public Hearing on 1998 City Budget  
**Prepared by:** Alan Miller, Assistant City Manager

### **Introduction**

City Council is scheduled to hold a public hearing to receive public input on the 1998 City Budget at Monday night's City Council meeting.

### **Summary**

Development and review of the 1998 City Budget will continue through the summer and will culminate in the distribution of the 1998 Proposed Budget to City Council on September 5. The final public hearing is scheduled for September 8, prior to the City Council Budget Retreat, so that citizens will have one more opportunity to comment and provide feedback on the 1998 City Budget. In accordance with the City Charter, City Council must adopt the budget no later than the October 27 City Council meeting.

### **Staff Recommendation**

Hold a public hearing on the 1998 City Budget and receive citizen comments.

### **Background Information**

In April, City Council identified key focus areas to be pursued in 1998. The following is a prioritized list of these focus areas:

- > transportation improvements
- > diversity enhancements
- > review priorities, narrow the focus, and reallocate resources
- > further implementation of original Westminster enhancements
- > maintain a quality service level
- > comprehensive study on youth and young adult needs

The direction provided by City Council assists City Staff as they prepare and review the 1998 Proposed City Budget. Other considerations that go into developing a well-balanced budget are department priorities that strive to maintain existing service levels, and citizen/neighborhood input.

The development of the 1998 City Budget will occur throughout the summer, and a Proposed Budget per City Charter requirements will be submitted by the City Manager to City Council on September 5 for their review. After reviewing the Proposed Budget for several weeks, City Council will hold their annual Budget Retreat on September 29 to more thoroughly review staffing levels, programs, services, and capital projects.

One last public hearing is scheduled to be held on September 8 to receive citizen input regarding the 1998 Proposed Budget. Adoption of the 1998 Budget is scheduled for October 27 per City Charter requirements.

Respectfully submitted,

William M. Christopher  
City Manager

**Date:** July 21, 1997

**Subject:** Authorization on Jefferson County Open Space Loan Agreement re Golf Course Project

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

### **Introduction**

City Council action on the formal loan agreement with the Jefferson County Commissioners pertaining to partial funding for the Countrydale Golf Course is requested at this time.

### **Summary**

As part of the financing for the Countrydale Golf Course, the City was successful in securing a \$3.3 million Jefferson County Open Space loan commitment from the Board of County Commissioners. The County Commissioners approved the loan in March of 1996. Subsequent to this action, new Commissioners were elected in November of 1996 and it was determined that a formal loan agreement would be a good business practice between the two entities. Accordingly, the attached agreement has been developed and is ready for formal action by both governing bodies.

### **Staff Recommendation**

Approve the loan agreement with the Jefferson County Commissioners in the amount of \$3.3 million for partial funding of the Countrydale Golf Course and authorize the City Manager and City Clerk to execute the agreement.

### **Background Information**

The City of Westminster previously responded to a request for proposals distributed by the Board of Jefferson County Commissioners in April of 1995 regarding the \$3.3 million as a grant for partial funding of the construction of a golf course adjacent to Jefferson County Airport. The Commissioners' main focus was to achieve economic development opportunities adjacent to the Jefferson County Airport. The Cities of Arvada and Broomfield also submitted proposals, and Westminster's proposal was selected by the Board of County Commissioners for the funding. City Council did accept the general terms of the loan and funds distribution to the City on March 18, 1996. Recently, it was determined that a formal loan agreement would be a prudent business practice between the presently seated Board of County Commissioners and City Council to memorialize the loan agreement and set forth the terms and conditions.

The Golf Course Project is moving ahead as previously reported to City Council. City Staff and the City Attorney's Office are working with Jefferson County Airport representatives on the final phase of the formal land lease agreement. Golf Course Architect Michael Hurzdan is moving ahead on final design and construction documents, and City Staff is pursuing final negotiations with Rich McClintock, Westfield Development Company, regarding the business agreement involving the Golf Course and Business Park.

The timing to formally approve the loan agreement is now appropriate and is recommended at this time.

The City Attorney's Office has drafted the attached agreement which has been acted favorably upon by the Jefferson County Open Space Advisory Committee at its meeting on May 1 and has been reviewed at an informal work session by the Board of County Commissioners who had a favorable response. The Commissioners are scheduled to take formal action on the loan agreement later this month.

The key terms of the loan agreement calls for the City receiving \$300,000 in calendar year 1997, \$1.5 million in 1998, and \$1.5 million in 1999 for the purpose of designing and constructing the Countrydale Golf Course. The City is to repay the County the full \$3.3 million in the amount of \$150,000 per year for a period of 22 years, with no interest costs to be imposed. The \$150,000 annual payment will begin in the fourth calendar year of Golf Course operations which provides some relief as far as cash flow considerations for the new Golf Course. The City has the latitude of paying in excess of \$150,000 per year if it so desires. Such additional funds shall be credited to the amount of the loan and may be used to defer future payments to the County if the City so chooses, or the City may choose to use the surplus payments to accelerate the payoff of the loan. In addition to the \$150,000 payment, the loan agreement calls for the City paying the County 50% of net revenues over \$200,000 per year, beginning in the fourth calendar year of Golf Course operations.

The Golf Course Project timetable reflects opening the Course for play in the early fall, 1999.

Respectfully submitted,

William M. Christopher  
City Manager

Attachment

CITY OF WESTMINSTER, COLORADO  
SPECIAL CITY COUNCIL MEETING  
MONDAY, JULY 21, 1997 AT 7:05 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 Dixon and Councillors Allen, Harris, Scott and Smith. Also present were William Christopher, City Manager; Martin McCullough, City Attorney; and Michael Allen, Deputy City Clerk. Absent was Councillor Merkel.

PURPOSE OF SPECIAL MEETING:

The Mayor stated that the purpose of the special City Council meeting was to hold the first of two public hearings on the 1998 Budget to receive citizen comments and to consider the loan agreement with Jefferson County Commissioners for partial funding for the Countrydale Golf Course.

PUBIC HEARING ON 1998 CITY BUDGET:

At 7:10 P.M. the meeting was opened to a public hearing to receive citizen comments on the 1998 City Budget. Steve Prokopiak, 10333 Northpark Drive, requested City funding to continue the Neighborhood Traffic Mitigation Program and provided Council with an estimate for additional police enforcement for the Northpark area through the end of 1998. Candie Toller, 10980 Jay Street, Sheridan Green/Ryan Elementary COG representative, requested median improvements on 112th Avenue between Sheridan Boulevard and Pierce Street, and greenbelt improvements in the Sheridan Green subdivision. Councillor Gary Smith requested expanding the Youth Golf Program at Legacy Ridge. At 7:40 P.M. the public hearing was declared closed.

LOAN AGREEMENT FOR PARTIAL FUNDING OF COUNTRYDALE GOLF COURSE:

A motion was made by Allen and seconded by Dixon to approve a loan agreement with the Jefferson County Commissioners in the amount of \$3.3 million for partial funding of the Countrydale Golf Course and authorize the City Manager and City Clerk to execute the Agreement.

The motion carried unanimously.

ADJOURNMENT:

The meeting was adjourned at 7:42 P.M.

ATTEST:

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Mayor

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City Clerk