



## **WESTMINSTER**

### **Staff Report**

TO: The Mayor and Members of the City Council

DATE: January 4, 2012

SUBJECT: REVISED Briefing and Post-City Council Briefing Agenda for January 9, 2012

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 (*The public is welcome to attend.*) 6:30 P.M.

POST BRIEFING (*The public is welcome to attend.*)

#### PRESENTATIONS

1. Little Dry Creek Drainage & Park Project

#### CITY COUNCIL REPORTS

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

#### EXECUTIVE SESSION

1. Discuss South Westminster redevelopment strategy, including potential property acquisitions, and provide direction and instructions to the City's negotiators, as allowed by WMC section 1-11-3(C)(2) and (C)(7) and C.R.S. section 24-6-402(4)(a) and (4)(e)

#### INFORMATION ONLY

1. 2012 Street Cut Impact Fees

#### WESTMINSTER ECONOMIC DEVELOPMENT AUTHORITY AGENDA

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 9, 2012



SUBJECT: Little Dry Creek Drainage, Park and Open Space project

PREPARED BY: John Carpenter, Director of Community Development  
John Burke, Senior Engineer

### Summary Statement

Staff presented to Council the concept plans for the Westminster Station Transit Oriented Development and the Little Dry Creek Drainage, Park and Open Space project on October 3, 2011. City Council provided feedback to the conceptual plan and specifically expressed a desire to incorporate an elevator into the station plans to serve the FasTracks commuters.

At the January 9, 2012 post-Council meeting, staff will provide Council with an updated plan showing the proposed location of the elevator and a more direct pedestrian access from the unincorporated Adams County area located south of Little Dry Creek to the station.

Staff will also update Council on the status of funding for this project, including a proposed grant application to the Adams County Open Space Board. Staff will be formalizing this request to apply for the Adams County grant during the regularly scheduled City Council meeting of January 23, 2012.

### Background Information

Staff has been working with RTD and the selected concessionaire Denver Transit Partners to identify some of the specific requests the City has for betterments of the RTD base plan for Westminster Station. Specifically, the RTD base plan did not provide any access to the station from the south of the railroad tracks, nor did it include an elevator to provide better ADA access.

The City, Adams County and the Urban Drainage and Flood Control District have been working on the preliminary design plans to significantly re-grade the area south of the tracks to create the Little Dry Creek Drainage, Park and Open Space project. This project among other things will lower the 100-year floodplain and allow the proposed pedestrian tunnel under the Westminster Station to open up to the south.

Now that RTD has agreed to the tunnel opening up to the south, the project team has prepared a plan that will provide direct access to the station for the residents south of the tracks. Additionally, given the 1,320 feet (1/4 mile) a commuter would potentially need to walk from the proposed parking garage to get to the loading platform, there was a strong desire to incorporate an elevator into the plan. The elevator will reduce this walking length by approximately 460 feet and provide significantly enhanced accessibility for handicapped individuals.

Staff Report – Little Dry Creek Drainage, Park and Open Space project

January 9, 2012

Page 2

Through lowering of the 100-year floodplain, this project will advance the City's Strategic Plan Goal of a Safe and Secure Community by protecting people, homes and buildings from flooding through an effective stormwater management program. Additionally, this project supports the transit oriented development project at the Westminster Station.

Respectfully submitted,

J. Brent McFall  
City Manager



# WESTMINSTER

## Staff Report

Information Only Staff Report  
January 9, 2012



SUBJECT: 2012 Street Cut Impact Fees  
PREPARED BY: Dave Downing, City Engineer  
Dave Cantu, Street Operations Manager

### Summary Statement

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

### Background Information

City Code provides for Street Cut Impact Fees to be amended by the City Manager when deemed appropriate and upon recommendation by the City Engineer.

#### Street Cut Impact Fees (WMC 9-2-8)

	2011 Fees	2012 Fees
Street Cut Permit	\$50.00	\$50.00
Longitudinal Trenches	\$2.00/square foot	\$2.12/square foot
Transverse Trenches	\$12.00/square foot	\$12.60/square foot

The Street Cut Impact Fees increase for 2012 became effective January 1, 2012. The fees were originally established in 2003 and were not adjusted until 2010, resulting in a 54% increase. Staff was directed to review and adjust Street Impact Fees annually, if warranted, in order to avoid one large increase after several years. The new established fees reflect a 5% increase and cover current market costs of \$50.55/ton for an asphalt overlay.

The fees will continue to be doubled for streets that have been resurfaced within the current year and the past four calendar years, or sealcoated within the current year and the past two calendar years. In addition, the fees will continue to be waived for streets scheduled for total pavement reconstruction within the current year and the following two years.

Fee Collections for the past five years have totaled:

	Westminster Utilities					
	Operations	Projects	Xcel	Qwest	Others	Total
2007	\$ 95,932		\$ 0	\$ 0	\$90,906	<b>\$186,838</b>
2008	\$373,105		\$2,168	\$4,260	\$46,710	<b>\$426,243</b>
2009	\$640,226		\$ 139	\$2,561	\$ 7,320	<b>\$650,246</b>
2010	\$189,793		\$3,930	\$2,093	\$19,735	<b>\$215,551</b>
2011	\$194,289		\$1,408	\$1,094	\$38,240	<b>\$235,031</b>

Staff Report – 2012 Street Cut Impact Fees

January 9, 2012

Page 2

The fee increase supports the City Council's goal and strategic plan, "Financially Sustainable City Government Providing Exceptional Services".

Respectfully submitted,

J. Brent McFall

City Manager



## WESTMINSTER

### Westminster Economic Development Authority

TO: The Westminster Economic Development Authority Board Members

DATE: January 4, 2012

SUBJECT: WEDA Post Meeting Agenda for January 9, 2012

PREPARED BY: J. Brent McFall, Executive Director

*Please Note: WEDA Study Sessions and Post meetings are open to the public, and individuals are welcome to attend and observe. WEDA was created by the Westminster City Council for the purpose of moving forward with strategic redevelopment of key areas of the City. WEDA Study Sessions and Post meetings are not intended to be interactive with the audience, as this is time set aside for WEDA Board Members to receive information, make inquiries, and to provide Staff with policy direction.*

#### ROLL CALL

#### PRESENTATIONS

None at this time.

#### EXECUTIVE SESSION

1. Discuss strategy and progress on potential acquisition of certain real property by the Westminster Economic Development Authority for the Westminster Urban Reinvestment Project pursuant to CRS 24-6-402 (4)(a) and (e), discussion of strategy and progress on negotiations related to the Westminster Urban Center Redevelopment and provide instructions to the Authority's negotiators as authorized by CRS 24-6-402 (4)(a) and (e), and consultation with the Authority's legal counsel concerning the *Sears* litigation, pursuant to CRS 24-6-402(4)(b) and (e) and WMC 1-11-3 (C)(3) – **Verbal**

Items may come up between now and Monday night. You will be apprised of any changes to the agenda.

Respectfully submitted,

J. Brent McFall  
Executive Director