



# WESTMINSTER

## Staff Report

TO: The Mayor and Members of the City Council

DATE: October 12, 2005

SUBJECT: Study Session Agenda for October 17, 2005

PREPARED BY: J. Brent McFall, City Manager

*Please Note: Study Sessions and Post City Council meetings are open to the public, and individuals are welcome to attend and observe. However, these meetings 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 next Monday night's Study Session, the following schedule has been prepared:

*A light dinner will be served in the Council Family Room* 6:00 P.M.

### CONSENT AGENDA

None at this time.

### CITY COUNCIL REPORTS

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

### PRESENTATIONS

1. School District #12 IGA
2. Growing Home Funding Request (*verbal*)

6:30 P.M.

### EXECUTIVE SESSION

1. Attorney/Client Consultation re Holly Park Litigation

### INFORMATION ONLY

1. Monthly Residential Development Report – Attachment

Additional items may come up between now and Monday night. City Council will be apprised of any changes to the Study Session meeting schedule.

Respectfully submitted,

J. Brent McFall  
City Manager



# WESTMINSTER

## Staff Report

City Council Study Session Meeting  
October 17, 2005



**SUBJECT:** School District #12 (Draft) Intergovernmental Agreement (IGA) Related to the New High School

**PREPARED BY:** John Carpenter, Director of Community Development

**Recommended City Council Action:**

Direct Staff to bring the School District #12 IGA back for official action at the next regular Council meeting.

**Summary Statement**

Staff has negotiated an IGA with School District #12 staff that is ready for review by City Council regarding the new high school. In 2003, the School District was exploring potential sites for a 5<sup>th</sup> district high school and asked for proposals by interested municipalities. The Cities of Westminster, Broomfield, and Thornton submitted proposals. Westminster's proposal included two sites: 1) 120<sup>th</sup> Avenue/Federal Boulevard – northeast corner; and 2) 128<sup>th</sup> Avenue/Huron Street – southeast corner. The school board selected the latter site in part based on the City's proposal.

The District proceeded to acquire the entire 139 acre parcel through eminent domain after negotiations with the property owners proved fruitless. Construction on the high school began in 2004 and the building will open in August 2006.

The attached draft IGA includes the key provisions of the City's original offer. The key points of the IGA are listed in the background section.

**Expenditure Required:** Approximately \$3,850,000

**Source of Funds:** General Fund CIP for streets, City open space funds and Adams County open space grant funds for the open space split 50/50.  
General Capital Improvement Fund – New Development Participation (\$1,000,000)  
City Open Space (\$775,000)  
Adams County Open Space Funds (\$775,000)  
General Capital Improvement Fund – School Cash in Lieu Funds approximately (\$1,300,000)

## **Policy Issue**

Should the City enter into this proposed agreement with School District #12 regarding school facilities?

## **Alternative**

Do not approve this agreement. Staff does not recommend this since both the City and District have been relying upon the earlier proposals made by the City and the District.

## **Background Information**

The following are the key provisions of the IGA:

1. The District will:
  - a. Build a new high school on a 60 acre site.
  - b. Build a new middle school on a 20 acre site.
  - c. Build a 2<sup>nd</sup> district stadium on a 20 acre site.
  - d. Construct a new elementary school at the Bradburn development.
  - e. Sell approximately 40 acres to the City of Westminster along Tanglewood Creek for open space.
  - f. Build 124<sup>th</sup> Avenue, 125<sup>th</sup> Avenue, and Delaware Street to serve the site. The City will pay ½ of the cost of Delaware Street abutting the open space.
  - g. Use reclaimed water for irrigation.
2. The City will:
  - a. Construct improvement to 128<sup>th</sup> Avenue and Huron Street abutting the site.
  - b. Donate the Bradburn Elementary school site to the District. This site was acquired at no cost to the City through developer donation.
  - c. Provide school site cash-in-lieu payments collected from residential projects within the School District #12 boundaries to the district valued at over \$1, 300,000.

Westminster has a long history of intergovernmental cooperation with School District #12. Most of District 12 Westminster facilities are on sites donated by the City. The City was the first city served by School District #12 to require residential developers to donate sites exclusively for school purposes or pay a fee-in-lieu of donation. To date, the City has collected over \$1.3 million within the boundaries of School District #12, which has not yet been disbursed to the district.

The City Council and staff have long desired that a School District #12 high school be built in Westminster. In October 2002, 1,031 Westminster students attended high school in School District #12. An additional 333 Westminster high school students are projected by build out. In 2000, about 11% of School District #12 residents lived in Westminster and 27% of the District's entire assessed valuation was from Westminster. Of the current high schools, two are in Thornton, one is in Broomfield, and one is in Northglenn. As part of the site selection process for the 5<sup>th</sup> high school, Westminster, Thornton, and Broomfield submitted proposals. Westminster's proposal for a site at 128<sup>th</sup> Avenue/Huron Street was ultimately selected based on Westminster's proposal. The high school is under construction and will open in August 2006.

Staff has been in negotiations regarding an IGA to "memorialize" the terms of Westminster's proposal for many months. The IGA is now ready for review by Council.

Staff is still in the process of performing some value engineering on the project. In addition, staff is identifying additional sources of funding as the New Development Capital Improvement Project doesn't have adequate funds to cover the roadway expenses, but we anticipate between value engineering and potential additional revenue sources, we will be able to cover the cost of the work.

Staff believes that the IGA has many desirable aspects for Westminster residents:

- The high school and middle school will provide top notch educational facilities.
- The high school will provide facilities available to the general public such as a state-of-the-art theater.
- School District #12 is planning an aquatics center on the high school site that will feature a 50 meter swimming pool designed to attract statewide swimming competitions. No date for pool construction has been established.
- The Bradburn Elementary School will greatly enhance the desirability of that neighborhood.
- Staff is negotiating to have access to the middle school gym and ball fields for City programs similar to the Wayne Carle Middle School project.
- Improvements to Huron Street and 128<sup>th</sup> Avenue will enhance traffic flow in the area.
- The proposed Tanglewood Creek Open Space will provide land on which to build the proposed Tanglewood Creek Trail, preserve a beautiful natural area and protect a mountain view corridor from I-25. The Adams County Open Space Advisory Board is recommending a grant to the City for \$775,000 to pay ½ of the estimated cost of this purchase.
- Staff will provide additional details on the School District #12 IGA and its benefits to the City at Monday night's Study Session.

Respectfully submitted,

J. Brent McFall  
City Manager

Attachment: Draft Intergovernmental Agreement



WESTMINSTER

Staff Report

Information Only Staff Report
October 17, 2005



SUBJECT: Monthly Residential Development Report

PREPARED BY: Shannon Sweeney, Planning Coordinator

Summary Statement:

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

- The following report updates 2005 residential development activity per subdivision...
The table below shows an overall decrease (-62.6%) in new residential construction for 2005 year-to-date compared to 2004 year-to-date totals.
Residential development activity so far in 2005 reflects decreases in single-family detached (-53.9%), single-family attached (-74.1%), and multi-family (-100%), and no change in senior housing development when compared to last year at this time.

NEW RESIDENTIAL UNITS (2004 AND 2005)

Table with 7 columns: UNIT TYPE, SEPTEMBER (2004, 2005), % CHG., YEAR-TO-DATE (2004, 2005), % CHG. Rows include Single-Family Detached, Single-Family Attached, Multiple-Family, Senior Housing, and TOTAL.

### **Background Information**

In September 2005, service commitments were issued for eight new housing units within the subdivisions listed on the attached table. There were a total of eight single-family detached and no single-family attached, multi-family, or senior housing building permits issued in September.

As noted in the August Monthly Residential Development Report, with the implementation of the City's new permit-tracking software (Accela), service commitments for new residential units are now awarded as the utility permits are issued (at the end of the construction process) rather than at building permit issuance (before the start of construction) as in prior residential development reports. For the next five months or so as this process is implemented, the monthly totals in these reports may indicate a smaller number of new residential units since the totals no longer reflect recently-issued building permits.

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 increase 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.

Respectfully submitted,

J. Brent McFall  
City Manager

Attachment

**ACTIVE RESIDENTIAL DEVELOPMENT**

<b><u>Single-Family Detached Projects:</u></b>	<b>Aug-05</b>	<b>Sep-05</b>	<b>2004 YTD</b>	<b>2005 YTD</b>	<b># Rem.*</b>	<b>2004 Total</b>
Asbury Park III (94th & Teller)	0	0	1	0	0	1
Asbury Acres (94th & Wadsworth Bl.)	0	0	0	4	0	2
Bradburn (120th & Tennyson)	0	0	41	23	120	51
CedarBridge (111th & Bryant)	0	0	4	0	6	4
Covenant (115th & Sheridan)	0	0	6	0	0	6
Hazelwood Annexation (147th & Huron)	0	0	1	0	0	1
Huntington Trails (144th & Huron)	0	0	0	0	210	0
Legacy Ridge West (104th & Leg. Ridge Pky.)	1	0	135	44	10	152
Lexington (140th & Huron)	0	0	0	0	5	0
Maple Place (75th & Stuart)	0	0	4	0	0	4
Meadow View (107th & Simms)	0	0	4	4	10	6
Park Place (95th & Westminster Blvd.)	0	0	0	0	100	0
Quail Crossing (136th & Kalamath)	0	0	9	0	0	9
Ranch Reserve (114th & Federal)	0	0	3	1	2	3
Ranch Reserve II (114th & Federal)	0	0	11	2	7	15
Ranch Reserve III (112th & Federal)	0	0	10	0	1	10
Savory Farm (112th & Federal)	0	0	4	0	0	4
Various Infill	0	0	3	2	13	3
Village at Harmony Park (128th & Zuni)	7	8	63	60	63	79
Wadsworth Estates (94th & Wads. Blvd.)	0	0	5	0	1	5
Winters Property (111th & Wads. Blvd.)	0	0	0	0	8	0
Winters Property South (110th & Wads. Blvd.)	0	0	0	0	10	0
<b><i>SUBTOTAL</i></b>	<b>8</b>	<b>8</b>	<b>304</b>	<b>140</b>	<b>566</b>	<b>355</b>
<b><u>Single-Family Attached Projects:</u></b>						
Alpine Vista (88th & Lowell)	0	0	0	0	84	0
Bradburn (120th & Tennyson)	0	0	73	18	55	92
CedarBridge (111th & Bryant)	0	0	0	0	2	0
Cottonwood Village (88th & Federal)	0	0	10	0	72	10
East Bradburn (120th & Lowell)	0	0	0	0	117	0
Highlands at Westbury (112th & Pecos)	0	0	39	25	71	75
Hollypark (96th & Federal)	0	0	0	0	20	0
Legacy Village (113th & Sheridan)	0	0	0	0	94	0
Ranch Creek Villas (120th & Federal)	0	0	16	0	0	32
Summit Pointe (W. of Zuni at 82nd Pl.)	0	0	4	0	58	4
Sunstream (93rd & Lark Bunting)	0	0	2	2	22	4
Walnut Grove (108th & Wadsworth)	0	0	30	0	0	30
<b><i>SUBTOTAL</i></b>	<b>0</b>	<b>0</b>	<b>174</b>	<b>45</b>	<b>595</b>	<b>247</b>
<b><u>Multiple-Family Projects:</u></b>						
Bradburn (120th & Tennyson)	0	0	0	0	54	0
Mountain Vista Village (87th & Yukon)	0	0	0	0	24	0
Prospector's Point (87th & Decatur)	0	0	17	0	29	17
South Westminster (East Bay)	0	0	0	0	64	0
South Westminster (Harris Park Sites I-IV)	0	0	0	0	12	27
<b><i>SUBTOTAL</i></b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>183</b>	<b>44</b>
<b><u>Senior Housing Projects:</u></b>						
Covenant Retirement Village	0	0	0	0	32	0
Crystal Lakes (San Marino)	0	0	0	0	7	0
<b><i>SUBTOTAL</i></b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>39</b>	<b>0</b>
<b>TOTAL (all housing types)</b>	<b>8</b>	<b>8</b>	<b>495</b>	<b>185</b>	<b>1383</b>	<b>646</b>

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