CITY OF NORTHGLENN
CITY COUNCIL MINUTES
April 8, 2019

CALL TO ORDER Mayor Dodge called a regular meeting of the Northglenn City Council to order on Monday, April 8, 2019 at 7:00 p.m. in the City Hall Council Chambers, 11701 Community Center Drive, Northglenn.

ROLL CALL Present were: Mayor Dodge, Council members Sauers, Leighty, Downing, Brown, Whitman, Duran Mullica, and Willford.

ABSENT Mayor Pro Tem Esquibel.

STAFF PRESENT City Manager Geyer, City Attorney Hoffmann, and City Clerk Small.

PLEDGE OF ALLEGIANCE The Pledge of Allegiance was given.

RESPONSE TO CITIZEN INQUIRY:

Northglenn High School — City Manager Geyer provided an update on the issues related to Northglenn High School and the surrounding neighborhoods.

AGENDA ADDITIONS AND DELETIONS: None.

PROCLAMATIONS:

National Child Abuse Prevention and Awareness Month — Mayor Dodge read the proclamation proclaiming April 2019 as National Child Abuse Prevention and Awareness Month in the City of Northglenn and recognizing the services of the Court Appointed and Special Advocates of Adams and Broomfield Counties (CASA).

Mayor Dodge read the proclamation proclaiming April 2019 as National Child Abuse Prevention and Awareness Month in the City of Northglenn and recognizing the services of Ralston House. Mayor Dodge presented the proclamation Ms. Linda Mikow, Forensic Investigator with the Ralston House.

National Sexual Assault Awareness Month — Mayor Dodge read the proclamation proclaiming April 2019 as National Sexual Assault Awareness Month in the City of Northglenn. Mayor Dodge presented the proclamation to Ms. Vida Herrera,

Victim Services Advocate, and Commander Ron Osgood, Northglenn Police Department.

National Volunteer Recognition Week

Mayor Dodge read the proclamation proclaiming April 8-12, 2019 as National Volunteer Recognition Week in the City of Northglenn and presented the proclamation to members of the Northglenn Victim Assistance and Law Enforcement (VALE) Board.

Arbor Day

Mayor Dodge read the proclamation proclaiming April 26, 2019 as Arbor Day in the City of Northglenn. Mr. Joel Szymanski, City Arborist, accepted the proclamation and encouraged everyone to attend an Arbor Day event on April 19, 2019 at Hugh Danahy Park.

PRESENTATIONS:

Tree City USA Award

Ms. Nancy Klasky, Colorado State Forest Service, stated the City of Northglenn had been awarded the Tree City USA designation for the 29th year and provided information about the Tree City program. Ms. Klasky congratulated the City and presented the Tree City USA award to Mr. Joel Szymanski, City Arborist.

Mr. Szymanski thanked City Council, the City of Northglenn, and residents for their support of the City's tree program.

PROCLAMATIONS:

City Incorporation Day

Mayor Dodge read the proclamation proclaiming April 19, 2019 as Incorporation Day in the City of Northglenn in honor of the City's 50th Anniversary.

PUBLIC INVITED TO BE HEARD

Mayor Dodge called for any person wishing to address City Council on matters of community interest related to City business not set for public hearing to come forward. There was no response.

LEGISLATIVE POLICY COMMITTEE UPDATE:

Council member Willford reported the Legislative Policy Committee supported the following bills that have been signed by the Governor or have been approved and are awaiting the Governor's signature: HB-1084 – Notice to Property Owners Whether Area Blighted; HB-1113 – Protect Water Quality Adverse Mining Impacts; and HB-1177 – Extreme Risk Protection Orders. Council member Willford reported the Committee is supporting the following bills: HB-1257 – Voter Approval to Retain Revenue for Education & Transportation; HB-1258 – Allocate Voter-approved Revenue for Education & Transportation; HB-1261 – Climate Action Plan to Reduce Pollution; SB-181 – Protect Public Welfare Oil and Gas Operations; and SB-229 – Campaign Contributions for Dependent Care Expenses.

FINANCIAL REPORT:

February 2019 Update

Mr. Jason Loveland, Director of Finance, provided a financial report for the period ending February 28, 2019. Mr. Loveland spoke about revenue and expenditures in the General Fund, Water and Wastewater Fund, Stormwater Fund, Sanitation Fund, Conservation Trust Fund, and Capital Projects Fund. Mr. Loveland also reported on the City's cash reserves and sales tax revenue by geo-code.

CONSENT AGENDA

MOTION TO PASS

Council member Sauers **MOVED** and it was **SECONDED** by Council member Brown to approve the consent agenda.

MOTION PASSED

There was no discussion and the motion **PASSED.**

IN FAVOR - Dodge, Sauers, Leighty, Downing, Brown, Whitman, Duran Mullica, Willford.
OPPOSED - None.
ABSENT - Esquibel.

The following items were approved on the consent agenda:

- Minutes of the March 25, 2019 Regular Meeting
- CR-30 – NURA Commissioner Reappointment – Chris DeMay
- CR-31 – NURA Commissioner Reappointment – Jerry Gavette

PUBLIC HEARINGS:

CB-1922 – Karl's Farm Property Rezoning to Planned Development; CB-1924 – Sales Tax Credit Ordinance; and Karl's Farm Metropolitan District Nos. 1-3 Service Plan

Mayor Dodge disclosed, pursuant to Section 4.7 of the City of Northglenn Home Rule Charter, that her company, Dodge Signs, has business dealings with one of the applicants involved in the development of Karl's Farm. Mayor Dodge stated she does not have a substantial personal or financial interest within the meaning of the Charter, and confirmed she is able to act impartially on the applications under consideration.

Mayor Dodge opened the public hearing on CB-1922, CB-1924, and CR-33 – a resolution approving the Karl's Farm Metropolitan District Nos. 1-3 Service Plan, and read an opening statement regarding the hearing related to the property known as Karl's Farm. There were no objections to the jurisdiction of the City Council or to the form or substance of the proceedings.

Mr. Brook Svoboda, Director of Planning and Development, provided an overview of the items related to the proposed development of the Karl's Farm property. Mr. Svoboda stated staff recommends approval of the Karl's Farm rezoning application, Karl's Farm public finance agreement, Karl's Farm Metropolitan District Nos. 1-3 Service Plan, and the reimbursement agreement for the construction of the Bunker Hill Lift Station.

Mr. Eric Ensey, Senior Planner, provided a staff report and detailed review of the applications. Mr. Ensey stated the rezoning application is to rezone the property known as Karl's Farm, located north of 120th Avenue between Irma Drive and Race Street, from AG Agriculture, CG Commercial General, and PD Planned Development to PD Planned Development. Mr. Ensey provided information about the proposed development of the property, the creation of a Title 32 Metropolitan District, and the proposed service plan for the development.

City Clerk Small placed all individuals wishing to provide testimony under oath.

The following individuals presented testimony on behalf of the applicant, Karl's Farm Investors, LLC, and spoke in favor of CB-1922, CB-1924, and the Karl's Farm Metropolitan District Nos. 1-3 Service Plan:

Mr. Richard Frank, Centre Communities
Mr. David Goldberg, Miller Real Estate Investments
Ms. Diana Rael, Norris Design
Ms. Carolynne White, Brownstein Hyatt Farber Schreck
Mr. Casey Lekahal, White Bear Ankele Tanaka & Waldron
Mr. Daniel Frank, Centre Communities

The development team addressed questions from Council on the following items: maximum height of the mixed-use development, traffic connectivity, the use of add-on public improvement fees (PIF) vs. credit PIF, whether the add-on PIF has a sunset date, and services provided by the metro district.

Mayor Dodge called for all other persons wishing to speak to come forward.

The following individuals spoke in favor of the items related to the rezoning of the Karl's Farm property and the Karl's Farm Metropolitan District Nos. 1-3 Service Plan:

Ms. Shannon Sublet
Ms. Karen Swaithes

Mayor Dodge called for any other person wishing to speak. There was no response and the public hearing was closed.

ORDINANCES – Second Reading:

CB-1922 – Karl's Farm Property Rezoning to Planned Development

City Clerk Small read the title.

MOTION TO PASS

Council member Downing **MOVED** and it was **SECONDED** by Council member Sauers to approve CB-1922 on second reading.

MOTION PASSED

There was discussion and the motion **PASSED.**
IN FAVOR - Dodge, Sauers, Leighty, Downing, Brown, Whitman, Willford.
OPPOSED - Duran Mullica.
ABSENT - Esquibel.

CB-1924 – Karl's Farm Sales Tax Credit Ordinance

City Clerk Small read the title.

MOTION TO PASS

Council member Downing **MOVED** and it was **SECONDED** by Council member Brown to approve CB-1924 on second reading.

MOTION PASSED

There was discussion and the motion **PASSED.**
IN FAVOR - Dodge, Sauers, Leighty, Downing, Brown, Whitman, Willford.
OPPOSED - Duran Mullica.
ABSENT - Esquibel.

ORDINANCES – First Reading:

CB-1925 – Civic Center Property Rezoning to Mixed-Use Corridor

City Clerk Small read the title.

MOTION TO PASS

Council member Downing **MOVED** and it was **SECONDED** by Council member Sauers to approve CB-1925 on first reading.

MOTION PASSED There was no discussion and the motion **PASSED.**
IN FAVOR - Dodge, Sauers, Leighty, Downing, Brown, Whitman, Willford.
OPPOSED - Duran Mullica.
ABSENT - Esquibel.

CB-1926 – Station Village Property Rezoning to Mixed-Use Corridor

City Clerk Small read the title.

MOTION TO PASS Council member Downing **MOVED** and it was **SECONDED** by Council member Brown to approve CB-1926 on first reading.

MOTION PASSED There was no discussion and the motion **PASSED.**
IN FAVOR - Dodge, Sauers, Leighty, Downing, Brown, Whitman, Duran Mullica, Willford.
OPPOSED - None.
ABSENT - Esquibel.

Note: City Manager Geyer stated the public hearings on CB-1925 and CB-1926 will be held on April 22, 2019.

RESOLUTIONS:

CR-33 – Karl's Farm Metropolitan District Service Plan IGA

City Clerk Small read the title.

MOTION TO PASS Council member Downing **MOVED** and it was **SECONDED** by Council member Sauers to approve CR-33.

MOTION PASSED There was discussion and the motion **PASSED.**
IN FAVOR - Dodge, Sauers, Leighty, Downing, Brown, Whitman.
OPPOSED - Duran Mullica, Willford.
ABSENT - Esquibel.

CR-35 – Karl's Farm Filing No. 1 Conveyance Plat

City Clerk Small read the title.

MOTION TO PASS Council member Downing **MOVED** and it was **SECONDED** by Council member Sauers to approve CR-35.

MOTION PASSED There was no discussion and the motion **PASSED.**
IN FAVOR - Dodge, Sauers, Leighty, Downing, Brown, Whitman, Willford.
OPPOSED - Duran Mullica.
ABSENT - Esquibel.

CR-36 – Karl's Farm Property Vested Rights Development Agreement

City Clerk Small read the title.

MOTION TO PASS Council member Downing **MOVED** and it was **SECONDED** by Council member Sauers to approve CR-36.

MOTION PASSED There was no discussion and the motion **PASSED.**
IN FAVOR - Dodge, Sauers, Leighty, Downing, Brown, Whitman, Willford.
OPPOSED - Duran Mullica.
ABSENT - Esquibel.

CR-37 – Reimbursement Agreement with Karl's Farm Investors, LLC for Construction of Bunker Hill Lift Station

City Clerk Small read the title.

MOTION TO PASS Council member Downing **MOVED** and it was **SECONDED** by Council member Sauers to approve CR-37.

MOTION PASSED There was no discussion and the motion **PASSED.**
IN FAVOR - Dodge, Sauers, Leighty, Downing, Brown, Whitman, Willford.
OPPOSED - Duran Mullica.
ABSENT - Esquibel.

CR-34 – Karl's Farm Public Finance Agreement

City Clerk Small read the title.

MOTION TO PASS Council member Downing **MOVED** and it was **SECONDED** by Council member Brown to approve CR-34.

MOTION PASSED There was discussion and the motion **PASSED.**
IN FAVOR - Dodge, Sauers, Leighty, Downing, Brown, Whitman.
OPPOSED - Duran Mullica, Willford.
ABSENT - Esquibel.

RECESS — The City Council meeting recessed at 10:23 p.m.

RECONVENE — The City Council meeting reconvened at 10:31 p.m.

DISCUSSION ITEMS:

Neighborhood Services Service Area Changes

Mr. Brook Svoboda, Director of Planning and Development, provided an update on Neighborhood Services and changes to the service areas throughout the City. Mr. Svoboda stated the changes were made in an ongoing effort to improve efficiencies and to equally distribute the workload to neighborhood services officers.

COMMUNICATIONS:

Council

Council member Willford recognized Council members Leighty and Sauers for their matching Ward 1 Council uniforms.

Council member Whitman reported she attended the 9 Health Fair at Crossroads Church in Northglenn. She stated it was very well-attended and thanked all of the event volunteers.

Council member Brown reported on the City Council Outside Agency Funding (OAF) Committee and stated the group approved sponsorships for the Food for Hope Dinner on Thursday, May 2 and the Latinas First Foundation Luncheon on Friday, May 3. Council member Brown announced that Council member Jordan Sauers will be recognized at the Latinas First Foundation event.

Council member Sauers provided information about the Latinas First Foundation, which provides resources for Latinas of all professions and recognizes Latina leaders and their contributions to the community. Council member Sauers provided information about the Foundation's speed mentoring program for Latina high school students that she has participated in for the last four years.

Council member Downing reported a Ward 2 meeting was held on March 30, 2019 and stated there was a lot of discussion at the meeting about traffic calming. Council member Downing reported the community garden at the Stonehocker Farmhouse needs volunteers and stated early planting will take place on April 27. Council member Downing updated Council on the Senior Hub's Retired Senior Volunteer Program (RSVP) and stated RSVP programs will be transitioning to other departments at the Senior Hub.

Council member Leighty announced the City's Flashlight Egg Hunt will be held on Friday, April 12 for ages 9-14, and noted registration for the event is still open.

Council member Sauers thanked the City Council OAF Committee for sponsoring the Latinas First Foundation event, and commended staff's efforts to improve the City's social media.

Staff

City Manager Geyer reported she attended the Adams County Education Consortium's Backpacks to Briefcases event on Friday, April 5, 2019.

PUBLIC INVITED TO BE HEARD

Mayor Dodge invited any member of the public wishing to speak on items previously addressed by Council to come forward. There was no response.

Executive Session

MOTION TO PASS

Mayor Dodge **MOVED** and it was **SECONDED** by Council member Downing to adjourn to an Executive Session pursuant to Section 4.5(g) of the City of Northglenn Home Rule Charter for negotiations concerning the purchase, sale, lease or other acquisition of real or personal property, or interests therein, or concerning any contracts except those required to be the subject of competitive bidding.

MOTION PASSED

There was no discussion and the motion **PASSED.**

IN FAVOR - Dodge, Sauers, Leighty, Downing, Brown, Whitman, Duran Mullica, Willford.
OPPOSED - None.
ABSENT - Esquibel.

ADJOURNMENT

The City Council meeting adjourned to the Executive Session at 10:47 p.m.

JOHANNA SMALL, CMC
City Clerk

CAROL A. DODGE
Mayor