

**CITY OF NORTHGLENN  
CITY COUNCIL MINUTES  
July 13, 2015**

**CALL TO ORDER**

Mayor Downing called a regular meeting of the Northglenn City Council to order on Monday, July 13, 2015 at 7:00 p.m. in the City Hall Council Chambers, 11701 Community Center Drive, Northglenn.

**ROLL CALL**

Present were: Mayor Downing, Mayor Pro Tem C. Dodge, Council members Snetzinger, Mullica, W. Dodge, Brown, Carrico, Whitman, and Wieneke.

**ABSENT**

None.

**STAFF PRESENT**

Acting City Manager Willett, City Attorney Hoffmann, and City Clerk Small.

**PLEDGE OF  
ALLEGIANCE**

The Pledge of Allegiance was given.

**AGENDA ADDITIONS  
AND DELETIONS:**

None.

**PRESENTATIONS:**

Northglenn Police  
Department Citizen  
Recognition Awards

Police Chief Jim May spoke about an incident on May 26, 2015 involving Police Officer Scott Thomas and a suspect on a domestic violence call. Chief May called forward Mr. Dustin Boleng, who observed the suspect fleeing from Officer Thomas and provided assistance to help take the suspect into custody. Chief May thanked Mr. Boleng for his bravery and willingness to provide assistance to Officer Thomas during the incident and presented him with a Citizen Commendation Award and the Northglenn Police Department challenge coin.

Police Chief Jim May spoke about an incident on November 9, 2014 in which Police Sergeant Steve Garrow and Officer Anthony Magness entered an apartment home that was on fire and rescued five residents inside. Chief May called forward Ms. D'Onna Pound, who had called 911 about smoke from the fire. Chief May thanked Ms. Pound for her actions, which helped save the lives of her neighbors and prevented a potential large scale fire. Chief May presented Ms. Pound with a Citizen Commendation Award and the Northglenn Police Department challenge coin.

Police Chief Jim May spoke about an incident on June 9, 2015 involving Animal Control Officer Michelle Soustek and a 100 pound French mastiff dog that was running at-large. Chief May stated Joe and Tiffany White observed that the dog was in distress and assisted Officer Soustek by providing water to cool the dog's core temperature. Chief May thanked Joe and Tiffany White for their quick actions and assistance which prevented the dog from suffering severe injuries, and presented Mr. White with a Citizen Commendation Award and the Northglenn Police Department challenge coin.

Economic Development  
Update

Ms. Debbie Tuttle, Economic Development Manager, provided an update on the Texas Roadhouse construction project and stated the groundbreaking event for the SCL Hospital will be held on July 16, 2015. Ms. Tuttle reported on ribbon cutting events, new businesses, and unemployment rates. Ms. Tuttle spoke about business improvement grants approved by the Northglenn Urban Renewal Authority (NURA) and funding approved by NURA for the 104<sup>th</sup> and I-25 landscaping project.

**PUBLIC INVITED**  
**TO BE HEARD**

Mayor Downing 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.

Mr. Alan Richardson spoke about the Huron Center. Mr. Richardson stated he polled various residents and reported they want to see improvements made to the shopping center. Mr. Richardson spoke about the property being blighted, expressed concern about the landlord of the shopping center, and encouraged Council to approve the use of eminent domain for the property.

Ms. Susan Epstein spoke about the Huron Center. Ms. Epstein stated she lives near the property and spoke about its deterioration over the years. Ms. Epstein encouraged the City to take the property by using eminent domain while also trying to retain or relocate the current businesses.

Ms. Hannah Mullen, Constituent Services Representative from Congressman Perlmutter's Office, spoke to Council about upcoming events including a Government in the Grocery on Saturday, August 1<sup>st</sup> at the ARC Thrift Store, a Telephone Town Hall meeting on August 3<sup>rd</sup>, and the House STEM App Challenge on November 7, 2015.

**FINANCIAL REPORT:**

May 2015 Update

Mr. Jason Loveland, Director of Finance, provided a financial report for the period ending May 31, 2015. Mr. Loveland reported on revenue and expenditures for the General Fund, Conservation Trust Fund, Capital Projects Fund, Water and Wastewater Fund, Stormwater Fund, and Sanitation Fund. Mr. Loveland reported on the City's cash reserves through the end of May 2015 and sales and use tax revenue by geocode. Mr. Loveland addressed questions regarding restricted revenue for debt service and decreased revenue in the Sanitation Fund, and reminded everyone that the City's financial information and reports may be found on the City's website at [www.northglenn.org/transparency](http://www.northglenn.org/transparency).

**CONSENT AGENDA**  
**MOTION TO PASS**

Council member Carrico **MOVED** and it was **SECONDED** by Council member Whitman to approve the consent agenda.

**MOTION PASSED**

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

IN FAVOR - Downing, C. Dodge, Snetzinger, Mullica, W.  
Dodge, Brown, Carrico, Whitman, Wieneke.

OPPOSED - None.

ABSENT - None.

The following items were approved on the consent agenda:

- Minutes of the June 22, 2015 Regular Meeting
- Minutes of the July 6, 2015 Special Meeting
- CR-90 – Support for Adams County Open Space Grant Request for Northwest Open Space Design
- CR-91 – Support for Adams County Open Space Grant Request for Fox Run Open Space Improvements
- CR-92 – Support for Adams County Open Space Mini Grant Request for Honeybee Habitat Protection

**PUBLIC HEARINGS:**

CB-1855 – Supplemental  
Appropriations

City Clerk Small read the title.

Mayor Downing opened the public hearing on CB-1855 and called for any person wishing to speak either “for” or “against” CB-1855 to come forward. No one came forward and the public hearing was declared closed.

CB-1856 – Appropriation  
Amendments

City Clerk Small read the title.

Mayor Downing opened the public hearing on CB-1856 and called for any person wishing to speak either “for” or “against” CB-1856 to

come forward. No one came forward and the public hearing was declared closed.

**ORDINANCES –**

**SECOND READING:**

CB-1855 – Supplemental  
Appropriations

**MOTION TO PASS**

Mayor Pro Tem C. Dodge **MOVED** and it was **SECONDED** by Council member Carrico to approve CB-1855 on second reading.

Acting City Manager Willett provided a summary of CB-1855.

**MOTION PASSED**

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

IN FAVOR - Downing, C. Dodge, Snetzinger, Mullica, W.  
Dodge, Brown, Carrico, Whitman, Wieneke.

OPPOSED - None.

ABSENT - None.

CB-1856 – Appropriation  
Amendments

**MOTION TO PASS**

Council member Whitman **MOVED** and it was **SECONDED** by Council member Carrico to approve CB-1856 on second reading.

Acting City Manager Willett provided a summary of CB-1856.

**MOTION PASSED**

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

IN FAVOR - Downing, C. Dodge, Snetzinger, Mullica, W.  
Dodge, Brown, Carrico, Whitman, Wieneke.

OPPOSED - None.

ABSENT - None.

**RESOLUTIONS:**

CR-81 – Blight  
Determination/Project  
Commencement/  
Eminent Domain  
Authorization

City Clerk Small read the title.

**MOTION TO PASS**

Council member Wieneke **MOVED** and it was **SECONDED** by Mayor Pro Tem C. Dodge to continue CR-81 to September 14, 2015.

City Attorney Hoffmann provided a summary of CR-81 and spoke about the progress that has been made between Evergreen Development and Impala Capital regarding the Huron Center. Mr.

Hoffmann stated staff is recommending that CR-81 be continued to September 14, 2015, and stated the Northglenn Urban Renewal Authority (NURA) would provide a recommendation to City Council prior to September 14<sup>th</sup>.

Mr. Tyler Carlson, Evergreen Development, spoke about the recent efforts made by Impala Capital and their consultants. Mr. Carlson addressed questions from Council regarding developing the NURA-owned portion of the shopping center if Impala Capital performs improvements to the property they own.

Ms. Debbie Tuttle stated Impala Capital has hired a new property management company, Crosby Realty, and stated NURA pays 51% of property maintenance costs.

Mr. Zhang, Impala Capital, stated it is his intention to work with Evergreen Development to modernize the shopping center for the City of Northglenn and thanked Council for the opportunity to be part of the improvements. Mr. Zhang addressed questions from Council regarding his previous efforts to maintain the property, the shopping center being located in an urban renewal area, and Impala Capital's willingness to work with the other parties to redevelop the property if the Council authorizes NURA to use eminent domain.

**MOTION FAILED**

There was discussion and the motion **FAILED**.

IN FAVOR - W. Dodge, Wieneke.

OPPOSED - Downing, C. Dodge, Snetzinger, Mullica, Brown,  
Carrico, Whitman.

ABSENT - None.

**MOTION TO PASS**

Council member Snetzinger **MOVED** and it was **SECONDED** by Council member Whitman to approve CR-81.

**MOTION PASSED**

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

IN FAVOR - Downing, C. Dodge, Snetzinger, Mullica, Brown,  
Carrico, Whitman.

OPPOSED - W. Dodge, Wieneke.

ABSENT - None.

CR-88 – Community  
Development Block Grant  
(CDBG) Program IGA

City Clerk Small read the title.

**MOTION TO PASS**

Council member Carrico **MOVED** and it was **SECONDED** by Council member Snetzinger to approve CR-88.

Acting City Manager Willett provided a summary of CR-88.

**MOTION PASSED**

There was discussion and the motion **PASSED**.

IN FAVOR - Downing, C. Dodge, Snetzinger, Mullica, W.  
Dodge, Brown, Carrico, Whitman, Wieneke.

OPPOSED - None.

ABSENT - None.

CR-89 – Metropolitan  
DUI Task Force IGA

City Clerk Small read the title.

**MOTION TO PASS**

Council member Snetzinger **MOVED** and it was **SECONDED** by  
Council member Carrico to approve CR-89.

Acting City Manager Willett provided a summary of CR-89.

**MOTION PASSED**

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

IN FAVOR - Downing, C. Dodge, Snetzinger, Mullica, W.  
Dodge, Brown, Carrico, Whitman, Wieneke.

OPPOSED - None.

ABSENT - None.

CR-93 – Approval of  
Use of Design Build  
Contract for Larson Park

City Clerk Small read the title.

**MOTION TO PASS**

Council member Whitman **MOVED** and it was **SECONDED** by  
Mayor Pro Tem C. Dodge to approve CR-93.

Acting City Manager Willett provided a summary of CR-93.

Council requested to receive a copy of the bid package for the Larson  
Park Playground Replacement project.

**MOTION PASSED**

There was discussion and the motion **PASSED**.

IN FAVOR - Downing, C. Dodge, Snetzinger, Mullica, W.  
Dodge, Brown, Carrico, Whitman, Wieneke.

OPPOSED - None.

ABSENT - None.

CR-94 – Recreation  
Center Weight Room  
Equipment Purchase

City Clerk Small read the title.

**MOTION TO PASS**

Council member Carrico **MOVED** and it was **SECONDED** by  
Council member Snetzinger to approve CR-94.

Acting City Manager Willett provided a summary of CR-94.

**MOTION PASSED**

There was discussion and the motion **PASSED**.

IN FAVOR - Downing, C. Dodge, Snetzinger, Mullica, W.  
Dodge, Brown, Carrico, Whitman.

OPPOSED - Wieneke.

ABSENT - None.

CR-95 – November 3, 2015  
Ballot Question – Extension  
of ½% Sales Tax

City Clerk Small read the title.

**MOTION TO PASS**

Council member Carrico **MOVED** and it was **SECONDED** by  
Council member Whitman to approve CR-95.

City Attorney Hoffmann provided a summary of CR-95.

**MOTION PASSED**

There was discussion and the motion **PASSED**.

IN FAVOR - Downing, C. Dodge, Snetzinger, Mullica, W.  
Dodge, Brown, Carrico, Whitman.

OPPOSED - Wieneke.

ABSENT - None.

CR-96 – 2015 Utility  
Emergency Response –  
Change Order No. 1

City Clerk Small read the title.

**MOTION TO PASS**

Mayor Pro Tem C. Dodge **MOVED** and it was **SECONDED** by  
Council member Whitman to approve CR-96.

Acting City Manager Willett provided a summary of CR-96.

**MOTION PASSED**

There was discussion and the motion **PASSED**.

IN FAVOR - Downing, C. Dodge, Snetzinger, Mullica, W.  
Dodge, Brown, Carrico, Whitman, Wieneke.

OPPOSED - None.

ABSENT - None.

CR-97 – Legislative  
Lobbying Services

City Clerk Small read the title.

**MOTION TO PASS**

Council member Mullica **MOVED** and it was **SECONDED** by  
Council member Carrico to approve CR-97.

City Attorney Hoffmann provided a summary of CR-97.

**MOTION PASSED**

There was discussion and the motion **PASSED**.  
IN FAVOR - Downing, C. Dodge, Snetzinger, Mullica, W.  
Dodge, Brown, Carrico, Whitman.  
OPPOSED - Wieneke.  
ABSENT - None.

CR-98 – Contribution  
to Metro Area Landlord  
Incentive Fund

City Clerk Small read the title.

**MOTION TO PASS**

Council member Mullica **MOVED** and it was **SECONDED** by  
Mayor Pro Tem C. Dodge to approve CR-98.

Acting City Manager Willett provided a summary of CR-98.

**MOTION TO AMEND**

Council member Mullica **MOVED** and it was **SECONDED** by  
Mayor Pro Tem C. Dodge to amend CR-98 by increasing the  
contribution to \$2,500.

**MOTION TO  
AMEND PASSED**

There was discussion and the motion to amend **PASSED**.  
IN FAVOR - Downing, C. Dodge, Snetzinger, Mullica, Carrico,  
Whitman.  
OPPOSED - W. Dodge, Brown, Wieneke.  
ABSENT - None.

**MOTION PASSED**

There was discussion and the main motion as amended **PASSED**.  
IN FAVOR - Downing, C. Dodge, Snetzinger, Mullica, Carrico,  
Whitman.  
OPPOSED - W. Dodge, Brown, Wieneke.  
ABSENT - None.

CR-99 – Acting City  
Manager Appointment

City Clerk Small read the title.

**MOTION TO PASS**

Council member Carrico **MOVED** and it was **SECONDED** by  
Mayor Pro Tem C. Dodge to approve CR-99.

**MOTION PASSED**

There was no discussion and the motion **PASSED**.  
IN FAVOR - Downing, C. Dodge, Snetzinger, Mullica, W.  
Dodge, Brown, Carrico, Whitman, Wieneke.  
OPPOSED - None.  
ABSENT - None.



CR-100 – City Manager  
Resignation Agreement

City Clerk Small read the title.

**MOTION TO PASS**

Mayor Pro Tem C. Dodge **MOVED** and it was **SECONDED** by Council member Carrico to approve CR-100.

City Attorney Hoffmann provided a summary of CR-100.

**MOTION PASSED**

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

IN FAVOR - Downing, C. Dodge, Mullica, W. Dodge, Brown, Carrico, Whitman, Wieneke.

OPPOSED - None.

ABSENT - Snetzinger.

Note:

Council member Snetzinger excused herself from the meeting at 8:52 p.m. and returned at 8:55 p.m.

**DISCUSSION ITEMS:**

Budget Retreat

Mayor Downing suggested holding a retreat with staff to discuss items of which Council should be aware. Mayor Downing stated the items may or may not impact the budget, and suggested it may be a good time to regroup with staff. There was discussion and it was the consensus of Council to have the Acting City Manager keep Council apprised of important issues.

**COMMUNICATIONS:**

Council

Council member Wieneke announced he and Council member Snetzinger will be hosting a Ward 4 meeting tomorrow evening.

Council member Whitman announced National Night Out will be held on Tuesday, August 4<sup>th</sup> and encouraged Ward 3 neighborhoods to participate in the event. Council member Whitman thanked staff for their work on the July 4<sup>th</sup> Festival and stated she was pleased by the number of people from other communities that attended the event.

Council member Carrico reported she attended the July 4<sup>th</sup> Festival and thanked the City for allowing the Rotary Club to hold the Duck Derby during the event. Council member Carrico reported she attended the concert in the park last week and encouraged everyone to attend the concert series.

Mayor Pro Tem C. Dodge announced there is no summer concert this Wednesday and reported the next concert will be held on Wednesday, July 22 featuring 80's music by Chadzilla and the Asteroids. Mayor Pro Tem Dodge reported she attended the Colorado Municipal League (CML) Board retreat in Durango and spoke about the progress made at the retreat.

Mayor Downing announced that Mayor on the Move – Youth Edition will be held at Danahy Park on Tuesday, July 14<sup>th</sup> and reported on the Bike to Work Day event that was held recently. Mayor Downing reported she attended the Small Communities Conference in Laramie, Wyoming.

Council member Brown announced that Ms. Madeline Lehman recently passed away and stated she was a longtime resident and longtime volunteer in the City of Northglenn.

Council member W. Dodge reported he attended the July 4<sup>th</sup> Festival and stated he participated in the Duck Derby and the Flapjacks and Fireworks run.

Council member Mullica reported he attended the July 4<sup>th</sup> Festival and stated he enjoyed the fireworks.

Staff

City Clerk Small encouraged anyone who may be interested in running for City Council this November to stop by the City Clerk's office or visit the City's website to obtain a copy of the 2015 Candidate Manual.

**PUBLIC INVITED**  
**TO BE HEARD**

Mayor Downing invited any member of the public wishing to speak on items previously addressed by Council to come forward. No one came forward.

Executive Session  
**MOTION TO PASS**

Mayor Downing **MOVED** and it was **SECONDED** by Council member Snetzinger to adjourn to Executive Session pursuant to Section 4.5(a) of the City of Northglenn Home Rule Charter for personnel matters.

**MOTION PASSED**

There was no discussion and the motion **PASSED**.  
IN FAVOR - Downing, C. Dodge, Snetzinger, Mullica, W.  
Dodge, Brown, Carrico, Whitman, Wieneke.  
OPPOSED - None.  
ABSENT - None.

**ADJOURNMENT**

The City Council meeting adjourned to the Executive Session at 9:11 p.m.

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JOHANNA SMALL, CMC  
City Clerk

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JOYCE DOWNING  
Mayor