

City Council Meeting Minutes

**April 7, 2015
City Hall, Council Chambers
749 Main Street
7:05 PM**

Call to Order – Mayor Muckle called the meeting to order at 7:00 p.m.

Roll Call was taken and the following members were present:

City Council: *Mayor Robert Muckle, Mayor Pro Tem Hank Dalton
City Council members: Sue Loo, Ashley Stolzmann,
Chris Leh, Jeff Lipton and Jay Keany (arrived at 9:02
p.m.)*

Staff Present: *Malcolm Fleming, City Manager
Heather Balsler, Deputy City Manager
Kurt Kowar, Public Works Director
Aaron DeJong, Economic Development Director
Troy Russ, Planning & Building Safety Director
Meredyth Muth, Public Relations Manager
Scott Robinson, Planner II
Nancy Varra, City Clerk*

Others Present: *Sam Light, City Attorney*

PLEDGE OF ALLEGIANCE

All rose for the pledge of agenda.

APPROVAL OF AGENDA

Mayor Muckle called for changes to the agenda and hearing none, moved to approve the agenda, seconded by Mayor Pro Tem Dalton. All were in favor. Absent: Council member Keany.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Jean Morgan, 1131 Spruce Street, Louisville, CO thanked City Manager Fleming for contacting her on the potential purchase of 1125 Pine Street to extend Lee Street.

City of Louisville

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John Willson, Fire Chief, Louisville Fire Protection District 895 W. Via Appia, Louisville, CO, stated he will report to the Council on a quarterly basis to address any question relative to the Fire District's activities. The Mayor and City Council did not have any questions or concerns, and thanked Fire Chief Willson for attending the meeting.

APPROVAL OF THE CONSENT AGENDA

MOTION: Mayor Muckle moved to approve the consent agenda, seconded by Mayor Pro Tem Dalton. All were in favor. Absent: Council member Keany.

- A. Approval of Bills**
- B. Approval of Minutes –March 17, 2015**
- C. Approval of RNL Contract Amendment for City Services Facility Construction Administrative Services**
- D. Award Bid for 2015 Sanitary Sewer Main Replacement**
- E. Approval of Bobcat Skid-Steer With Attachments Purchase**
- F. Approval of Purchase of Replacement Police Vehicles**

COUNCIL INFORMATIONAL COMMENTS ON PERTINENT ITEMS NOT ON THE AGENDA

No items to report.

CITY MANAGER'S REPORT

City Manager Fleming thanked and congratulated Deputy City Manager Balsler for her grant writing ability. She was assisted by the Public Works Director, Planning and Building Safety Director, Parks and Recreation Director and the Landscape Architect in obtaining a \$15,000 Sustainability Grant from Boulder County. The City will use the funds to promote the community gardens. Deputy City Manager Balsler explained the grant money will be used to build a community garden near Lydia Morgan including landscaping, design work and materials at the site. She noted the IGA for the Sustainability grant with Boulder County would be presented at the next Council meeting.

REGULAR BUSINESS

ORDINANCE No. 1683, SERIES 2015 – AN ORDINANCE AUTHORIZING A LOAN FROM THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY TO FINANCE IMPROVEMENTS TO THE CITY'S WASTEWATER AND STORMWATER SYSTEMS; AUTHORIZING THE FORM AND EXECUTION OF THE LOAN AGREEMENT AND A GOVERNMENTAL AGENCY BOND TO EVIDENCE SUCH LOAN; RATIFYING PRIOR DETERMINATIONS OF THE CITY COUNCIL; AND

**PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH - 2nd Reading –
Public Hearing**

Mayor Muckle requested a City Attorney introduction.

City Attorney Light introduced Ordinance No. 1683, Series 2015.

Mayor Muckle opened the public hearing and requested a staff presentation.

Public Works Director Kowar explained Ordinance No. 1683, Series 2015 authorizes a loan agreement between the City of Louisville and the Colorado Water Resources & Power Development Authority (CWRPDA). This loan will provide funds for the City's Wastewater Treatment Plant Upgrade Project and the Storm Sewer Outfall Improvements Project. CWRPDA will issue federally-subsidized bonds to provide financing for the loan agreement. The final sale and pricing of the bonds, as well as the bids on the two projects, will determine the final structure of the loan. The bond closing is scheduled for the middle/end of May. The bid openings for the Wastewater Treatment Plant Upgrade Project and the Storm Sewer Outfall Improvements Project are April 22, 2015 and May 20, 2015, respectively. The proposed ordinance authorizes the City Manager and Finance Director to make final determination regarding the interest rate on the loan, the amount of the loan, and the term of the loan, subject to the following parameters:

- The interest rate on the loan shall not exceed 3.25%,
- The principal amount of the loan shall not exceed \$43 million, and
- The final maturity of the loan shall not be later than December 1, 2037.

The loan will be repaid solely from the revenues of the Combined Utility Fund. In addition to operation, maintenance, and replacement, the Combined Utility Fund will be required to generate enough revenue to satisfy the current water utility debt service and to equal 110% coverage of the wastewater utility and storm water utility debt service on the CWRPDA loan.

Wastewater Treatment Plant Project Description: Of the maximum loan amount of \$43 million, approximately \$36 million would be applied to this project.

Storm Sewer Outfall Improvements Project Description: Of the maximum loan amount of \$43 million, approximately \$7 million would be applied to this project. The complete transaction including the \$5 million use of reserves will be addressed in the May 5, 2015 budget amendment.

Staff recommendation: Staff recommended the City Council conduct a public hearing and adopt Ordinance No. 1683, Series 2015 on second and final reading.

COUNCIL COMMENTS

Mayor Muckle explained at previous meetings the City Council has had long discussions on the need to upgrade the City's Waste Water Treatment Plant to meet upcoming EPA requirements for water quality. He asked Public Works Director Kowar for an estimate on the cost for the upgrade. Public Works Director Kowar estimated it would be \$36 Million for the Waste Water Treatment Plant portion.

Mayor Muckle explained the balance of the loan would be used for stormwater improvements identified by the Urban Drainage and Flood Control District. This bond is a low interest loan, which can be used for municipal infrastructure items.

Council member Lipton explained the Water Committee reviewed the loan last week and noted the recent rate increases over the next 3 to 5 years did not include the \$43 Million. He stated if the entire \$43 Million is spent, it will have to come back before the City Council to review the rate structure and make adjustments. Public Works Director Kowar agreed and noted the scope of projects could also be reviewed.

Mayor Muckle called for public comment and hearing none, closed the public hearing.

MOTION: Council member Lipton moved to approve Ordinance No. 1683, Series 2015, seconded by Council member Stolzmann. Roll call vote was taken. The motion carried by a vote of 6-0. Absent: Council member Keany.

HOWARD BERRY WATER TREATMENT PLANT

- 1. RESOLUTION No. 16, SERIES 2015, APPROVING A FINAL PLAT AND SPECIAL REVIEW USE (SRU) TO PERMIT THE CONSTRUCTION OF A NEW AT-GRADE SAND DRYING BEDS TO HANDLE THE HOWARD BERRY WATER TREATMENT PLANT RESIDUALS AT 7000 MARSHALL ROAD – CONTINUED FROM 03/17/2015**
- 2. APPROVE CONTRACT BETWEEN THE CITY OF LOUISVILLE AND MOLTZ CONSTRUCTION FOR THE CONSTRUCTION OF THE HOWARD BERRY SOLIDS HANDLING IMPROVEMENTS**

Mayor Muckle requested a staff presentation.

Planning and Building Safety Director Russ explained the applicant is the City of Louisville Public Works Department. They have applied for a final plat and special review use (SRU) to authorize outdoor drying beds on the Howard Berry Water Treatment Plant property. The drying beds are needed for the water treatment process. The property is currently zoned Agricultural (A). The Howard Berry Plant has been in operation since 1980. A SRU is needed for the use of drying beds. The Plat is required since the property has not been platted. Drying beds are known as "residuals handling facilities" and handling residuals on site will reduce the solids and metals load on the Wastewater Treatment Plant. The plan calls for three beds, 50' X 110', just east of the

current facility. Notices were sent to surrounding property owners within 500 feet, but to date, no comments have been received.

Public Land Dedication: The required dedication is 12% of the land being platted for a non-residential property, or cash-in-lieu equaling 12% of the appraised value of the property. This is already public land, but in keeping with the Louisville Municipal Code, staff recommended the project be conditioned on dedicating a combination of land and/or cash-in-lieu equivalent up to 12% for portions of the planned trail and improvements as determined in the analysis of alternative trail alignments. Payment would be through the Utility Enterprise Fund. Developing this trail would connect the future US 36 underpass and link Davidson Mesa with the Marshall Open Space. This connection will create a regional trail from Louisville to Eldorado Springs.

Special Review Use: City Facilities are allowed land use with a special review use permit. LMC Section 17.40.100 (A) lists five criteria to be considered by the Planning Commission in reviewing a Special Review Use application. The Planning Commission is authorized to place conditions on their recommendation of approval, if they believe conditions are necessary to comply with the criteria. Staff believes all five criteria for the Special Review Use have been met.

Staff recommendation: Staff recommended approval of the final Plat, PUD and SRU for the Louisville WWTP with the following condition:

1. The Howard Berry Water Treatment Facility shall dedicate a combination of land and or cash-in-lieu equivalent to, up to, 12% of the project site area needed for the portions of the planned trail and improvements as determined in the Alternatives Analysis.

Resolution No. 16, 2015 has been modified by the City Attorney to further condition the Plat dedication statement to remove the access easement dedication as the trail corridor will be established at a later date.

COUNCIL COMMENT

Council member Loo inquired whether this type of trail dedication has ever been included in a final plat on city owned land. She felt the trail should be paid by the parks and open space funds rather than the Water Enterprise Fund.

Planning and Building Safety Director Russ explained City departments have been asked to contribute to the trail systems when it crosses through City property. He noted the Enterprise Fund contributed to the trail through the Waste Water Treatment Plant, which was approved last month. He explained Section 16.16.060.B.1 of the Louisville Municipal Code provides the City Council the discretion to determine public land

dedication. Council may direct staff on which fund should pay for the land dedication. Staff believed this dedication from the Enterprise Fund meets the obligation for the City.

City Manager Fleming explained the LMC requires platting for park or other public purposes. Council could determine this is a park service or that no dedication is required as it is already public land. He explained this could be a land dedication of 12% or a monetary contribution.

Council member Loo stated residents are paying a water treatment fee, which would be used to fund trails. She opposed the Enterprise Fund being used to fund trails. Planning and Building Safety Director Russ staff walked the facility grounds and discussed three alignments. He explained 10%, depending on the alignment would be a financial contribution and 90% would be for the land dedication.

COUNCIL COMMENT

Council member Stolzmann felt this was a misinterpretation of the Louisville Municipal Code for public use. She supported Council member Loo's comments and did not see the need to increase water bills any further. She felt the trails should be discussed as a capital project within the trails planning, to determine priority. She did not believe the Plat should include a land dedication. Mayor Pro Tem Dalton supported the plat and the dedication, but felt the cash in-lieu should not be from the Enterprise Fund.

Council member Ley agreed. He addressed the aesthetics of the site and inquired whether trees would be added to buffer the drying beds from the roadway. Planning and Building Safety Director Russ explained staff worked with the Parks Department on the landscaping, which is currently prairie land. There are not a lot of visible areas from Marshall Road and the drying beds would be invisible from the roadway.

Council member Lipton inquired whether there will be any emissions of odors from the drying beds. Public Works Director Kowar stated there would not be any odor with a clean water facility.

Council member Lipton agreed with other Council members that the land dedication should not be paid by the Water Enterprise Fund and suggested Open Space funding.

Mayor Muckle inquired whether Council would like to leave in a flexible land use dedication. Mayor Pro Tem Dalton suggested removing the land dedication and stating the intent to have a trail connecting to other properties and paid through other funds. Council member Stolzmann agreed the land dedication should be left out. She felt there may be a trail connection alignment through the County's property instead of along the road.

Planning and Building Safety Director Russ stated the Resolution could be revised to read if "public assess is needed". The language on the Plat would have to be revised because it is not a publically accessible site. Taking out the 12% condition would meet

the intent. City Manager Fleming suggested removing the “and/or cash-in-lieu equivalent”.

City Attorney Light explained if the condition is removed the language in the last paragraph would need to be amended. He suggested the final paragraph be amended to read: “subject to the condition that the Plat dedication statement be revised to remove the access easement dedication as the trail corridor will be established at a later date”.

RESOLUTION No. 16, SERIES 2015

MOTION: Council member Lipton moved to approve Resolution No. 16, Series 2015, with the removal of Condition 1 and the revisions as outlined by the City Attorney, seconded by Mayor Muckle.

Mayor Muckle offered a friendly amendment to the third whereas clause to delete the following last four words: “with the following conditions”. Council member Lipton accepted the friendly amendment.

VOTE: All in favor. Absent: Council member Keany.

APPROVAL OF CONTRACT BETWEEN THE CITY OF LOUISVILLE AND MOLTZ CONSTRUCTION

Public Works Kowar reviewed staff’s recommendation for approval of (1) a contract with Moltz Construction, Inc. in the amount of \$2,066,510 for construction of water treatment residual sludge drying beds at the Howard Berry Water Treatment Plant (HBWTP) and (2) a 5% project contingency in the amount of \$103,325 for a total construction cost of \$2,169,835. Water Treatment Plant solids residuals are a by-product of drinking water treatment and have historically been discharged to the sanitary sewer system. The City’s Water Treatment Facilities were not previously permitted even though they are specifically required to be by regulatory requirements

The City maintains a Colorado Department of Public Health and Environment required Industrial Pretreatment Program to monitor and enforce sanitary sewer discharge limits from commercial and industrial users. This ensures sanitary sewer discharges do not negatively impact the City’s discharge permit for the Wastewater Treatment Plant.

Staff recommendation: Staff recommended the City Council award Moltz Construction the Howard Berry Solids Handling Improvements in the amount of \$2,066,510, and authorize staff to execute change orders up to \$103,325 and authorize the Mayor, Public Works Director and City Clerk to execute contract documents.

COUNCIL COMMENTS

Council member Loo stated if the byproducts are harmful in the water, would it not be harmful to the land. Public Works Director Kowar stated he did not know whether the government agencies would regulate drying beds beyond what is now regulated. He stated this is the standard method of handling sludge. If such regulations were put into place, it might require some sort of cover. He noted there were some sampling of sludge and the results showed the ambient conditions of metals were more hazardous than sludge.

Council member Loo inquired if the City's neighbors have been notified. Public Works Director Kowar confirmed they have been notified.

Mayor Muckle noted Moltz Construction was the low bidder on this project.

MOTION: Council member Lipton moved to approve the contract between the City of Louisville and Moltz Construction for the construction for the Howard Berry Solids Handling Improvements, as proposed by staff, seconded by Mayor Pro Tem Dalton. Roll call vote was taken. The motion carried by a vote of 6-0. Absent: Council member Keany.

**RESOLUTION No. 17, SERIES E2015 – A RESOLUTION APPROVING A
FINANCIAL ASSISTANCE AGREEMENT BETWEEN THE CITY OF LOUISVILLE
AND BOULDER COUNTY HOUSING AUTHORITY FOR BOULDER COUNTY
HOUSING AUTHORITY'S AFFORDABLE HOUSING PROJECT AT 245 NORTH
96TH STREET – CONTINUED FROM 03/17/2015**

Mayor Muckle re-opened the public hearing and requested a staff presentation.

Economic Development Director DeJong explained the Boulder County Housing Authority (BCHA) signed an IGA in 2012 with the City to maintain 146 affordable housing units in the City in addition to constructing 15 new units within 5 years. BCHA purchased a 13.4 acre parcel along Highway 42 in 2013 for an affordable housing project and planned to begin the project in 2017-2018. The annexation and zoning were approved on March 17. The preliminary PUD documents submitted included 231 total housing units; 80% affordable housing units including at least 60 age-restricted for seniors; commercial opportunities and a for sale (market) housing parcel.

BCHA Financial Assistance: Rebates or waivers of City Building Permit Fees of \$430,500. Rebates or waivers of Impact Fees to include 20% waiver of Parks and Trails Fee of \$62,762; 50% waiver of Municipal Facilities fee of \$35,604; 100% waiver of Transportation Fee for \$30,015 (no backfill) and Cash Contribution in 2018 of \$486,121 for a total of \$1,045,002.

Other agreement items: Agreement requires affordability outlined in annexation/zoning documents; Funds only to be used for construction of affordable housing; Agreement

terminates if project hasn't started by December 31, 2016 and the amounts are subject to annual appropriation.

Economic Development Director DeJong addressed the City Council questions from the March 17, 2015 meeting as follows:

Louisville Artist Co-Housing Component: BCHA RFP in early 2015 to find partners to share in development risk and complement affordable housing. The Artists Co-Housing and Art Underground proposal best met RFP intent. The agreement is still in negotiations. At a minimum, pro-rata share of land and infrastructure costs.

Flood-related funding to Project: Current funding available to create additional affordable housing supply in response to housing lost in the flood. Preference will be given to flood displaced residents, with 71 residents still without permanent housing. All BCHA properties have voluntarily given preference when there is a vacancy. Many flood victims desire to locate close to former homes. Several other projects being proposed to accommodate flood displaced victims.

Fiscal Model: Model supplied on March 16, 2015 complies with city requirements. The fiscal model does not analyze other governments such as Fire District; County and the School District. Removing non-profit and replacing with retail improves fiscal performance for on-going and one-time. The project as a whole remains negative for on-going and one-time. The one-time capital expenditures equals minus \$667,795; adding in the first year subsidy equals minus \$1,196,661 and adding contribution in 2018 equals minus \$1,682,782, which represents 3.2% of total construction cost (\$52,000,000 project cost). Cost of assistance per affordable housing unit (185 units) is \$9,100.

Department Budgets: The Planning and Building and Public Works are included in the General Fund operating budget. The General Fund will receive less revenue due to the rebates. The BCHA fee rebates however will not impact day to day operations.

Staff evaluation: Staff believed the project is compatible with Comprehensive Plan and meets 18 policies in that document for Housing, Municipal Infrastructure and Economic Development. It does not meet 2 policies for Fiscal performance. There is a need for affordable housing. The constricted supply and significant demand for housing is causing high prices. Construction costs and land market costs need subsidies to 'buy down' cost. Affordable rents can only facilitate \$21,000,000 of traditional financing (mortgage). Subsidies needed to achieve affordability. Additional transportation connections and additional road options for North Louisville residents are provided.

Advances road network outlined in the Comprehensive Plan; completes Hecla to Hwy 42 and advances Kaylix South (Christopher Plaza improvements and Davidson Highline extension needed to complete Kaylix).

Staff Justification: The project is consistent with IGA to encourage additional affordable housing. It continues the City's long standing history of providing assistance for affordable housing in Louisville (Lydia Morgan and Sunnyside) and helps BCHA secure additional assistance from Federal and State funding programs. It is mostly consistent with the City's Comprehensive Plan policies and principles on affordable housing. It supports Louisville businesses that see affordable housing as an obstacle in recruiting and retaining employees. It delivers portions of the street network identified in the 2013 Comprehensive Plan and Highway 42 Transportation Plan.

Staff recommendation: Approve Resolution No. 17, Series 2015, which approves the Financial Assistance Agreement with BCHA for affordable housing in Louisville.

COUNCIL COMMENTS

Council member Loo thanked the City staff and the Boulder County staff for their work on the financial agreement. She felt this project would be a good value for the City of Louisville.

Council member Lipton addressed the market based project and asked if there would be any property tax. Norrie Boyd, Boulder County Housing Authority, explained the market project will help support their low income housing project. Economic Development Director DeJong noted the market housing project would likely pay property taxes.

Council member Lipton wanted to ensure public funds are not used for the market based property and suggested the resolution include such language. He was not sure the County got maximum value for the land they sold to the artist housing project. He felt the land should have been subdivided and developed by a developer and the development money used to pay for the subsidized component of the housing project.

Norrie Boyd, Boulder County Housing Authority, explained the County does not have a purchase contract with the Artist Group. The County did issue an RFP to provide some financial assistance to facilitate the affordable housing development, but without the annexation they cannot parcel the property. She explained Boulder County cannot afford to build the affordable housing if they offer a deal to a market based commercial or residential development. She stressed the County must get cash for the market component in order to facilitate the affordable housing project.

Council member Lipton agreed, but was bothered the County may not have gotten maximum value for the land.

Council member Leh supported the proposed financial assistance. He felt the project was responsive to the community's need and was pleased with the agreement for the

number of affordable housing units. He felt the impacts about density and traffic would be addressed. He was disappointed the issues did not get resolved earlier.

Council member Stolzmann supported the project because of the changes made. She suggested in the future, if all information is not available, the matter be delayed. She understood the urgency to get the federal funds.

Mayor Muckle asked City Attorney Light to address the clauses in the agreement, which prohibit the financial assistance from being used in the market rate housing project. City Attorney Light explained the Financial Assistance Agreement stipulates Building Permit Fee and Impact Fee Rebates are provided only for affordable units and affordable units is defined as income and age restricted. Also the income and age restrictive project excludes market rate units.

Council member Lipton inquired whether there could be a condition in the resolution, which stipulates Louisville's public funds cannot be used for the project's private component. City Attorney Light stated it could be stated through a recital or a condition of intent, but if Council wants to add language that the County agrees to abide by, it should be added in the contract.

RESOLUTION No. 17, SERIES 2015

MOTION: Mayor Muckle moved to approve Resolution No. 17, Series 2015, and direct the City Attorney and authorize the Mayor to sign a resolution with an intent clause, which provides the City's public money will not be used for market based housing, seconded by Mayor Pro Tem Dalton.

City Attorney Light offered the following revisions to the resolution: 1) Add a new fourth to last Whereas clause to read as follows: **WHEREAS**, the City Council intends and the Agreement provides that such assistance is limited in use to support the construction and long-term affordability of affordable units and age-restricted units and not to be used for development or other costs for units that are not affordable or age-restricted units. 2) Add a new number 1 in the body of resolution after the Now, Therefore clause and renumber items 1-4 to 2-5. The new item 1 would read as follows: 1. The foregoing recitals are incorporated herein and made a part of this Resolution.

Council member Lipton noted Exhibit A should be "A copy of the Financial Agreement" instead of a "Business Assistance Agreement".

VOTE: Roll call vote was taken. The motion carried by a vote of 6-0. Absent: Council member Keany.

**DISCUSSION/DIRECTION/ACTION – SOUTH BOULDER ROAD COMMUNITY
SURVEY RESULTS AND QUESTIONS FOR MCCASLIN SURVEY - CONTINUED
FROM 03/17/2015**

Mayor Muckle requested a staff presentation.

Planner II Robinson explained on March 3rd staff presented a draft survey for the McCaslin Boulevard Small Area Plan. At the meeting Council requested staff develop additional questions to gauge public sentiment toward allowing residential uses in specific locations in the McCaslin corridor and other approaches to promoting desired development. As a result, two new questions were proposed.

1) Question seven asked about what tools and incentives respondents would support the City using to attract desired uses.

2) Question eight asks what type of housing, if any, respondents would support at different locations in the corridor.

Staff expressed concern the question may be perceived as suggesting the possibility of uses contradicting the Comprehensive Plan, which allows for the possibility of residential on the Sam's Club site, but nowhere else in the McCaslin Corridor. If Council shares the same concern, staff believes question seven and the other questions in the survey would provide enough information to determine if residential uses should be allowed.

Staff recommendation: Staff requested Council direction on any desired changes to the proposed survey questions and related information.

PUBLIC COMMENTS

John Leary, 1116 LaFarge Avenue, Louisville, CO addressed high density housing development with mixed use (apartments/condos over retail units) and referred to his conversation with a former City Manager, who defined mixed use as a developers' term for high density development. He felt mixed use is a false front for high density housing. He reported on mixed use development in Maryland, which he believed worked well and the difference between horizontal versus vertical mixed use. He stated there is mixed use in the downtown area and in Centennial Valley. He stressed the need for generating sales tax, which would be a significant financial benefit. He felt the real issue is the revenue structure benefit of sales tax and attracting sales tax generating businesses. He addressed the Highway 42 redevelopment area and the concept of having mixed use within the core area. He noted RTD reviewed the City TOD plan for the area and determined it would not work for a mixed use development because it did not have the amount of density needed. The TIF Market Study also determined mixed use would not work because it lacked a commercial component and traffic on Highway 42. He stated the Highway 42 development project does not have a single mixed use structure. He felt the theory of mixed use is not supported by the facts and calling something mixed

use does not make it mixed use. He addressed the theory of live, work and play in the same area and he noted very few people who live in Louisville actually work in Louisville. He felt the Council must be upfront with the public and not put abstract concepts questions in the survey, such as those that were included in the South Boulder Road Survey. He did not feel it was honest.

Sid Vinall, 544 Leader Circle, Louisville, CO voiced his appreciation for the surveys because they provide public feedback, which helps Council to make decision on the Small Area Plans. He stated the McCaslin Boulevard Small Area Plan survey questions must be concise, short and sweet. He made suggestions on revising some of the questions. He felt question seven was long and wordy and suggested making it shorter and more concise. He also felt some of the concepts are difficult for the average resident to understand.

COUNCIL COMMENTS

Mayor Muckle requested staff respond to the public comments.

Planner II Robinson explained the South Boulder Road Survey questions results are available on the City's web site. They are also included in the March 3rd City Council packet and in the April 9th Planning Commission packet. The results were also presented at the February public meeting.

Mixed Uses: Planner II Robinson explained the concept of live/work in mixed use, combines living and working space in the same unit. Work share is a term for informal office space for short term or long term for multiple businesses and mixed use combines different uses. He noted those concepts came from question number six. He stated staff is open to suggestions on making those terms clearer.

PUBLIC COMMENTS

Sid Vinall, 544 Leader Circle, Louisville, CO inquired when the results of the South Boulder Road survey would be reviewed. Planner II Robinson stated the South Boulder Road Small Area Plan survey questions would be reviewed at the April 9, 2015 Planning Commission meeting.

COUNCIL COMMENTS

Council member Stolzmann suggested reassessing what they want to get out of the survey. Council wanted community input on the South Boulder Road Small Area Plan process and the questions asked were to ensure Council was going in the right direction. She thought the purpose of the survey was to present a framework for all of the different scenarios, which would provide different options. She was not sure the first survey was of value and did not feel these survey questions would provide more

information regarding the McCaslin Small Area Plan. She felt the survey would be wasteful, but if the survey goes out she felt the Council should define mixed use.

Council member Loo addressed question seven and was not sure the average person would have an understanding of the planning and governmental terms. She requested question seven be revised to make it more understandable.

Mayor Pro Tem Dalton suggested John Leary rewrite all the survey questions and present them to City Council. He explained Mr. Leary described a lot of concepts, which may not be appropriately conveyed to staff.

Mayor Muckle did not feel the survey was quite ready. He was not sure what the Council would be learning from the questions asked about the McCaslin area. He stressed the Council wanted citywide input from the citizens.

Planning and Building Safety Director Russ stated staff understood the direction of the survey was to be a guiding influence for the City Council decisions. It was also clear from Council direction to provide a broad brush outreach. He explained the information being provided to the Planning Commission is three distinctly different alternatives. There is a combination of uses but the yield of residential units is significantly different based on what land is determined to be open space and infrastructure. The results from the South Boulder Road Small Area Plan will be reviewed by the Planning Commission in April and by the City Council in May. There are a full range of public involvement options including round table discussions and key stakeholder interviews as well as the survey, which will provide information on what uses and the characteristics of development are desired by the residents.

Council member Lipton felt it is important to get as much public input as possible and was interested in doing a basic and simple survey. Mayor Muckle agreed.

Council member Loo asked if there were any time crunch reasons for doing the survey sooner rather than later. Planning and Building Safety Director Russ explained they are trying to get the most out of the consultants' travel time and delaying the McCaslin survey will delay the South Boulder Road project (the final three scenarios). He stressed the survey, the workshops and stakeholder interviews will provide Council the information they need to make a decision.

Council member Lipton agreed it is important to bring the South Boulder Road Small Area Plan to a conclusion. He voiced his concern the consultant's travel time may be driving the McCaslin survey. He would support slowing down the process and adding to the consultant's travel budget because he wanted to make sure the project is done correctly.

Mayor Pro Tem Dalton addressed the timing of the survey, and the consultant's travel time and voiced his support for eliminating question seven.

Mayor Muckle inquired whether Council was interested in delaying the survey. There was Council consensus on delaying the survey for one month. City Manager Fleming requested when staff presents the survey in a month, Council provide specific direction to help finalize the survey questions. Council members agreed.

DISCUSSION/DIRECTION – 2015 PAVEMENT MANAGEMENT AND BOOSTER STREET IMPROVEMENTS

Mayor Muckle requested a staff presentation.

Public Works Director Kowar requested Council discussion on the 2015 Pavement Management and Booster Street Improvements program. The overall street improvement plan considers the street network at an overall pavement condition index of 75% as well as the booster pavement program, which is targeted to keep streets up from low scores. Over the last two years, the booster program evolved as a result of the downtown area and took into consideration Main and Front Street, which have low scores but are still in good shape. Redoing those streets will add to the appearance of downtown and improve the pavement score. There was also Council discussion about bringing other downtown (low score) streets up, which was added to the downtown booster street project.

In order to pave Main Street, a separate project was created to begin in April and be completed prior to the placement of the Main Street Patios on May 5th. When the bids came in for the project staff believed they were high based on similar bidding environments in other areas. Staff recommended delaying the Main Street Resurfacing (Pavement Booster) project. Also as a result of the high bids, staff recommended resurfacing Via Appia in 2015 instead of 2016, and doing McCaslin plus a portion of W. Cherry Street in 2016 instead of 2015. Staff will also include in the bid solicitation as a bid alternate resurfacing McCaslin Blvd. from South Boulder Road to just south of Via Appia. The Main Street paving project will also be added to the other bids.

COUNCIL QUESTIONS

Council member Lipton voiced his concern over the conditions of the streets and roadways in the City. He felt Via Appia, McCaslin and Washington are approaching dangerous conditions. He did not want to throw away money by simply patching the streets. He suggested looking at the City's resource base to determine whether more money is needed in the street budget.

Council member Loo stated her understanding if the Via Appia bid is too expensive then McCaslin would be resurfaced first. City Manager Fleming explained that would not be the case. Main Street came in high because it is a small project. Staff proposes to include the Main Street project as a bid alternate in the resurfacing package. He explained it is a very difficult bidding environment. Anticipating the Via Appia bid might

be higher than budgeted, additional resources should be added to the budget in order to get the paving done. As an alternative, McCaslin and Cherry Street could be put out to bid to see what it would cost to do the major arterials.

Council member Loo stated McCaslin, Via Appia and Washington are all in very bad shape, but she advocated for McCaslin Boulevard because it has more traffic and is a gateway street. She would like to see a way to do all the streets.

COUNCIL COMMENTS

Council member Stolzmann stated what is posted on the City's Web site as the 2015 Pavement Plan is different than what is being proposed this evening. She stated McCaslin Boulevard is in terrible shape and suggested focusing on a plan and doing the right treatment rather than patchwork and then re-milling the street at a later time. She felt there is an equity issue with doing both streets in Ward II. She noted some Ward III streets, which were scheduled for resurfacing in 2015 were pushed back to 2019.

Public Works Director Kowar explained they are looking at switching McCaslin and Via Appia based on a recommendation from the City's operations staff. The operations staff was confident McCaslin was a safe travel road, however they did not have the same confidence in Via Appia.

Council member Keany arrived at 9:02 p.m.

Mayor Muckle inquired when the downtown patios are removed. City Manager Fleming stated they will be removed around October 15th.

Mayor Muckle inquired whether another downtown street should be paved in lieu of Main Street. Public Works Director Kowar confirmed another downtown street could be resurfaced, but could not guarantee the street would be resurfaced this year.

Council member Stolzmann was not in favor of delaying any of the booster paving projects this year in the downtown area. She suggested looking at putting money into the infrastructure.

Council member Lipton was inclined to do as much repaving as possible this year. He asked when the Council would see the first quarter financial results and projections on revenues. City Manager Fleming stated they are reviewed quarterly by the Finance Committee and they will be presented at the Budget Retreat on June 9.

Council member Lipton felt June 9th would be a time to look to surpluses for funding paving projects.

Mayor Pro Tem Dalton asked if the revenue projections will not be available until June, how it would affect the bidding process. Public Works Director Kowar stated they are trying to bid out projects in chunks to present those bids to Council in June.

Mayor Pro Tem Dalton stated it sounded like the Council would be looking at a lot of bid options in June and deciding on budget changes to do more streets projects. Mayor Muckle agreed and stated it is a difficult bidding environment and the streets are in really bad condition.

Council member Lipton inquired whether Public Works has started to fill pot holes. Public Works Director Kowar stated the staff is proposing to purchase (under separate Council Communications) milling/roller, patching and safety equipment costing roughly \$100,000, which is needed to more cost-effectively complete street patching work. He estimated this would be on site within 30 days.

Council member Lipton was concerned over the safety of the streets and encouraged the Public Works Department to consider Washington Street.

Council member Loo stated her understanding the City crew identified pot holes, but asked if there is something on the City's web site for citizens to report pot holes. Public Relations Manager Muth stated there is a site located under City's Web Page, entitled "Report a Pothole". The link provides an email option to report a pot hole.

Public Works Director Kowar explained this winter was a very bad year in terms of pot holes. The Public Works staff will try to focus on the major problems until they have the resources to do the work the right way. He explained they will not have a booster project available by June 9th. More information is needed on the depth of water, sewer and gas lines. The crowns would have to be removed and the concrete inventoried. They would also have to understand the impacts of the trees.

Council member Stolzmann was disappointed that the Public Works Department and the City Managers' office decided to cancel the resurfacing of Main Street without any Council discussion. She did not feel this was consistent with what was discussed in the budgeting process.

Public Works Director Kowar stated Main Street can be repaved, but it may not be the best use of City resources. He stated his understanding the Council suggested moving to LaFarge or another downtown street.

City Manager Fleming explained part of the conclusion was Main Street is not in bad condition and there are other streets in need of repaving. He had already planned to put more money into street projects for 2015 and in future budget years.

**AWARD BID FOR WASTEWATER TREATMENT PLANT BIOSOLIDS
TRANSPORTATION AND FINAL USE SERVICES**

Mayor Muckle requested a staff presentation.

Public Works Director Kowar explained staff recommends approving a 3-year contract with Veris Environmental for biosolids hauling and land application services. This contract avoids about \$600,000 in up-front capital infrastructure and \$450,000 in equipment life cycle replacement costs and ongoing operations and maintenance cost, which would be necessary over time to process biosolids at the Waste Water Treatment Plant. It also allows staff time to be focused on preventative maintenance and special projects on the Wastewater collection and treatment systems and on other projects instead of biosolid processing. It eliminates the main source of odors from the WWTP site and facilitates construction on the planned Urban Renewal Core Area regional detention.

Staff recommendation: Staff recommended awarding the Wastewater Treatment Plant Biosolids Transportation bid to Veris Environmental, LLC in the amount of \$98,220.

COUNCIL COMMENTS

Mayor Muckle reported receiving citizens' comments relative to putting leaves into the City's biosolids. He felt the City could look at more leaf drop-off area.

MOTION: Mayor Muckle moved to award bid to Veris Environmental, LLC per their bid amount of \$98,220 for the Wastewater Treatment Plant Biosolids Transportation and Final Use Services, seconded by Mayor Pro Tem Dalton. Roll call vote was taken. The motion carried by a vote of 7-0.

1125 PINE STREET

- 1. RESOLUTION No. 18, SERIES 2015 – A RESOLUTION APPROVING A PURCHASE CONTRACT TO BUY AND SELL REAL ESTATE FOR THE CITY'S ACQUISITION OF APPROXIMATELY 0.39 ACRES OF PROPERTY LOCATED AT 1125 PINE STREET IN THE CITY OF LOUISVILLE**
- 2. ORDINANCE No. 1684, SERIES 2015 – AN ORDINANCE AUTHORIZING THE PAYMENT OF CITY MONEYS FOR THE CITY'S ACQUISITION OF APPROXIMATELY 0.39 ACRES OF PROPERTY LOCATED AT 1125 PINE STREET IN THE CITY OF LOUISVILLE – 1ST READING – SET PUBLIC HEARING 04/21/2015**

Mayor Muckle requested a City Attorney introduction.

City Attorney Light introduced Ordinance No. 1684, Series 2015.

Mayor Muckle requested a staff presentation.

Economic Development Director DeJong reviewed the purchase contract for 1125 Pine Street. The property is a .39 acre parcel, which is approximately 55 feet wide. The parcel is needed for the Lee Avenue extension, included in the Highway 42 Plan. A

component of the Highway 42 Plan is to keep the highway at 3 lanes and enhance local street network connections. During the Highway 42 Plan preparation, concerns and opportunities were identified. The concerns include increased traffic; the affect to Miner's Field; and the impact on homes and neighborhoods. The opportunities include Hwy 42 improvements; transportation choices; Pine Street revitalization and emergency response.

The property is owned by Petra Properties, LLC. Discussions began in September of 2013 and negotiations continued during 2014 and 2015. Several executive sessions where conducted to receive negotiating strategy. Two appraisals were conducted; one on January 8, 2014 for a \$335,000 value and the second was November 24, 2014 for a \$270,000 value. There is an existing lease on the property for \$1,800 per month, which expires March 31, 2016. The purchase price is \$385,000, which is \$50,000 above the highest appraisal. The seller is not willing to go any lower and the cost of condemnation would likely exceed the purchase price.

The main terms of the contract are as follows: The total purchase price is \$385,000, with \$50,000 earnest money deposit. The closing is to be June 15, 2015, however the closing can be extended by the Seller up until October 15, 2015 if they have not found an appropriate property for a 1031 exchange. The inspection period is through May 15, 2015. There will be no real estate commission owed by either party. The existing \$1,800 per month lease remains on the property. The lease expires March 31, 2016.

Fiscal impact: \$385,000 purchase price in the 2015 budget. If approved, staff will incorporate in the budget amendment scheduled for May 5, 2015 from undesignated and unrestricted General Fund reserves. The land cost would be attributed to the General Fund. In the future, funds are needed for design and construction of the Lee Avenue extension.

Staff recommendation: City Council approval of Resolution No. 18, Series 2015, the purchase contract for 1125 Pine and approve Ordinance No. 1684, Series 2015 on first reading and set a public hearing for April 21, 2015.

COUNCIL COMMENT

Council member Stolzmann requested an estimation of how many cars this would take off Highway 42 at rush hour. Planning and Building Safety Director Russ stated rush hour traffic on Highway 42 will not use this connection. This connection is for the Miners Field neighborhood and the DELO property.

PUBLIC COMMENT

Jean Morgan, 1132 Spruce Circle, Louisville, CO stated this connection will only benefit the DELO project and not the Miners Field neighborhood. She felt the connection will

impact the residents and the little leaguers at the ball field. She stated this neighborhood cul-de-sac is one of the oldest in the City and the most functional. She suggested a traffic study on Lee Avenue; a study of the number of cars making right turns from Highway 42 on Pine Street; a projection as to the increase in these numbers of cars when the DELO and Arnold properties are complete. She felt there should be a meeting with the two adjoining neighbors of 1125 Pine Street and a meeting with the two property owners south of the ball park. She also felt the Little League Association should be contacted for their feedback. She cited two options for consideration:

1) There is room for right turn lanes on Highway 42 at Griffith and South Streets and 2) there could be a slight jog in the road to the east to accommodate a long right-turn only lane. She did not believe Highway 42 needs to be five-lanes, nor should it be brought through the neighborhood. She requested the City conduct a study on the impact to the historic neighborhood. She stated there are 27 properties in the neighborhood and 32 residents have signed a petition stating they do not want the Lee Avenue Connection to Pine Street. She presented a copy of the petition to the City Council; her requests of items to be addressed with this proposal and the two options for Council consideration.

John Leary, 1116 LaFarge Avenue, Louisville, CO stated to his knowledge this plan has never been modeled or tested to see how well it will work. He explained a gravity model and how it would work. He stated during rush hour traffic backed up and this plan will only bring in more traffic and a traffic signal. He questioned whether the City will create a system that will work. He noted the City has not demonstrated it will work and if it doesn't work the City will have made an investment on something which has to be redone. He stated decisions are being made on faith rather than information. He felt the Council owes it to the residents to be clear on what is being proposed and suggested before the City invests any money they test the study to see if it will work.

Cindy Bedell, 662 W. Willow Street, Louisville, CO voiced her opposition to extending Lee Avenue. She felt it impacts the Miners Field residents and benefits the future residents of DELO. She stressed the importance of the historic neighborhoods and felt this issue highlights the cost of high density developments such as DELO.

Bruce MacKenzie, 1612 Cottonwood Drive, Louisville, CO found it strange this was not a part of the DELO presentation last week. He suggested the DELO development pay for this property as the City had subsidized the developer enough.

COUNCIL COMMENT

Council member Stolzmann was concerned with the proposal to purchase this property. She had reviewed the traffic study on Highway 42 and stressed there is a need to have current data on the impacts of new development. She requested more information on how this proposal would affect traffic on Highway 42 and whether it would eliminate the need for five lanes and if there will be a need to look at countywide Eco passes to reduce the amount of traffic on Highway 42. She was interested in knowing how the adjacent property owners feel about this street connection going between their two

houses. She stated this purchase was not included in the budget and noted if the City did buy the property, there would be no money to build the street. She suggested this could be delayed to allow more study to see how the traffic would be impacted today. She reminded Council the current study was done in response to a commuter rail station in the revitalization area.

Council member Keany stated in executive session he was a proponent of this purchase, but is now having second thoughts.

Mayor Pro Tem Dalton stated when Council approved the revitalization project it included the extension of Lee Avenue and all of the traffic considerations and CDOT issues. He noted three or four members of the current Council members were not on that Council. He felt it would be useful to provide this Council with the information, which influenced a previous Council's decision.

Mayor Muckle supported continuing this matter for further discussion. He noted it is part of the approved Highway 42 Plan, but felt it should be reviewed again.

Council member Lipton also supported a presentation on the Highway 42 redevelopment plan. He requested a description of what was proposed for the Highway 42 corridor development and compare it to what has changed with the DELO project.

Council member Leh asked whether another traffic study is warranted. He also supported continuing this matter and felt it should be scheduled earlier in the evening to allow more public participation.

Council member Loo asked if there would be any time sensitive issues if this matter was continued. Economic Development Director DeJong explained it would take a significant amount of time to accomplish all of Ms. Morgan's requested studies. It would also require funding for those studies. He explained the seller would like to move forward as soon as possible.

Council member Loo noted the City does not have funding available to put the street in at this time. She asked for the proposed timelines for the street. Economic Development Director DeJong explained the documentation would be presented for the 5-year CIP Project schedule, but the actual year had not been identified.

Planning and Building Safety Director Russ explained the timing of this extension was envisioned for when Pine Street is improved and Spruce Street is closed. He explained the purchase of the property is separate from the road construction. When the property became available it would be purchased, but the road would only be implemented at the time of the Pine Street intersection improvements and in coordination with CDOT requirements.

Council member Lipton stated it was not his anticipation all the options and alternatives would be explored. He requested the benefit of a presentation on the history of the Highway 42 Corridor. He noted the seller may also want more time. He noted the seller does not have any other options right now. He was interested in hearing from the surrounding property owners before a decision is made by Council.

Mayor Muckle suggested this matter be continued to the second meeting in May. There was Council consensus. City Manager Fleming noted the second meeting in May is the 19th.

RESOLUTION No. 18, SERIES 2015

MOTION: Mayor Muckle moved to continue to Resolution No. 18, Series 2015, to the May 19, 2015 City Council meeting, seconded by Council member Keany. All in favor.

ORDINANCE No. 1684, SERIES 2015

There was considerable discussion relative to whether the first reading of this ordinance should be approved on first reading or whether the first reading should be reset to the May 19th City Council meeting. City Attorney Light explained the closing of the property is still contingent upon the passage of the ordinance.

Council Direction: Council directed staff to bring the first reading of Ordinance No. 1684, Series 2015 before the Council at their May 19th meeting.

DISCUSSION/DIRECTION/ACTION – CITY OF LOUISVILLE COMMENTS ON RTD FARE STUDY AND US 36 BRT SERVICE PLAN

Mayor Muckle requested a staff presentation.

Deputy City Manager Balser reviewed two letters sent by the US 36 Mayors and Commissioners Coalition (MCC) to the RTD Chair and staff regarding concerns about the proposed US 36 Bus Rapid Transit (BRT) Service Plan and the RTD Fare Study recommendations. Louisville is a member of the MCC and participated in drafting both letters to express concerns articulated by all the communities along the US 36 Corridor. Staff is seeking direction as to whether the Louisville City Council would like to send its own letter, relating similar concerns and/or additional issues. A public meeting sponsored by RTD was held at the Louisville Recreation Center on April 1, 2015 to discuss the US 36 BRT Service Plan. Specific issues raised by constituents at the meeting include the following:

- Concerns with reduction in service to Boulder Junction
- Concerns with HX additional stops to Civic Center Station not providing “express service,” more of a local service, along with travel time increases
- Concerns with reduction in mid-day service to Civic Station, currently have overcrowding

- DIA service no longer providing a one seat ride at Westminster and Broomfield stations

Most of these service plan issues have been addressed in the March 10, 2015 MCC letters. Additionally, many communities along the US 36 corridor along with Louisville have expressed equity concerns regarding service levels for BRT. There was an RTD meeting on the fare study on April 6 in Boulder. The MCC has suggested either all the BRT fares should be the same as the local light rail fare being proposed for all routes/distances or another option would be to raise all rates in the RTD district a small percentage to allow one rate for service in the district that is simple, fair and consistent. The FasTracks investment along US 36 should not be treated differently in the rate structure from the other FasTracks investments in the region.

Fiscal impact: Proposed increases in RTD fares for Louisville residents and possible reductions in bus/BRT service along the US 36 Corridor.

Council Direction Requested: Should Council authorize staff to draft a letter articulating the salient points in both previous MCC letters and addresses specific Louisville issues advocated by City Council.

COUNCIL COMMENT

Mayor Pro Tem Dalton suggested Council authorize the Mayor to sign a letter to RTD.

Council member Stolzmann suggested the letter be very Louisville specific and focused on the City's issues. Her biggest issue was the HX service for commuters, which may see a reduction in service. She supported the proposed ABX Airport Express changes. She felt the proposed rates would cut some of the costs. She supported making all the fares equal.

Deputy City Manager Balser stated the key concern issue is the regional equity issue; specifically the amount the City and US 36 Corridor has paid into FasTracks and the amount the City will pay for BRT services.

Mayor Muckle agreed the BRT fare rate should be the same as the light rail rate.

Council Direction: There was consensus for writing a letter to RTD for the Mayor and obtaining City Councils' signatures.

RENEWAL OF COMCAST CABLE FRANCHISE

- 1. ORDINANCE No. 1685, SERIES 2015, AN ORDINANCE GRANTING A NON-EXCLUSIVE FRANCHISE BY THE CITY OF LOUISVILLE TO COMCAST OF COLORADO I, LLC AND ITS LAWFUL SUCCESSORS, TRANSFEREES AND ASSIGNS, FOR THE RIGHT TO MAKE REASONABLE AND LAWFUL USE OF**

**RIGHTS-OF-WAY WITHIN THE CITY TO CONSTRUCT, OPERATE,
MAINTAIN, RECONSTRUCT, REPAIR, AND UPGRADE A CABLE SYSTEM
FOR THE PURPOSE OF PROVIDING CABLE SERVICES WITHIN THE CITY –
1ST READING – SET PUBLIC HEARING 05/05/2015**

- 2. ORDINANCE No. 1686, SERIES 2015, AN ORDINANCE RE-ESTABLISHING
CITY OF LOUISVILLE CABLE TELEVISION CUSTOMER SERVICE
STANDARDS – 1ST READING – SET PUBLIC HEARING 05/05/2015**
- 3. LETTER OF AGREEMENT BETWEEN THE CITY OF LOUISVILLE AND
COMCAST**

Mayor Muckle requested a City Attorney introduction.

City Attorney Light read Ordinance Nos. 1685 and 1686, Series 2015.

Mayor Muckle moved to approved Ordinance No. 1685, Series 2015 on first reading, ordered it published and set a public hearing for May 5, 2015, seconded by Mayor Pro Tem Dalton. All were in favor.

Mayor Muckle moved to approved Ordinance No. 1686, Series 2015 on first reading, ordered it published and set a public hearing for May 5, 2015, seconded by Mayor Pro Tem Dalton. All were in favor.

**ORDINANCE No. 1687, SERIES 2015 – AN ORDINANCE AMENDING ORDINANCE
NOS. 1165 AND 1166, SERIES 1994 CONCERNING THE GATEWAY ANNEXATION
AND APPROVING AN AMENDMENT TO AN ADDENDUM TO ANNEXATION
AGREEMENT – 1ST READING – SET PUBLIC HEARING 04/21/2015**

Mayor Muckle requested a City Attorney introduction.

City Attorney Light read Ordinance Nos. 1687, Series 2015.

Mayor Muckle moved to approved Ordinance No. 1687, Series 2015 on first reading, ordered it published and set a public hearing for April 21, 2015, seconded by Council member Loo.

Council member Loo noted there was an email referring to a former Mayor's and Council member's position on this matter. She requested the record of the previous minutes regarding this issue be provided to the City Council.

VOTE: All were in favor.

**ORDINANCE No. 1688, SERIES 2015 – AN ORDINANCE APPROVING AN
AMENDMENT TO THE CENTENNIAL VALLEY GENERAL DEVELOPMENT PLAN**

TO ALLOW INSTITUTIONAL USES ON PARCEL G2 – 1ST READING – SET PUBLIC HEARING 04/21/2015

Mayor Muckle requested a City Attorney introduction.

City Attorney Light read Ordinance Nos. 1688, Series 2015 and noted a draft of a development agreement would be forthcoming.

Mayor Muckle moved to approve Ordinance No. 1688, Series 2015 on first reading, ordered it published and set a public hearing for April 21, 2015, seconded by Mayor Pro Tem Dalton. All were in favor.

CITY ATTORNEY'S REPORT

No items to report.

COUNCIL COMMENTS, COMMITTEE REPORTS, AND IDENTIFICATION OF FUTURE AGENDA ITEMS

Council member Stolzmann reported on attending a Boulder County Eco Pass Feasibility Study meeting, where they proposed another study be conducted which will cost \$150,000. Boulder County and the City of Boulder have agreed to pay the majority of the cost, but have requested communities in the area to also contribute to the funding of the study. She reported on a proposed State Senate bill which requires cities to purchase additional water rights for storm water detention ponds.

Mayor Muckle explained the State Water Engineer has determined municipalities must have water storage rights for detention ponds during floods. He noted it is for regional detention opposed to local detention. Council member Loo inquired whether CML has been involved in this discussion. Deputy City Manager Balsler will follow up with CML and provide the Council with an update.

ADJOURN

MOTION: Mayor Muckle moved for adjournment, seconded by Mayor Pro Tem Dalton. All were in favor. The meeting adjourned at 10:27 p.m.

Robert P. Muckle, Mayor

Nancy Varra, City Clerk