

**MINUTES
RENEWAL WHEAT RIDGE
JANUARY 2, 2018**

1. GENERAL

Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Chair Rogers at 6: p.m. in the Council Chambers of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

Roll Call of Members

Board Members Present: Tim Rogers .
 Walt Pettit
 Kristi Davis
 Shane Nicolson
 James Bahrenberg
 Jesse Hill
 Kevin Hood

Board Members Absent:

Also Attending: Steve Art – Executive Director
 Tyler Downs – Wazee
 Chris Downs – Wazee
 Bill Willis – Martin and Martin
 Patrick Roberts- Martin and Martin
 Mike Bakarich – Sanitation District

Approval of Minutes

The minutes of November 21, 2017 were motioned by Hood and seconded by Nicolson for approval. The motion carried unanimously.

Public Forum:

No public comment was received.

Presentations:

Members of the Wheat Ridge Sanitation District were present to address concerns and answer questions regarding the sanitation line improvements needed for the West End 38 activity. At their November 21 meeting, the board expressed concern that West End received a ‘can serve’ letter and now must put in about \$400,000 in improvements to the system.

A sewer flow study was done to identify future impacts on the system. Willis passed out drawings of the system to the board. He explained there were two projects which impact the system; West End and The Corners at WR. The San District paid for the majority of the study, but the development would pay for the improvements.

The flow study is a single basin in the district (of three basins). The outfall goes north on Wads to 48 and then to Marshall and then to the outfall. It is treated by the Metro District. Willis mentioned the study of 2010 of Wadsworth and the new growth. Their study showed there are many lines in Wads that need to be improved to increase capacity. This was done with the rezoning of the area to Mixed- Use. The boundaries helped form a participation fee to help pay for these improvements. This is shown on the map provided to the board. West End 38 was not part of the study area and therefore not included.

Members had questions about the map provided. Roberts and Willis agreed the map is incorrect, in that it showed West End 38 in the area, when it should not be shown.

Rogers asked about the referral and why they said it could be served. Willis explained they did get a letter, but it also states that a flow test may need to be conducted. At the time of their proposal, the Sanitation District did not know of the entire projects flows. Any approval may be upon the review of a flow study.

Davis asked if we provide the developer notice of such a demand? Art replied that staff does send out the referral to the other agencies and gives those replies to the developer, but it's the role of the referral agency to work with the developer. Willis responded on their reaction to the developer.

Rogers asked what a referral tells the developer. Willis responded that it says, "Yes, we can serve you, but there may be a cost based upon a flow study." Hood asked if those correspondence are available. Roberts will provide.

Willis explained the outcomes of the flow study and explained the stressors on the system. Willis explained the six options for the flow of West End and The Corners and the one which was selected and the reasoning. West End will flow from Upham to 44th. The Corners will flow temporarily 38th to Harlan. When improvements are completed on Wadsworth, The Corners flow will move to Wadsworth.

Willis then explained the improvements to three segments that need to be replaced on 44th Avenue. The Sanitation District will be paying for one of the three segments and Wazee will pay for the other two.

Rogers asked about the San District reserve. There is about \$2,000,000 in reserve.

Hood asked about future beneficiaries to the improvements. Do future developments get to use the improvements for free? Willis explained that the future participation agreement will address this issue.

Hill asked about the Town Center North project and future development on that land. Will the new upgrades be able to accommodate that development? Will confirmed the new improvements will handle that development. Davis asked about the Yarrow Street development. Willis confirmed they received the same letter that Wazee did, and a flow study will need to be conducted.

Art mentioned the new development of 40ish apartments on Upham. How can we get reimbursed for those improvements? That would have to be a negotiation between the URA and the developer.

Davis said this is a necessary improvement that will benefit existing business and the entire community. While this is not a visible improvement, this will be a benefit.

Willis complimented Wazee on their proactive approach and are a great developer and commended them on their actions.

Rogers asked the costs for manholes. Why are some more dollars? Willis responded that it deals with depth and how structural they need to be due to traffic. Rogers asked about other cost considerations. Willis explained costs all vary per project.

Hill wanted to know if this is an expense that needs to be part of the proforma. Rogers said that we did address this at the last meeting and that we did approve assisting Wazee. Rogers mentioned that the original TIF agreement was fine with the developer and construction and he has not asked us to relook at the TIF. Art will ask Wazee to provide an updated project proforma that will be provided to the Board. Pages 1-4 of the project Executive Summary and Eligible Costs. Art asked the funds be identified from the General Fund.

Action Items

None

Staff/Board Updates

Art reminded the board of the January 16 session with The 27th Letter regarding marketing and branding of RWR

Art provided a draft copy of the 2017 Annual Report for their review and comment. He told the board they will be asked to approve the document at a future meeting.

Art had no update on the Hacienda Colorado or the Circle K activities.

Davis asked about In-N-Out Burger. Art had no specifics.

The meeting was adjourned at 7:40 pm.



Tim Rogers, Chair



Steve Art, Executive Director