



# Council Newsletter

---

## CITY MANAGER'S NOTES February 18, 2016

### Upcoming Council Meetings

On **Monday, February 22, 2016**, the Study Session will begin at 5:30 p.m.

The next scheduled Study Session will begin at 6:00 p.m. on **Monday, March 14, 2016**. The Regular Meeting will begin at 7:30 p.m.

### Informational Items

The following attachments are in response to City Council requests, as well as other informational items.

1. *YourHub* Featured Events: Night of the Stars Talent Show at Hampden Hall, Englewood Arts Concert in Hampden Hall, Cat Adoption Fair at Englewood Public Library
2. *Denver Post* article entitled: Projects raise hopes of potential Broadway boom in Englewood
3. *YourHub* article regarding: Englewood Ladies Golf invites New Members
4. *The Pew Charitable Trusts* online article entitled: For Sale: States Look to Unload 'Money Pit' Buildings
5. Calendar of Events
6. Tentative Study Session Topics
7. Firefighters Pension Board Minutes, August 13, 2015
8. Planning and Zoning Commission Minutes, February 2, 2016
9. Police Officers Pension Board Minutes, August 13, 2016

## Friday 19

**Night of the Stars.** This talent show features performances by young singers, dancers, musicians and more in grades K-12. It will be held **6-9 p.m.** at Hampden Hall in the Englewood Civic Center, 1000 Englewood Parkway. Admission is \$5 at the door. Call 303-762-2680 for more information.

## Saturday 20

**Appraisal fair.** Bring antiques and collectibles to be evaluated by expert local appraisers from **noon to 5 p.m.** at Bemis Public Library, 6014 S. Datura St., Littleton. It's free and no registration is required.

**Englewood Arts concert.** Hear Brahms' Piano Quartet in C Minor featuring Hsing-ay Hsu on piano at **2 p.m.** at Hampden Hall in the Englewood Civic Center, 1000 Englewood Parkway. Tickets are \$20 for general admission, \$15 for seniors and free for students 18 and younger at [englewoodarts.org](http://englewoodarts.org).

**Yarn craft.** Learn the Portuguese style of knitting, casting-on, the knit stitch, the purl stitch and binding off from **10 to 11:30 a.m.** at Bemis Public Library, 6014 S. Datura St., Littleton. Basic materials will be provided. Register by calling the library at 303-795-3961.

## Sunday 21

**Cat adoption fair.** Rocky Mountain Feline Rescue will host an adoption and education fair from **1 to 4 p.m.** at Englewood Public Library, 1000 Englewood Parkway. Stop by to play with some kittens and learn about cat behavior and health. To learn more, call the library at 303-762-2560.

## Monday 22

**"Woman Surgeon of China."** Hear about the adventures of a woman surgeon in China 1920-38 from her physician daughter, Elinor Todd Christiansen. She'll



*Courtesy of Tim Ellis*

## Henry Butler

**Thursday, Feb. 18.** Arapahoe Community College will welcome acclaimed musician Henry Butler to Waring Theatre, 5900 S. Santa Fe Drive, Littleton. The evening will begin with a meet-the-artist session from **6:30 to 7:10 p.m.**, followed by the performance from **7:30 to 9 p.m.** Admission is \$5, or free for ACC students. Proceeds will benefit the ACC Student Emergency Fund and the Colorado Center for the Blind. For more information, contact Stephanie Beecher at [stephanie.beecher@arapahoe.edu](mailto:stephanie.beecher@arapahoe.edu) or 303-797-5665.

speak from **2 to 3 p.m.** at Bemis Public Library, 6014 S. Datura St., Littleton. There is no admission fee. Call 303-795-3961 for more information.

## Tuesday 23

**Meet Rosa Parks.** Arapahoe Community College, 5900 S. Santa Fe Drive, will host Black History Live: Meet Rosa Parks **2:30 p.m.** in the Library and Learning Commons. National humanities scholar Becky Stone will perform as Rosa Parks. This event is free and open to the public. For more information, e-mail [student.activities@arapahoe.edu](mailto:student.activities@arapahoe.edu) or call 303-797-5668.

## Ongoing

**"The Man Who Came to Dinner."** In this play, theatre critic Sheridan Whiteside is in the midst of a cross-country lecturing tour when he breaks his leg and is forced to stay a bit longer at the home of his host family, ultimately taking over the house with his demands and visiting Broadway luminary friends. See the show Saturday through March 19 at the Town Hall Arts Center, 2450 W. Main St., Littleton. Performance times vary. For more information or to purchase tickets, go to [townhallartscenter.org](http://townhallartscenter.org).

# Projects raise hopes of potential Broadway boom in Englewood

**City leaders hope incoming bars, restaurants precursor to successes to come on South Broadway**

**By Joe Rubino**  
*YourHub Reporter*  
The Denver Post

---

Posted: Thu Feb 18 00:01:00 MST 2016

ENGLEWOOD — **Englewood** encompasses roughly 3 miles of South Broadway between Yale and Belleview avenues. Landmarks include the **Gothic Theatre**, the oddly egg-shaped bank and many car dealerships.

In light of the real estate boom across the Denver metro area, and recent development locally, Englewood city and business leaders are indicating the regal roadway could soon be a destination for more than just people looking to buy a used car.

Phil and Erika Zierke have been working diligently for months to open **Englewood Grand**, a bar and restaurant where they intend to blend a relaxed, neighborhood feel with higher-end cocktail offerings to create an establishment attractive to a variety of patrons.

"We've had our eye on this exact spot for seven years," Erika Zierke said of the 3,000-square-foot space at 3435 S. Broadway. "There is a lot to suggest that this area is ready for something like this, and we've been hearing from people all the time. They've e-mailed. They've knocked on the door saying, 'Our neighborhood is ready for this.' "

The Zierkes moved to Englewood in 2009 because of its more affordable housing and said they have seen numerous scrape-off housing projects sprout up recently, suggesting that people are planning to stay in the area long term. The couple said Englewood Grand will have crock-pot style food, regular live music and profit-sharing for employees to help ensure they are making living wages. They expect to open as soon as Friday.

The Zierke's landlord, Steven Howards, had a similar outlook for South Broadway. Howards and his wife, Deborah Andrews, paired with another family a little more than a year ago to purchase the building soon to house the Englewood Grand — along with the former Odd Fellows lodge next door at 3425 S. Broadway. Howards and Andrews, whose company the **Olde Town Group**, owns several historic buildings in **Olde Town**

**Arvada**, are seeking state historic designations for both buildings and national recognition for the Odd Fellows lodge.

"There is great old building stock there," Howards said, adding he has been extremely selective in picking tenants for the buildings. "We think it's an area that has been overlooked in past development trends, and we felt that the location was excellent and was right for transition."

Englewood Grand is hardly the only project underway on Broadway. Deputy City Manager Michael Flaherty knows of at least a half dozen percolating projects with potential to liven up Broadway between Yale and Hampden avenues. They include a new coffee shop and roastery in the 2800 block, and a Dunkin' Donuts franchise and a Medici Communities project on the same block as the Odd Fellows building.

That project, known as the **Acoma Lofts**, will encompass lots sold by the city and the **Englewood Urban Renewal Authority** at the southwest corner of Broadway and Englewood Parkway. The vacant corner, most recently a Christmas tree lot, will be home to retail and restaurant space, Flaherty said. On the back side, taking over a portion of the public parking area, will be 110 workforce-priced apartments.

Flaherty said the city is also working with the owners of vacant buildings along Broadway, a few of them in the 3400 block, to spur them to do something productive with their properties.

"You're seeing two things: We're riding the tide of the economy, and I think there is some recognition that Englewood provides a lot of value," said **Mayor Joe Jefferson**. He cited his city's cheaper property tax and rental rates than neighboring Denver. "Great proximity, great accessibility and great visibility. Those are all assets we have."

Jefferson, a city councilman since 2007 who was elected mayor last year, said one of his goals is to look at public improvements along Broadway. He used the flower planters and eye-catching lime green bike racks on the northern end of Broadway in Englewood as examples worth following.

"I think the future is really bright," he said. "Right now, we're a little bit of a work in progress with a lot of property going through some transition, but I think people are beginning to recognize the untapped opportunity that is South Broadway."

*Joe Rubino: 303-954-2953 or jrubino@denverpost.com*

## Your Contribution

# Englewood Ladies Golf invites new members

By Pamela Eller  
YourHub Contributor

Englewood Women's 18-Hole Golf Association is a small group of about 40 lady golfers who play every Tuesday morning from April through mid-October at Broken Tee Englewood Golf Course. Start times for the first tee time vary throughout the season, the earliest is 7 a.m. and the latest is 9 a.m.

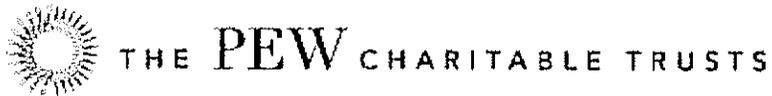
This is a handicapped golf club that follows United States Golf Association rules and Golf Handicap and Information Network protocols. Golfers must establish a handicap; however, that is not a requirement for initial membership, and the club will help with the necessary steps.

There is a Club Championship Tournament over a two-week period in August. To be eligible, a member must have an established handicap and have recorded seven regular-play days. Tournament games are played each week and the club also sponsors Ringer Tournaments, awarding the best score on each hole over a two-week period and for the season.

Dues are \$95 and include club and individual fees paid to the Colorado Women's Golf Association, and a player fee paid to the golf course.

To join, call 303-829-7577 or e-mail [ewga18@gmail.com](mailto:ewga18@gmail.com).

*Pamela Eller is vice president of Englewood Women's 18-Hole Golf Association.*



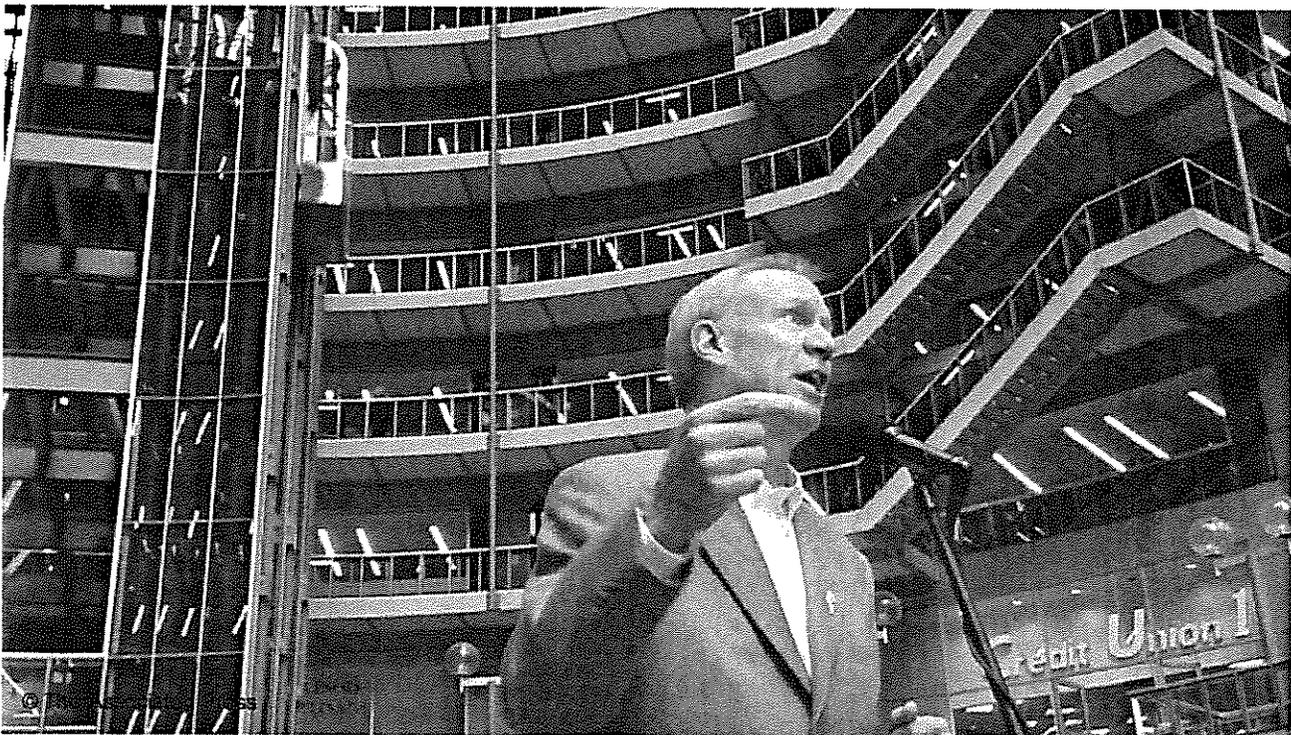
The Pew Charitable Trusts / Research & Analysis /  
Stateline / For Sale: States Look to Unload 'Money Pit'  
Buildings

# STATELINE

## For Sale: States Look to Unload 'Money Pit' Buildings

January 04, 2016

By Marsha Mercer



Republican Gov. Bruce Rauner of Illinois inside the 17-story, glass-paneled atrium of the state-owned James R. Thompson Center in Chicago. Rauner, who wants to sell the once iconic building, is one of several governors who think their states are stuck with bad or surplus real estate.

As commercial real estate prices rebound, some states see an opportunity to sell properties not even a governor can love.

"We've got a lot of money pits in South Carolina," Republican Gov. Nikki Haley said of some state-owned buildings in the Palmetto State. "We need to get rid of them."

She outlined a plan in December to reduce the state's footprint and sell buildings that are high-maintenance, lack adequate parking, or are simply old and smelly.

Illinois Gov. Bruce Rauner wants to unload a state-owned office building in downtown Chicago that was once called "spectacular" but has now become a white elephant. North Carolina is selling six old houses in the state capital that have stood vacant for years.

Georgia is testing the market to sell an office tower in a prime Atlanta location that was a gift — but has gobbled up \$115 million for renovation and maintenance costs. In Louisville, a historic estate is among three Kentucky-owned properties coming on the market as a result of a major bridge and tunnel construction project.

Most everyone agrees that selling surplus properties is a good idea, and states, localities and the federal government often seek to sell buildings they no longer have a use for. But the time has to be right. Many cash-strapped states talked about selling vacant or underutilized real estate during the economic downturn but found few takers at the appraised values.

The real estate market has gradually improved since then. States also have increasingly elected Republican governors and majority legislatures that entered office promising to aggressively cut budgets and reduce the size of government.

In the last four or five years, many states have compiled inventories for the first time or hired contractors to assess their real estate holdings, said Marcia Stone, director of the National Association of State Facilities Administrators.

Now, even states with a budget surplus, like North Carolina, hope to take advantage of hot local real estate markets by disposing of surplus properties.

## **Even Iconic Buildings Not Easy to Sell**

The rules for selling state property vary, but the process is not as quick as calling an auctioneer or planting a “for sale” sign. In many states, individual agencies and universities control their own real estate. Some properties must first be offered to other state agencies or local governments.

Inventories, when they are taken, may not be kept up to date or include information on how — or whether — buildings are being used, according to the National Association of State Budget Officers.

When Haley arrived in office in 2011, she started asking about South Carolina’s state-owned real estate. “No one could tell me what we own,” she said, so she issued an executive order in 2013 to find out.

An audit by CBRE, a commercial real estate firm, uncovered 7,800 buildings with 8.1 million square feet as well as 2,500 parcels of land totaling more than half a million acres. “We don’t need to own that much space,” Haley said.

The firm recommended that the state sell eight buildings, and Haley agreed. She noted that parking is a challenge at the state Department of Education's Rutledge Building in Columbia, which costs \$4 million a year in maintenance. As for the Department of Health and Environmental Control building, also in Columbia: "It looks old. It smells old. Everything about it is not good," she said. Employees would move to other state-owned office buildings not yet identified.

In Illinois, Rauner wants to sell the James R. Thompson Center, a 17-story state office building in Chicago that the state spent \$172 million to build in the 1980s and named after former Republican Gov. "Big Jim" Thompson, who was the state's longest-serving governor.

It was "easily the most spectacular building ever constructed in the Loop," the *Chicago Tribune's* Pulitzer Prize-winning architecture critic Paul Gapp wrote of the Thompson Center in 1985.

Thirty years later, the open-air atrium is noisy, and costly to heat and cool. State workers complain that cooking odors from the food court drift into offices, according to news reports.

Rauner didn't comment on aesthetics — "Beauty is in the eye of the beholder," he said — but he did say the state faces \$100 million in deferred maintenance at the Thompson Center. "We can get good value for taxpayers by selling this building and moving out," he told reporters in October.

Georgia Gov. Nathan Deal, a Republican, led the Georgia Building Authority in voting Dec. 16 to put on the market 2 Peachtree, a 41-story office tower near the Underground Atlanta shopping and entertainment district.

The building was the tallest in the Southeast when it was built, in the 1960s. A foundation gave it to the state in 1992, with the intention of keeping workers downtown at a time when companies were leaving the business district. But renovation and maintenance costs have topped \$115 million.

An unsolicited inquiry from a potential buyer spurred the governor and the building authority, which owns the building, to consider a sale.

“Let’s go see what the market will do,” said Steve Stancil, a Republican and a former state legislator who heads the building authority. The market for office real estate in Atlanta is much stronger now than five or six years ago, he said.

“What we would like to do is sell in 2016 and lease it back,” moving out the 3,300 state employees in thirds over 15 or so years, Stancil said.

## **'Looks Like a Prison'**

When North Carolina Gov. Pat McCrory looks out the front door of the governor’s mansion in Raleigh, he sees the State Records Center, a windowless box that its Web page describes as “not a normal office building.”

McCrory, a Republican, has a sharper critique. He said the building is “crap” and it “looks like a prison.”

The Records Center is not yet on the market. Six vacant older homes in the area went on the market after a report by the Program Evaluation Division of the North Carolina General Assembly, in June, said selling the homes, and 11 other unneeded state-owned properties, could generate an estimated \$14.3 million in one-time revenue and save an additional \$2.6 million in the future.

The 17 properties identified for disposal were among 49 state-owned properties analysts visited for their report.

“By no means was that an exhaustive list,” said Sean Hamel, senior program evaluator. “That’s what was a little bit alarming.”

The report was also eye-opening for legislators.

“We all knew there were literally billions of dollars in state property assets, and we all had concerns about how they’re being managed,” said state Sen. Rick Gunn, a Republican.

Gunn’s background is in commercial real estate, and he is chairman of a joint legislative committee that was created to act on the report’s recommendations. The committee is preparing two bills aimed at tightening rules for reporting on and disposing of state-owned property.

“I would expect overwhelming bipartisan support” in the legislature, he said. But, he added, “I don’t want to mislead anybody. Agencies need to be more accountable.”

North Carolina will be taking a hard look at whether it makes sense to lease, rather than own, property and whether the state or an outside agent should handle real estate transactions, he said.

## **Want to Buy a Bridge?**

Selling state property can be a chore. In the early 2000s, Illinois identified seven or eight campuses used by the Department of Human Services and correctional facilities to sell. Not one has yet sold, said Rick Tate, statewide facility manager at the state Department of Central Management Services.

“The fair market value appraisal may not always be the value of property,” Tate said.

In Chicago, a developer likely would demolish the Thompson Center, which occupies a city block. Under current zoning, a 60-story office tower could be constructed, Tate said. That won't happen right away.

"The Thompson Center is currently occupied so it doesn't at this point meet the criteria for surplus property," Tate said. "It would have to be vacated or have legislation to allow the state to dispose of it."

When the New Hampshire Department of Transportation sought bids on a historic bridge in Farmington, in December, there were none. The bridge came with strings.

"The good news is you can buy a bridge for \$1. The bad news is you have to relocate it and promise to use it as a functioning bridge," said Bill Boynton, the department's spokesman.

Kentucky bought the Drumanard Estate, a 53-acre estate in Louisville listed on the National Register of Historic Places, for \$8.3 million in 2012 as part of the Ohio River Bridges Project linking Kentucky and Indiana.

The estate, which includes a mansion built in 1929 and landscaping by Olmsted Associates, which designed New York City's Central Park, is on the approach to one of the bridges, so a tunnel is being built 80 feet beneath the property.

As part of the project, the state Transportation Cabinet also bought the historic Grocers' Ice & Cold Storage commercial building for \$3.6 million and the 1820s Rosewell estate for \$1.6 million. Rosewell subsequently suffered tornado damage, requiring substantial repairs.

The Transportation Cabinet planned to sell Grocers' Ice first, but the only bid came in at a fraction of the appraised value, an agency spokesman said. The agency plans to try again to sell the commercial building before putting the estates on the market.

In South Carolina, Haley said agencies need to focus on their government work, not real estate.

"We just don't need to be in the real estate business," she said. Getting rid of the state's money pits will be "a win-win for everybody across the board."

**NEWER >**

Top State Stories 1/4

---

**< OLDER**

Grading Colleges

---

**PLACES**

Georgia, Illinois, North Carolina, South Carolina, New Hampshire

**TAGS**

Business of Government

## Explore

---

By Tag



By State



# STATELINE

## ABOUT STATELINE

Stateline provides daily reporting and analysis on trends in state policy.

**About** ›

## MEDIA CONTACT

**Jeremy Ratner**  
*Director, Communications,*  
202.540.6507  
[jratner@pewtrusts.org](mailto:jratner@pewtrusts.org)

## SIGN UP

Sign up for our daily update —original reporting on state policy, plus the day's five top reads from around the Web.

Email Address

**SUBMIT**

**CITY OF ENGLEWOOD  
2016 CALENDAR OF EVENTS**

Mon., Feb. 22	6:00 p.m.	Study Session, Community Room
Wed., Feb. 24	4:00 p.m.	Englewood Housing Authority (Feb./March combined) EHA Board Room, 3460 S. Sherman, Suite 101
Mon., Feb. 29	<b>Cancelled</b>	<b>Study Session &amp; Regular Meeting Cancelled</b> Regular Meeting moved to March 14, SS items Postponed
Wed., Mar. 2	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
	5:45 p.m.	Cultural Arts Commission, City Council Conference Room
	7:00 p.m.	Liquor & Medical Marijuana Licensing Authority, Council Chambers
Mon., Mar. 7	<b>Cancelled</b>	<b>City Council Study Session &amp; Regular Meeting cancelled</b> (NLC Conference) Meetings rescheduled to Feb. 29.
Tues., Mar. 8	5:00 p.m.	Water & Sewer Board, Community Development Conference Room
	6:00 p.m.	Keep Englewood Beautiful, Public Works Conference Room
	7:00 p.m.	Library Board, Library Board Room
	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Wed., Mar. 9	6:30 p.m.	Urban Renewal Authority, City Council Conference Room
	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
Thurs., Mar. 10	5:30 p.m.	Parks and Recreation Commission Englewood Recreation Center
	6:30 p.m.	Transportation Advisory Committee City Council Conference Room
Mon., Mar. 14	6:00 p.m.	Study Session, Community Room
Tues., Mar. 15	4:30 p.m.	Budget Advisory Committee, City Council Conference Room
Wed., Mar. 16	6:30 p.m.	Code Enforcement Committee, City Council Conference Room
	7:00 p.m.	Liquor & Medical Marijuana Licensing Authority, Council Chambers
Thur., Mar. 17	7:30 a.m.	Tri-Cities Meeting, hosted by Littleton
Mon., Mar. 21	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Regular Meeting, Council Chambers
Mon., Mar. 28	6:00 p.m.	Study Session, Community Room
Mon., April 4	6:00 p.m.	Study Session, Community Room

	7:30 p.m.	Regular Meeting, Council Chambers
Tues., April 5	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Wed., April 6	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
	4:00 p.m.	Englewood Housing Authority EHA Board Room, 3460 S. Sherman, Suite 101
	5:45 p.m.	Cultural Arts Commission, City Council Conference Room
	7:00 p.m.	Liquor & Medical Marijuana Licensing Authority, Council Chambers
Mon., April 11	6:00 p.m.	Study Session, Community Room
Tues., April 12	5:00 p.m.	Water & Sewer Board, Community Development Conference Room
	6:00 p.m.	Keep Englewood Beautiful, City Council Conference Room
	7:00 p.m.	Library Board, Library Board Room
Wed., April 13	6:30 p.m.	Urban Renewal Authority, City Council Conference Room
	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
Thurs., April 14	5:30 p.m.	Parks and Recreation Commission Broken Tee Golf Course
Mon., April 18	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Regular Meeting, Council Chambers
Tues., April 19	4:30 p.m.	Budget Advisory Committee, City Council Conference Room
	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Wed., April 20	7:00 p.m.	Liquor & Medical Marijuana Licensing Authority, Council Chambers
Mon., April 25	6:00 p.m.	Study Session, Community Room
Mon., May 2	2:00 p.m.	Malley Center Trust Fund Board, Malley Senior Recreation Center
	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Regular Meeting, Council Chambers
Tues., May 3	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Wed., May 4	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room

**TENTATIVE**  
**STUDY SESSIONS TOPICS**  
**FOR ENGLEWOOD CITY COUNCIL**

February 22	Study Session Council Goal Setting Session (Feasibility B) Financial Policies Lease with EMRF and MKS Residential LTAR Discussion
February 29	Study Session & Regular Meeting – CANCELLED (Regular Meeting moved to 3/14/16, SS items postponed)
Date TBD	Fiscal Health & Wellness Model OpenGov (Financial Report) City Loan Update: Hair Salon EEF Discussion
March 7	No Meeting NLC Conference – tentative
March 14	Study Session & Regular Meeting Denver Fire Department Report Englewood Forward Comp Plan Council Goal Setting (The Decision)
March 21	Study Session & Regular Meeting Financial Report Standard Response Protocol (Executive Session) Marijuana Social Clubs Code Enforcement Discussion – Proactive/Reactive
March 28	Study Session Council Goal Setting Session (Final)
April 4	Study Session & Regular Meeting COOP & Emergency Operation Plan Sam Mamet to discuss CML services Citizen of the Year Discussion EPBA Collective Bargaining Negotiations EEA Wage Reopener
April 11	Study Session Joint Meeting with Englewood School District Council Goal Setting
April 18	Study Session & Regular Meeting Financial Report

April 25	Study Session Board and Commission Members Reappointment Discussion Big Wonderful Outdoor Festival
May 2	Study Session & Regular Meeting Xcel – Partners in Energy
May 9	Citizen of the Year Celebration
May 16	Study Session & Regular Meeting Logan Simpson presentation on Parks & Rec Master Plan
May 23	Study Session & Regular Meeting
May 30	Memorial Day Holiday – no meeting scheduled
June 6	Study Session & Regular Meeting
June 13	Study Session Board and Commission Interviews
June 20	Study Session & Regular Meeting (CML Conf. 6/21-24/16 – Vail) Financial Report
June 27	Board and Commissions Appreciation Night

### **FUTURE STUDY SESSION TOPICS**

Vapor Lounge Regulation  
 Study Session Protocol  
 Recreational Marijuana  
 Council policies/conduct  
 Green Vehicle Policy Review  
 Colorado Freedom of Information Coalition  
 Trash Hauling Regulations Review & Trash Franchise  
 Capital Project Approval Process/Purchasing Policy  
 Construction Defects Ordinance  
 Property/Code Enforcement  
 Historic Preservation  
 Energy Recapture Discussion w/ WWTP  
 State Representatives Night: Contact Linda Newell for her availability in May

FIREFIGHTERS PENSION BOARD MEETING

August 13, 2015

The regular meeting of the Englewood Firefighters Pension Board was called to order by Chairperson Kieth Lockwood at 3:00 p.m. in the Public Works Conference Room of the Englewood Civic Center, 1000 Englewood Parkway.

Members Present: Kevin Engels, Ex Officio City Treasurer  
John Garcilaso, Employee Representative  
Grayson Hartley, Secretary, Employee Representative  
Kieth Lockwood, Chairperson, Employee Representative  
Randy Penn, Mayor  
Carolyne Wilmoth, Council Appointee

Members Absent: None

Others Present: None

A quorum was present.

\* \* \* \* \*

Board Introduction to Kevin Engels, Ex Officio City Treasurer

Mr. Gryglewicz, the former Director of Finance and Administrative Services retired and Mr. Engels was named as the Ex Officio City Treasurer. Mr. Engels will be a voting member of the Board until the replacement Director starts.

Approval of February 12, 2015 Regular Meeting Minutes

MR. HARTLEY MOVED TO APPROVE THE FEBRUARY 12, 2015 MINUTES OF THE REGULAR BOARD MEETING. MR. GARCILASO SECONDED.

Ayes: Garcilaso, Hartley, Lockwood, Penn, Wilmoth  
Nays: None  
Absent: None  
Abstention: Engels

The motion carried.

Review of FPPA Volunteer and Firefighters Plan Statements

Mr. Engels reviewed the FPPA statements for the first half of the year.

Review of the January 1, 2015 Volunteer Firefighters Actuarial Report

Mr. Engels reviewed the Volunteer Firefighters January 1, 2015 actuarial report. The contribution for years 2016 and 2017 are \$5,975 up from \$1,591 for two years prior.

MR. GARCILASO MOVED TO ACCEPT THE JANUARY 1, 2015 VOLUNTEER FIREFIGHTERS ACTUARIAL REPORT. MAYOR PENN SECONDED.

Ayes: Engels, Garcilaso, Hartley, Lockwood, Penn, Wilmoth  
Nays: None  
Absent: None

The motion carried.

Board Election for the Term end of John Garcilaso, December 31, 2015

An election will be held prior to the year end to fill the vacancy created by Mr. Garcilaso's term ending December 31, 2015.

Consideration of cancelling the November meeting making the next meeting February 11, 2016

The Board agreed that unless a matter needing immediate attention requires holding the November 2015 meeting, the next regular meeting will be February 11, 2016.

MS. WILMOTH MOVED TO APPROVE CANCELLING THE NOVEMBER 2015 MEETING. MR. HARTLEY SECONDED.

Ayes: Engels, Garcilaso, Hartley, Lockwood, Penn, Wilmoth  
Nays: None  
Absent: None

The motion carried.

Members' Choice

Mayor Penn said this will be his last Board meeting and thanked the Board for the opportunity and it has been a pleasure.

MR. GARCILASO MOVED TO ADJOURN. MS. WILMOTH SECONDED.

Meeting adjourned at 3:17 p.m.

/s/ Carol Wescoat

---

Carol Wescoat  
Recording Secretary

**CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
CITY COUNCIL CHAMBERS  
February 2, 2016**



**I. CALL TO ORDER**

The regular meeting of the City Planning and Zoning Commission was called to order at 7:00 p.m. in the City Council Chambers of the Englewood Civic Center, Chair Fish presiding.

Present: Bleile, Brick, Fish, Freemire, King, Kinton, Townley, Pittinos

Absent: Madrid (Excused)

Staff: Mike Flaherty, Interim Community Development Director  
Dugan Comer, Interim City Attorney  
Harold Stitt, Senior Planner  
John Voboril, Planner II Long Range Planning  
Audra Kirk, Planner II



Brook Bell, Planner II

**II. APPROVAL OF MINUTES**

- January 5, 2016 Minutes

Freemire moved;

King seconded: TO APPROVE THE JANUARY 5, 2016 MINUTES AS WRITTEN

Chair Fish asked if there were any modifications or corrections. There were none.

AYES: Bleile, Brick, Freemire, King, Kinton, Townley

NAYS: None

ABSTAIN: Fish

ABSENT: Madrid

Motion carried.



**III. Public Hearing Case ZON2016-001 Quincy Lane PUD**

King moved;

Freemire seconded: To open the Public Hearing for Case ZON2016-001 Quincy Lane PUD

AYES: Bleile, Brick, Freemire, King, Kinton, Townley, Chair Fish

NAYS: None

ABSTAIN: None

ABSENT: Madrid

Motion carried.



**Staff Testimony**

Audra Kirk, Planner II, was sworn in. Ms. Kirk introduced the case to the Commission. She cited the history of the property and provided information regarding the application for the amendment of the PUD. Mr. King asked how many units were requested in the previous application for development; Ms. Kirk responded that Habitat for Humanity had requested 11 units in their application.

Mr. Bleile requested information on the dimensions of small lots and urban lots. Ms. Kirk stated that small lots are 4,500 square feet and urban lots are 3,700 square feet.

Ms. Townley asked about an apparent discrepancy in the staff report regarding lot sizes, Ms. Kirk responded that the smallest lot size in the development would be 2,470 square feet.

Chair Fish asked about the comparisons in the report, Ms. Kirk stated that all comparisons are based on the original Englewood Estates Planned Unit Development (PUD).

Mr. Bleile requested information regarding the lot coverage percentage for the proposed development. Ms. Kirk stated that the lot coverage was not included in the staff report but she will supply that information to the Commission if the applicant does not have the information available.



### **Applicant Testimony**

Mr. Michael Warren, Development Manager, Metropolitan Residential Advisors, 3831 West 25<sup>th</sup> Avenue, Denver, was sworn in. Mr. Warren presented information on the proposed development that will include 12 attached single family homes. Mr. Warren supplied the Commission with information about Metropolitan Homes and presented a list of projects they have built in the Denver metropolitan area.

Mr. Warren reviewed the proposed development. The property is challenging to develop due to the small size and infrastructure requirements. The lot is located in a transitional area between and industrial area and an established residential zone. In designing the project, consideration was given to density, quality, and compliance with the comprehensive plan.

The proposed units have three car garages, three bedrooms and are located within a covenant controlled community.

Mr. Brick asked if there would be any restrictions on dogs; Mr. Warren replied that these are for sale units and unless the governing Homeowners Association by-laws restricted pet ownership, there would not be any restrictions on the type and number of pets. Mr. Bleile asked what the site coverage would be for each lot. Mr. Warren stated that he believes the maximum lot coverage would be 63%. Mr. Bleile asked about the roadway, in particular the road on the west side of the development. Mr. Warren stated that the roadway will be 24' wide on the main entryway and 20' for the fire lane on the west side of the property.

Mr. Bleile asked about sidewalks; Mr. Warren explained that there are no sidewalks due to the requirement for the street to be 24' wide. Mr. Bleile asked about arrangements for trash removal and Mr. Warren said that topic had not yet been addressed but would most likely be a part of the HOA by-laws.

Mr. Kinton asked about communications with the neighborhood and the three car garages. Mr. Warren explained that a neighborhood meeting was held December 29, 2015 and that the

decision to include three car garages was based on observations of the neighborhood and the determination that residents own multiple vehicles. Mr. Kinton asked if Mr. Warren is familiar with the previous application for 11 units and he replied that he had studied it when they were investigating the site.



Mr. Freemire asked about the lot widths. It was determined that the lots on the southeast corner of the development are approximately 50 feet wide by 90 feet deep. The interior lots are approximately the same size. He commented on the view the residents to the east of the property have now versus what they would have if the homes were built.



Mr. Freemire asked Mr. Warren how their previous projects have been received by homeowners and neighbors. Mr. Warren stated that their developments have been successful and that their customers value the low maintenance aspect of the properties. Mr. Warren stated that the project has been vetted by all City departments through the DRT (Development Review Team) process.



Lot coverage and landscaping were discussed as well as the visitor parking accommodations. Mr. Bleile asked about screening for the parking spaces; Mr. Warren responded that they have not added screening as of this time. Mr. Fish asked about the reduction in landscaping requirements; Mr. Warren responded that it was determined that 25% is the requirement for the surrounding zone district.



Mr. King stated that he would like to speak with the engineer for the project about the drainage plan.



Allison Rice, Phelps Engineering, 3118 East Hinsdale Avenue, was sworn in. Mr. King noted the absence of retention ponds on the property and asked if it is located in a flood plain. Ms. Rice responded that the property is not located in a FEMA mapped flood plain but the City has determined through a study of the area that it is in a 100 year floodplain. Ms. Rice explained that all of the onsite drainage is captured on the street and contained in the storm drains. The 1.2 acre site would be covered 60% by impervious surfaces. Mr. Bleile asked about snow storage, Ms. Rice replied that the visitor parking areas would be used.



Chair Fish asked for an answer to his previous question regarding lot coverage. Ms. Kirk stated that the average lot coverage is 60%. Ms. Kirk added that the minimum landscape requirement for zone districts that allow multi-family units is 25%. She also stated that the City engineer responsible for drainage has signed off on the drainage plan.



Ms. Townley asked for clarification as to why the homes are considered multi-family, Ms. Kirk responded that they are attached single family homes. Mr. Freemire commented that the landscape requirement of the PUD is the same as the surrounding zone district.



Mr. Bleile asked if the buildings in the proposed development meet the current zoning codes for R-1-C, Ms. Kirk replied that because the development is a PUD and dimensional requirements are negotiated, they do not conform to the code applicable to R-1-C.



### **Public Testimony**

Nancy Baker, 1294 West Quincy Avenue, was sworn in. Ms. Baker lives in the home that is surrounded by the PUD zone district. She is opposed to the development due to the density.

Mr. Brick asked if she had considered selling her property and she replied that for the right price, she would sell her property.



Penny Nelson, 4335 South Lipan Street, was sworn in. Ms. Nelson is opposed to the development because of the proximity to the neighbors to the south as she feels that it would be a fire hazard to have buildings close together. Mr. Bleile asked if she received notice for the neighborhood meeting, she replied that yes, she had received notice. Ms. Townley asked if she and her husband use sidewalks, she stated that her husband walks to the light rail. Mr. Kinton asked what type of development she would like to see on the property; she responded that 6 units would be acceptable.



David Miller, 4245 South Lipan Street, was sworn in. Mr. Miller is opposed to the development because it is his opinion that the style of the homes does not fit with the character of the neighborhood. He feels that the density is too high. He is not in favor of covenant controlled communities. He believes traffic would be an issue.



Sara Leatherwood, 1221 West Radcliff Avenue, was sworn in. She stated that she is concerned about a reduction in water pressure and feels that the development does not fit in with the neighborhood.



Becky Deal, 1241 West Radcliff Avenue, was sworn in. Ms. Deal's property is adjacent to the property. She is concerned that the homes do not have sufficient space for recreation as well as a reduction in water pressure. She would not be opposed to five or six units. Chair Fish asked if she has informed the City of her issues with the water pressure and she replied yes. Ms. Townley asked if she is opposed to the street pattern. She indicated that she purchased her home because the street does not go through to a main thoroughfare.



Kurt Supps, 2108 East Dartmouth Circle, was sworn in. Mr. Supps noted that no supporters of the project have testified in favor of the project. He is concerned about the density of recent developments.



### **Rebuttal**

Mr. Warren spoke to the Commissioners regarding the lot coverage and reduction in landscaping. The lot coverage figures include the surface parking areas. The landscaping plan submitted includes 20 trees and 375 shrubs which would be above the minimum requirements. He added that they did not go door to door in the neighborhood to inform the neighbors of the plan; the neighborhood meeting was held to provide information on the proposed development.

King moved;

Freemire seconded: To close the Public Hearing for Case ZON2016-001 Quincy Lane PUD

AYES: Bleile, Brick, Freemire, King, Kinton, Townley, Chair Fish  
NAYS: None  
ABSTAIN: None  
ABSENT: Madrid

Motion carried.

## Discussion

King moved;

Bleile seconded: To approve Case ZON2016-001 Quincy Lane PUD and forward to City Council with a favorable recommendation.



Mr. Bleile felt that the plans were not detailed enough to make a determination as to whether or not the development is feasible. The excess parking spaces could be better utilized as an internal park. He believes the development of the property is viable and would attract a desirable demographic with the right plan.



Mr. King added that the property is a transitional buffer between residential and industrial zones and should have higher density. Chair Fish commented that the homes are large and with three car garages are not in character with the area.



Mr. Freemire said that just because it hasn't been done does not mean it shouldn't be done. The surrounding property owners had the opportunity to purchase the property and are aware that it will be developed in some fashion. The developer has assumed risk in purchasing the property. Mr. Fish mentioned PUD 4 (Joshua School) and the fact that the original PUD specified 4 homes but only one has been constructed.



Mr. Brick cited the 2003 Roadmap Englewood Comprehensive Plan and the goal of creating housing that serves the residents of Englewood and feels that this development is not of benefit to current residents.



Mr. Kinton feels that the development does not fit with the surrounding neighborhood. He outlined the lack of sidewalks and too many extra parking spaces as problems with the development.



Ms. Townley echoed the concerns of the other Commissioners. She feels that the project does present an opportunity to diversify the housing stock but the development is in conflict with the Comprehensive Plan. The vehicular circulation pattern and lack of sidewalks are issues because of the size of the property.



Vote:

Brick – Based on his previous statements, he votes no.

Bleile - Previous PUD's were favorably accepted by the citizens, however this plan lacks sufficient detail to make a determination on the viability of this development and votes no.

Townley – Votes no, although it supports the Comprehensive Plan with regards to housing, it is in conflict with the desire for walkability, good neighborhood design, connectivity with the neighborhood and reducing automobile dependence.



King – The site is challenging and infrastructure improvements will be costly. He is in favor of fewer units on the site and votes no.

Freemire – Likes the development, votes yes. He believes that despite the lot configuration the plan is well designed. He encouraged the neighbors to be proactive with regards to the development of the property.



Kinton – Based on his previous comments and the comments of the other Commissioners, he votes no. He is concerned that this lot will eventually be developed but he does not believe this is the right development at this time.



Fish – Concurs with the previous comments and votes no, he feels that the proposed development provides high quality design, however he does not feel that this development is consistent with the neighborhood and that the dimensional standards are too dissimilar to the surrounding R-1-C zone district.

AYES: Freemire  
NAYS: Bleile, Brick, King, Kinton, Townley, Chair Fish  
ABSTAIN: None  
ABSENT: Madrid

Motion failed 1-6.



(The Commissioners took a 5 minute break)

#### **IV. 2013-03 Englewood Forward Comprehensive Plan 2016**

Mr. Stitt requested comments from the Commission regarding the revisions that were made based on their comments at the previous study session.



Objective Live 1.1 – Housing, change verbiage to read “all income groups” rather than low to moderate income groups. The Commissioners agreed that the new phrasing is acceptable.

Objective Live 1.2 - The change to the description of types of housing is acceptable.



Objective Play 4.5 – The revised description of supporting cultural arts facilities and programming is acceptable.



Cushing Park – Residential Transition Area – The new description of addressing the physical attributes of buildings was generally acceptable. Mr. Freemire disagreed stating that there was not significant public input to justify a change in policy. He feels that property rights may be diminished with the designation of special districts.

Mr. Brick requested that Mr. Comer bring information to the Commission regarding impingement of property rights with such designations. Mr. Flaherty suggested that the Commission consider that the current wording is vague or that the Commission has the option of eliminating the topic. Ms. Townley commented that the statement may be better suited as a strategy rather than a policy. Mr. Kinton added that the topic of historic preservation does not apply to the entire city.

Mr. Stitt pointed out that if the wording is taken at face value, it does not dictate that a specific action be taken to create a district but provides the option for the City to commission a study of potential historic properties. It was agreed that the topic would be a citywide residential strategy.



The Commissioners agreed that the specific reference to the Joshua School PUD should be eliminated from the document.



Mr. Bleile feels there is a void in promoting employment in the industrial areas. Healthcare is the largest employment sector in the City.



Mr. Freemire does not feel that the plan is comprehensive as it does not include all departments of the City and is not visionary. Mr. Brick feels that the Learn objectives does not address adult education and a coordinated effort between employers and educators.



Brick moved;

King seconded: To approve the Draft Englewood Forward Comprehensive Plan Update 2016 with the goals in the Learn section renumbered to correspond to the snapshot and forward to City Council with a favorable recommendation.

AYES: Brick, King, Kinton, Townley, Chair Fish  
NAYS: Bleile, Freemire  
ABSTAIN: None  
ABSENT: Madrid

Brick – The plan builds on the 2003 Comprehensive Plan and includes strategies and verifications that were not present in the previous plan.

Townley – The snapshot in the plan in the Learn section (p. 2-20) does not tie in to the goals in the Environmental piece. The goals could be renumbered to address the educational section of Learn within the snapshot. Ms. Townley requested a friendly amendment to the motion to add a further revision to renumber the Learn section so that it correlates with information contained in the snapshot ; Mr. Brick and Mr. King accepted the amendment.



### **Vote and Findings of Fact**

Brick – The state requires the City to adopt and update a Comprehensive Plan on a regular basis and the City is meeting that requirement. Given the recent changes in the economy, the updated plan addresses the current environment in the City. The provision for outcomes and indicators is a positive change in the structure of the plan. His vote is yes.



Bleile – The plan is the basis for decisions by the City. The topics addressed by the plan are well researched and presented. He does not feel that he understands how the different areas are tied together to form strategies and is not confident in his opinion. He would like to have more time to study the plan. His vote is no.

Townley – The plan, as written, does build on the 2003 Comprehensive Plan. She feels the sections could be better related to one another. Her vote is yes.

King – The plan is a vision statement that includes direction for the City that allows for changes based on changes in the City. His vote is yes.

Freemire – The document has some elements of a Comprehensive Plan but is not comprehensive. The plan does not include all City departments and does not include viable workplans. His vote is no.



Kinton – The strength of the plan is that it is not designed to sit on a shelf but to be an active document that will grow and evolve. A strategy for closing the gap between workers who live in the City and those who work in other areas is not addressed in the plan. His vote is yes.

Chair Fish – The document fits within the definition of a Comprehensive Plan. The analysis of the various neighborhoods is helpful. The measurements of implementation are helpful. He does not like how the process did not include the Planning and Zoning Commission earlier in the development of the document and that there was insufficient time to review draft documents. He votes yes.

Motion passes 5-2.



**V. ATTORNEY'S CHOICE**

Interim City Attorney Comer did not have any comment for the Commission.



**VI. STAFF'S CHOICE**

Mr. Flaherty informed the Commission that they have been invited to the City Council study Session on March 14<sup>th</sup>. He reminded the Commissioners that his last day with the City is March 15<sup>th</sup>.

Mr. Bell outlined future meeting topics. February 17<sup>th</sup> will be elections for Chair and Vice Chair. Staff will arrange for a presentation at the meeting.



**VII. COMMISSIONER'S CHOICE**

Mr. King asked Mr. Bell if he was familiar with the PUD that was presented in the public hearing.

Mr. Freemire remarked that while there was a divergence of opinion at the meeting, the votes were taken respectfully.

Mr. Kinton asked about the status of the new Community Development Director, Mr. Flaherty replied that interviews are in progress.

Mr. Brick thanked the staff for their work on the Comprehensive Plan.

Mr. Bleile expressed that the divergence of opinion is good for the group. He stated his appreciation for Mr. Flaherty and the insight and experience he provides. He asked Mr. Bell about the history of the property in the PUD and how it was formed.

The meeting adjourned at 10:45 p.m.

/s/ Julie Bailey, Recording Secretary

POLICE OFFICERS PENSION BOARD MEETING  
August 13, 2015

The regular meeting of the Englewood Police Officers Pension Board was called to order by Chairperson Egri, at 2:01 p.m. in the Public Works Conference Room, Civic Center, 1000 Englewood Parkway, Englewood, Colorado.

Members Present: Melody Connett, Council Appointee  
Gary Condreay, Employee Representative (arrive 2:15 p.m.)  
George Egri, Chairperson, Employee Representative  
Kevin Engels, Ex Officio City Treasurer  
Randy Penn, Mayor  
Steve Knoll, Employee Representative

Members Absent: None

Others Present: Daniel Brotzman, City Attorney

A quorum was present.

\* \* \* \* \*

Introduction of Kevin Engels, Ex Officio City Treasure

Mr. Gryglewicz, the former Director of Finance and Administrative Services retired and Mr. Engels was named as the Ex Officio City Treasurer. Mr. Engels will be a voting member of the Board until the replacement Director starts.

Approval of February 12, 2015 Meeting Minutes

MR. KNOLL MOVED TO APPROVE THE FEBRUARY 12, 2015 MINUTES. MR. EGRI SECONDED.

Ayes: Connett, Egri Knoll, Penn  
Nays: None  
Absent: Condreay  
Abstention: Engels

The motion carried.

Review of FPPA Plan Statements

Mr. Engels reviewed the Fire and Police Pension Association (FPPA) statements for the first half of the year.

Discussion of Request from Carol Kasson to Reinstate Survivor Benefit

Carol Kasson, former spouse of L. Gary Kasson, deceased retiree, provided the Board court documentation of the 2015 annulment of her 2014 marriage. The Board reviewed the history of Ms. Kasson's survivor benefits.

Mr. Brotzman explained what the language of the Plan Document and decision of the Board is determine if there was a marriage and whether the benefit can be reinstated. Mr. Brotzman clarified the decision to determine if there was a marriage is the Board's and is separate from the judge's decision.

Chairperson Egri inquired about possible repercussions related to the Board's decision on this matter. Mr. Brotzman explained that if the Board has the discussion on this, the courts will uphold the Board's decision on this matter. Mr. Brotzman said that if the Board is not comfortable with paperwork Ms. Kasson submitted, the Board can request that she come before the Board to explain why the marriage was not a marriage.

Mr. Condrey arrived 2:15 p.m.

The Board reviewed that information that was in the court document for the 2015 annulment and the 2010 request for the reinstatement of benefits.

Chairperson Egri inquired about the process of confirming that a surviving spouse is unmarried. Ms. Wescoat explained each year the surviving spouses must provide a statement declaring that they have not remarried. If the statement is not received or is received indicating there is a marriage, then the Board will be notified.

Further discussion ensued regarding the Board's possible determination. Mr. Knoll asked Mr. Brotzman if the Board could determine there was a marriage even though it was later treated by the courts as invalid. Mr. Brotzman stated that if the Board makes a determination the couple were married for whatever period of time during which Ms. Kasson did not receive the benefit the language of divorce versus annulment, the Board could say it was a marriage. The marriage ended her payments. Mr. Brotzman used the catholic churches annulment as a comparative example when the church declares a marriage annulled even though the couple may have been married for years and had six children, that was a marriage. The judge saying that something comparable was not a marriage, factually still, for the Board was a marriage for a time.

The Board discussed the decision, the documentation and the second request to have the benefits reinstated.

MAYOR PENN MOVED TO DENY CAROL KASSON'S REQUEST TO HAVE THE SURVIVOR BENEFITS REINSTATED. MR. KNOLL SECONDED.

Ayes:	Condrey, Connett, Egri, Engels, Penn, Egri
Nays:	None
Absent:	None

The motion carried.

Notification of death of Kenneth Leff (4/7/2015) and Approval of Survivor Benefit for Delores Leff

Kenneth Leff, retired police officer, died April 7, 2015. He is survived by Delores Leff.

MR. CONDREAY MOVED TO APPROVE A MONTHLY BENEFIT OF \$925.21 BE PAID TO DELORES LEFF FOR HER LIFETIME OR AS LONG AS SHE REMAINS UNMARRIED. MR. KNOLL SECONDED.

Ayes: Condreay, Connett, Egri, Engels, Penn, Egri  
Nays: None  
Absent: None

The motion carried.

Board Election the term end of George Egri, December 31, 2015

An election will be held prior to the year end to fill the vacancy created by Mr. Egri's term ending December 31, 2015.

Consideration of cancelling November meeting making the next meeting February 11, 2016

The Board agreed to cancel the November meeting unless there is an urgent matter requiring the Board's attention. The next meeting will be held on Thursday, February 11, 2016.

Member's Choice

Mayor Penn said this will be his last Board meeting and thanked the Board for the opportunity and it has been a pleasure.

MR. KNOLL MOVED TO ADJOURN. MR. CONDREAY SECONDED.

Ayes: Condreay, Connett, Egri, Engels, Penn, Egri  
Nays: None  
Absent: None

The motion carried.

The meeting adjourned at 2:40 p.m.

/s/ Carol Wescoat

---

Carol Wescoat  
Recording Secretary