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# Council Newsletter

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## CITY MANAGER'S NOTES May 12, 2011

### Upcoming Council Meetings

City Council will meet on **Monday, May 16, 2011**. The Study Session will begin at 6:00 p.m. in the Community Room. The Regular Meeting will begin at 7:30 p.m. in Council Chambers. The agendas are attached. Sandwiches will be available at 5:30 p.m.

The next City Council meeting will be **Monday, May 23, 2011**.

City facilities will be closed for **Memorial Day on Monday, May 30, 2011**.

### Informative Memoranda

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

1. Article from *5280* concerning Arapahoe Acres as one of the "Best Places to Live."
2. Letter from the South Platte Valley Humane Society concerning a Furry Friends Fondue-raiser, June 30, 2011.
3. Information from Keller Williams Realty concerning commercial properties in Englewood.
4. E-mail concerning information from the April, 2011, L/E WWTP Supervisory Committee meeting.
5. Memorandum concerning an Initiative Petition.
6. Memorandum concerning the Ameresco Solar Energy Data Kiosk.
7. Memorandum concerning the Project Update.
8. Community Development Commercial Catalyst Program.
9. Calendar of Events.
10. Tentative Study Session Topics.
11. Minutes from the NonEmergency Employees Retirement Board meeting of February 8, 2011.
12. Minutes from the Water and Sewer Board meetings of March 8 and April 12, 2011.
13. Minutes from the Urban Renewal Authority meeting of March 9, 2011.
14. Minutes from the Keep Englewood Beautiful Commission meeting of April 12, 2011.
15. Minutes from the Board of Adjustment and Appeals meeting of April 13, 2011.

**The Great Mastodons  
of Snowmass**

Page 50

**Todd Stansfield's  
Search for Redemption**

By Robert Sanchez

**Fore! Ace Colorado's  
Golf Courses**

Page 78

# 5280

Denver's Magazine Since 1993

# BEST PLACES TO LIVE

PLUS  
**WHO  
(REALLY)  
OWNS  
DENVER?**  
PAGE 66

**Our Annual Guide to the Hottest, Hippest, Most Charming  
Neighborhoods in Denver! How Does Yours Stack Up?**

LOWER HIGHLAND!

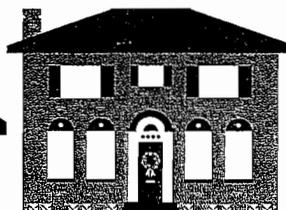
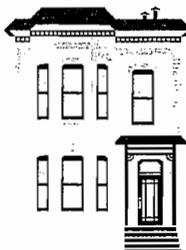
CURTIS PARK!

ALAMO PLACITA!

EAST WASH PARK!

CHEESMAN PARK!

ARAPAHOE ACRES!



May 2011 | 5280.com

\$4.99





## Arapahoe Acres

**MICROHOOD:** East Cornell Avenue between South Marion and South Franklin streets

**WHY:** This stunning enclave is technically an eyelash over the city line, in Englewood, but we're claiming it anyway, because it might be the metro area's most distinct neighborhood. Arapahoe Acres was the first post-World War II residential subdivision to be listed as a historic district. Its Frank Lloyd Wright-inspired homes evoke images of Art Deco masters and California sunshine, and most of the earth-tone houses are adorned with modern art sculptures in their yards. The area even has its own stylized street signs. Just minutes from the University of Denver campus, this neighborhood is the most arresting and unusual setting south Denver has to offer.

**STATS:** (University) Average sale price \$308,000, -3.4 percent over January 2010

East Cornell Avenue

Q&A

## Not So Fast

**ALTHOUGH THE DAYS OF WIDESPREAD FIX-AND-FLIPS ARE OVER, THEY AREN'T QUITE DEAD FOR THOSE WHO KNOW HOW TO PLAY THE MARKET JUST RIGHT. PATRICK FINNEY OF 8Z REAL ESTATE EXPLAINS HOW TO FIGURE OUT WHETHER YOU SHOULD DIVE IN OR STEER CLEAR OF THIS STILL-VOLATILE SPACE.**

**5280:** Where do fix-and-flip opportunities currently exist in Denver?

**Finney:** Because there has been little or no new construction going on in Denver proper since the real estate fallout, many general contractors are scrambling to find work in the fix-and-flip arena. This is causing an extra supply of contractors competing for flips. The flips that are selling are in the lower price points, especially under \$300,000. From \$300,000 to \$400,000 is decent, and from \$400,000 to \$500,000 is a bit tougher. At \$500,000 on up, it takes a lot longer for homes to sell—those homes are much riskier for flippers. If you can't buy, renovate, and resell a home within six to nine months, you're taking too long.



Finney

**5280:** What else besides price should potential "flippers" be aware of?

**PF:** Any flipped home done with quality workmanship at a competitive price will stand out, and will most likely blow away a similarly priced nonrenovated home because of amenities and improvements such as open layouts, new kitchens, nice landscaping, or wiring a sound system throughout the home. These improvements come at a slight premium, but most people are willing to pay it while interest rates are so low. An extensive remodel on a nonrenovated property could end up being well over \$100,000. Most buyers simply don't have that kind of cash, the

expertise, the time, or the patience to do this work.

**5280:** If the fix-and-flip market improves, would that open it back up to everyone?

**PF:** No. A few years ago, anyone could flip a home and get away with inefficiencies and lower-quality work. A seasoned flipper who buys low, puts in the upgrades, and prices it appropriately will sell a flip faster than a regular home is likely to sell. But because buyers have more selection at lower prices, only the best flippers will make it. As will the ones who have deep pockets, in the event a home takes longer to sell.

**5280:** So what's the long-term fix-and-flip outlook?

**PF:** With lower home prices and interest rates, many buyers will pick a completely overhauled home with all the bells and whistles to avoid repair work in the future and the so-called "Home Depot" second mortgage. As long as interest rates stay low, things should remain good for seasoned flippers and the buyers who want flips. ▲



**HUMANE SOCIETY**  
OF THE SOUTH PLATTE VALLEY

2129 West Chenango Avenue Unit A | Littleton, Colorado 80120 | 303.703.2938 | [www.hsspv.org](http://www.hsspv.org)

May 12, 2011

Honorable Mayor Jim Woodward  
Mayor Pro Tem Jill Wilson  
Council Member Rick Gillit  
Council Member Joe Jefferson  
Council Member Bob McCaslin  
Council Member Linda Olson  
Council Member Randy Penn

Dear Mayor Woodward, Mayor Pro Tem Wilson and Honorable Council Members,

On behalf of everyone and all the animals at the Humane Society of the South Platte Valley, we would like to cordially invite you to our Furry Friends Fondue-raiser Event on June 30, 2011. Please see the invitation below for more information about the event. We hope you can attend; it should be a fun event at the Melting Pot Restaurant and a great way to support the animals! The guest list is limited, so please respond as soon as possible if you would like to attend. On behalf of everyone and especially the animals we want to personally thank each one of you for your support of the Humane Society these last 16 months!

Sincerely,

Nick Fisher  
CEO

### A Furry Friends Fondue-raiser

Join us Thursday, June 30, at 6:00 for an exclusive evening at the Melting Pot in Littleton. 2707 W. Main St. Proceeds benefit HSSPV!



HUMANE SOCIETY  
OF THE SOUTH PLATTE VALLEY

Presented  
by: **VCA**  
Animal Hospitals

Tickets are only \$50 per person and the evening includes:

- A four course fondue dinner
- 2 complimentary beverages
- Silent Auction
- Music
- Prizes
- PLUS the opportunity to change an animal's life!

**Hurry! Seats are limited.**

To reserve your spot please contact HSSPV at 303.548.7232  
or visit [www.HSSPV.org](http://www.HSSPV.org) for more information.

The Humane Society of the South Platte Valley is a 501(c) (3) non-profit organization and donations may be tax-deductible to the full extent of the law. Our tax identification number is 27-0911048



# KELLER WILLIAMS®

R E A L T Y

## 4819 S Delaware St -

Status: Sold

12/15/2010

\$210,000.00

## 2335 W Baltic Pl

Status: Under Contract

Scheduled to close 6/20/2011

## 4681 S Decatur St-

Status: Active

List date: 10/12/2010

\$74,950.00

Total Showings: 10

Showings Oct. - Dec. 2010 2

1 offer by an investor

Showings Jan - Feb. 8, 2011 4

Showings Feb - March 31 3

Showings April 1

## 2010 W Baltic Pl

Status: Active

List date: 10/18/2010

\$141,900.00

Total Showings: 6

Showings Oct - Dec. 2010 2

Showings Jan-Feb 2011 0

Showings Feb - March 31 4

Showings April 0



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# **KELLER WILLIAMS®**

R E A L T Y

## **2198 W Adriatic Pl**

Status: Sold

3/31/2011

\$153,000.00

## **2215 W Wesley Ave**

Status: Sold

3/25/2011

\$110,000.00

## **3115 S Acoma St**

Status: Under Construction

## **2295 W Baltic Pl**

Status: New acquisition

Closing scheduled for 5/11/2011

## **4101 S Cherokee St**

Status: Redeemed from foreclosure

Public Trustee's Deed issued 4/28/2011

## **4744 S Galapago St**

Status: Under construction

## **3395 W Grand Ave**

Status: Under construction

## Sue Carlton-Smith

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**From:** Page Parker  
**Sent:** Wednesday, May 11, 2011 10:32 AM  
**To:** Charles Blosten; Jim Woods ; Gary Sears; David Robbins  
) ; Rick Kahm  
**Cc:** Dennis Stowe; Mary Gardner; Sue Carlton-Smith; Marlene Brown  
**Subject:** Information requested by Supervisory Committee members  
**Attachments:** Marsha Looper Resolution; Schedule of Colorado WQCC Nutrient-related Hearings.doc

Hello All,

Attached are some items that David Robbins and Gary Sears suggested might be of interest to the City Councils, based on Mary Gardner's presentation to the April Supervisory Committee Meeting on upcoming nutrient-related issues.

Please let me know if you have any questions.

Thank You,  
Page

*Page Parker*

2900 S. Platte River Drive  
Englewood, CO 80110  
Ph: 303-762-2634  
Fax: 303-762-2620

### **Schedule of Colorado Water Quality Control Commission Nutrient –Related Hearings:**

- November 14, 2011 - nutrients Regulation 31 and new Regulation 85 notice approval.
- November 30, 2011 - nutrients Regulation 31 and new Regulation 85 notice will be filed.
- December 10, 2011 - nutrient Regulation 31 and new Regulation 85 notice will be published in Monthly Bulletin.
- March 12, 2012 - nutrients Rulemaking Hearing.
- July 2012 - nutrients Hearing is scheduled in front of the Commission to adopt regulations, both Regulation 31 and Regulation 85. Final adoption dates are typically about one month after the hearing.
  - **Regulation 31 Basic Standards and Methodologies of Surface Waters:** the Division proposes interim numeric values for phosphorous, nitrogen and chlorophyll a. The Division proposes to establish provisions regarding when these values would be used, i.e. downstream protected water supply, high quality waters, etc.
  - **Regulation 85 New Control Regulation:** the Division proposes a technology-based effluent limit with monitoring requirements for existing and new wastewater treatment facilities. This proposal includes a delayed (2022) effective date for some categories of dischargers. (There is now some discussion of 2017 becoming a date to define “new dischargers.”) Provisions are included for compliance schedules, variances and “exceptions to the rule.” The proposal also includes storm water requirements and voluntary measures for non-point sources.

First Regular Session  
Sixty-eighth General Assembly  
STATE OF COLORADO

INTRODUCED

LLS NO. R11-1030.01 Rebecca Hausmann

HJR11-1025

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HOUSE SPONSORSHIP

Looper,

SENATE SPONSORSHIP

King K.,

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House Committees

Senate Committees

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HOUSE JOINT RESOLUTION 11-1025

101 CONCERNING THE PROMULGATION OF COST-EFFECTIVE RULES FOR  
102 THE CONTROL OF NUTRIENTS IN COLORADO WATERS BY THE  
103 COLORADO DEPARTMENT OF PUBLIC HEALTH AND  
104 ENVIRONMENT PURSUANT TO AUTHORITY UNDER THE "FEDERAL  
105 WATER POLLUTION CONTROL ACT", AND, IN CONNECTION  
106 THEREWITH, ENCOURAGING LEGISLATIVE REVIEW OF  
107 COLORADO'S IMPLEMENTATION STRATEGY FOR  
108 COST-EFFECTIVE NITROGEN AND PHOSPHORUS REGULATIONS IN  
109 A MANNER THAT ACTIVELY INVOLVES STAKEHOLDERS,  
110 INTEGRATES ONGOING STUDIES, CONSIDERS BASIN-SPECIFIC  
111 CONDITIONS, AND COMPLIES WITH EXECUTIVE ORDERS.

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1 WHEREAS, The state of Colorado is authorized to develop and

*Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.  
Capital letters indicate new material to be added to existing statute.  
Dashes through the words indicate deletions from existing statute.*

1 implement water quality standards under the "Federal Water Pollution  
2 Control Act", commonly known as the "Clean Water Act", 33 U.S.C. sec.  
3 1251 et seq., to protect classified uses of state waters; and

4 WHEREAS, The Environmental Protection Agency (EPA) is  
5 pressing many states to adopt highly restrictive, generally applicable  
6 numeric nutrient standards regulating both nitrogen and phosphorus in all  
7 state waters; and

8 WHEREAS, Colorado desires safe, clean water that is ensured by  
9 cost-effective regulations based on sound science and tailored to  
10 Colorado's unique and varied environments; and

11 WHEREAS, Nitrogen and phosphorus (nutrients) are widely  
12 present in the environment from both natural and anthropogenic sources;  
13 and

14 WHEREAS, Colorado has historically established nutrient  
15 reduction requirements where necessary to protect uses, water resources,  
16 and aquatic life from excessive plant growth; and

17 WHEREAS, In response to EPA pressure, the Colorado Water  
18 Quality Control Division (Division) has proposed nutrient control  
19 regulations and the Colorado Water Quality Control Commission  
20 (Commission) has scheduled a rule-making hearing in March 2012 to  
21 consider changes to its nutrient regulations; and

22 WHEREAS, Controlling nutrients as recommended by the EPA  
23 and proposed by the Division will impose a widespread economic burden  
24 on those entities responsible for meeting numeric standards that may  
25 affect the viability of urban and rural communities; and

26 WHEREAS, Implementing nutrient regulations may have a  
27 significant fiscal impact on Division operations; and

28 WHEREAS, Implementing nutrient regulations may also have  
29 environmental benefits, including protection of drinking water supplies,  
30 that need to be better understood; and

31 WHEREAS, Governor Hickenlooper established a policy by  
32 Executive Order D 2011-005, dated January 11, 2011, stating that no state  
33 agency shall promulgate any regulation unless it is specifically mandated

1 by law, and only then in consultation with local governments, and funding  
2 is provided to comply with the mandate; and

3 WHEREAS, The Division and Colorado Water Resources and  
4 Power Development Authority are sponsoring a \$400,000 Cost/Benefit  
5 Study of the Impacts of Potential Nutrient Controls for Colorado Point  
6 Source Discharges (Cost/Benefit Study) to evaluate the costs and benefits  
7 of the Division's draft nutrient regulations; and

8 WHEREAS, It is in Colorado's interests to minimize nutrient  
9 reduction costs by developing a program that is flexible, effectively  
10 protects drinking water supplies, and allows consideration of  
11 basin-specific concerns; now, therefore,

12 *Be It Resolved by the House of Representatives of the Sixty-eighth*  
13 *General Assembly of the State of Colorado, the Senate concurring herein:*

14 (1) That, prior to further Commission hearings on the proposed  
15 nutrient control regulations, the Division is encouraged to present its  
16 strategy to address nutrient regulations to a joint meeting of the Senate  
17 Agriculture, Natural Resources, and Energy Committee and the House  
18 Agriculture, Livestock, and Natural Resources Committee no later than  
19 January 31, 2012. At a minimum, such presentation should address how  
20 the Division's proposal:

21 (a) Complies with Executive Order D 2011-005;

22 (b) Reflects active stakeholder participation;

23 (c) Fully considers the Cost/Benefit Study conclusions;

24 (d) Is structured to avoid unnecessary regulation and minimize the  
25 fiscal impact to state agencies and local governments; and

26 (e) Is designed to address basin-specific conditions.

27 (2) That the Colorado Legislative Council staff is encouraged to  
28 prepare a summary of current and proposed nutrient regulations in  
29 Montana, North Dakota, South Dakota, Utah, New Mexico, Kansas,  
30 Arizona, Minnesota, Wisconsin, and Wyoming by August 15, 2011.

31 *Be It Further Resolved, That copies of this Joint Resolution be sent*

1 to United States President Barack Obama; Governor John Hickenlooper;  
2 Senator Mark Udall; Senator Michael Bennet; Congresswoman Diana  
3 DeGette; Congressman Jared Polis; Congressman Scott Tipton;  
4 Congressman Cory Gardner; Congressman Doug Lamborn; Congressman  
5 Mike Coffman; Congressman Ed Perlmutter; Lisa P. Jackson,  
6 Administrator of the United States Environmental Protection Agency;  
7 James B. Martin, Administrator for EPA Region 8; Nancy Keller,  
8 Chairwoman of the Colorado Nutrient Coalition; Richard Christian II,  
9 Chairman of Fountain Sanitation District; Jim Heckman, Manager of  
10 Fountain Sanitation District; Douglas Kemper, Colorado Water Congress;  
11 Amy Lathen, Chairwoman of El Paso Board of County Commissioners;  
12 Patrick Mulhern, President of the Special District Association; John  
13 "Chip" Taylor, Executive Director of Colorado Counties Inc.; and Jim  
14 White, President of the Colorado Municipal League.



# MEMORANDUM

**TO:** Dan Brotzman, City Attorney  
Gary Sears, City Manager ✓  
Mike Flaherty, Deputy City Manager  
Frank Gryglewicz, Director of Finance and Administrative Services

**FROM:** Loucrishia A. Ellis, City Clerk

**DATE:** May 11, 2011

**SUBJECT:** INITIATIVE

On Monday, May 9, 2011, a statement of intent to circulate an Initiative Petition was filed with the City Clerk's Office.

They want the question to be placed on the November 1, 2011 ballot.

I have attached a copy of that notice.

I approved and certified the petition as to form.

They will need at least 519 valid signatures of City of Englewood registered electors.

The petition must be returned to the City Clerk's Office by 5:00 p.m. on August 3, 2011.

cc: Mayor Woodward and City Council Members  
Englewood Election Commission  
Tom Munds, Englewood Herald

Matthew J. Crabtree  
2946 S. Sherman St.  
Englewood, CO 80113

May 9, 2011

This letter is the official notification to the City of Englewood, the City Council and the voters of the city that a legislative initiative is going to be placed on the ballot at the regularly scheduled municipal election in November, 2011.

In order to broaden the opportunities for public service and guard against excessive concentrations of power, no appointed voting member of any Board or Commission in the City of Englewood shall hold any elected public office unless specifically designated by the Englewood City Charter. In the event an existing member of any Board or Commission is elected to public office that member shall be required to resign their position. Each member of a Board or Commission will have the opportunity to serve up to three terms per Board or Commission, when a term expires that member will have the opportunity to be reappointed to that same Board or Commission after a 4 year period.

Matthew J. Crabtree 2946 S. Sherman St. Englewood, CO 80113  
Laurett Barrentine 4160 S. Pearl St. Englewood, CO 80113



# Memorandum

City Manager's Office

TO: Mayor Woodward and Members of City Council  
THROUGH: Gary Sears, City Manager  
FROM: Michael Flaherty, Deputy City Manager  
DATE: May 10, 2011  
SUBJECT: Ameresco Solar Energy Data Kiosk

Ameresco has installed a kiosk at the Civic Center that tracks live data from our solar panel arrays showing the amount of energy being generated at each facility. The kiosk is conveniently located so the public (and employees) can view the data on a regular basis if they are interested.

The data is also available online and we have included a link to the information under the "Environmental Initiatives" section of our website.

The kiosk is located on the first floor near the east-side elevator in front of the Library. I encourage you to stop by next time you are in the building and check it out!



Above: Kiosk data screen

Left: Ameresco kiosk located on first floor of the Englewood Civic Center

# MEMORANDUM



**TO:** Gary Sears, City Manager ✓  
**THROUGH:** Rick Kahm, Director of Public Works ✓  
**FROM:** David Henderson, Engineering/Capital Projects Administrator ✓  
**DATE:** May 12, 2011  
**SUBJECT:** PROJECT UPDATES –Kent Place, Security Camera Project, Xcel Energy Projects, Denver S. Broadway Improvements, Concrete Utility Program 2011, Safety Services Generator Project, City Radio System, Street Maintenance Projects 2011, CityCenter Site Development, Englewood McLellan Reservoir Foundation, Air Quality/Energy Savings Projects

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## KENT PLACE

As this project develops, Public Works will provide updates as they pertain to offsite improvement construction. Plans and other submittals, including a revised Traffic Impact Study, were submitted. **Public Works continues review of, and will develop comments regarding off-site roadway improvements. The Utilities Department has completed review of off-site water and sewer line plans.**

## SECURITY CAMERA PROJECT

**All information gathered from site-walkthroughs and infrastructure discussions are complete.** The findings will now be compiled and analyzed by Cator, Ruma, & Associates and delivered to the City during the week of May 16<sup>th</sup>.

## XCEL ENERGY PROJECTS

Xcel submitted a permit application to upgrade power lines on Dartmouth Ave. between Fox and Broadway, and for the alleys east of 2900-3000 S. Broadway. Two of the poles on Dartmouth will be replaced along with all of the poles in the two alleys. New wire and arms will be installed. **Xcel crews expect to begin pulling down old wire on Dartmouth Ave. when the weather clears. The work at Broadway will require closing one lane in each direction on Broadway. They expect to complete the Dartmouth work in about 10 days and move to the alleys east of Broadway.**

## DENVER S. BROADWAY IMPROVEMENTS

**The City of Denver continued construction on S. Broadway, between Wesley and Yale. Water line work on the east side of Broadway is underway and will continue for a couple of weeks. Detours and lane closures are restricted to the hours of 8:30 AM to 3:30 PM.**

Information about the Denver project can be seen at the following website:

<http://www.denvergov.org/ProjectsInProgress/SouthBroadwayWesleytoYale/tabid/434078/Default.aspx>

## CONCRETE UTILITY 2011

Council approved awarding a construction contract to T & M Construction. **Concrete inspectors continued the process of marking concrete to be included in this year's program. A pre-construction conference is scheduled for next week and work is expected to begin around the 3<sup>rd</sup> week of May. Questions regarding this work should be directed to the Concrete Utility 303-762-2360 or [concreteutility@englewoodgov.org](mailto:concreteutility@englewoodgov.org).**

## SAFETY SERVICES GENERATOR PROJECT

City Council approved a Bill for an Ordinance to accept a FEMA "Assistance to Firefighters Grant". This grant includes the purchase and installation of a 200KW generator. **A pre-construction conference was held on Monday, May 9<sup>th</sup>. Work should begin by early next week and be complete by the first week of August.**

**CITY RADIO SYSTEM-REPLACEMENT WITH PUSH TO TALK**

The Servicenter Garage continues to remove old radios from vehicles as they are being serviced.

**STREET MAINTENANCE PROJECTS 2011**

The Street Division crews are pouring cracks this week (weather permitting). A preliminary list for the 2011 in-house asphalt overlay program is complete. Overlay work may begin around the middle of May.

**CITYCENTER SITE DEVELOPMENT**

*Alexan East and West Parcels*

438 residential units. Alexan's occupancy level for January, 2011 is 93.8%. Commercial uses: Let It Bead, Curves for Women, State Farm, Lifetime Family Practice, Cuttin' It Loose, Jackson Hewitt Tax Service, Foothills Physical Therapy, Creative Perspectives, CityCenter Community, and Solid Grounds.

*Parkway Retail / Office Buildings*

Commercial uses: The International House of Pancakes (IHOP), Qdoba, GNC, Supercuts, Nails Center, CityCenter Dental Group, MMB Hearing, Tableaux Interior Design, Englewood Eyecare, Collective Licensing Int'l, Inc., M.P. Hayutin, LLC, CityCenter Wine and Spirits, Quizno's, Miller/Weingarten, Air Walk, "Insurance Company of the West", Printwear Express, Fred Astaire Dance Studio, Wellness Treatment Center, and SB Clark Companies.

*Bally's Building*

Tenants include Bally's, "Blondies Fire House Pub and Restaurant", and MaxFour.

*Retail South of the Parkway*

Tenants: Petco, Ross, Payless Shoes, Coldstone Creamery, Noodles, Sports Authority, and Office Depot.

*Gold Mine Pad*

Tenants include: Jamba Juice, Tokyo Joe's, and Mega Wraps. Browncow has closed.

*CityCenter Site*

EEFI continues project management of all infrastructure on the site. Staff is monitoring the security, sweeping, snow removal, and day porter services performed under the Common Area Maintenance. **The Piazza fountain is operational.**

*Wal Mart Expansion*

**Wal Mart's contractor continued construction of a 10,488 square foot addition to the east side of the store. The contractor continued constructing a new centered entrance on the south side of the building.** The project will eliminate the tire/auto section and add square footage for groceries.

*Bradley Station Environmental*

EEFI's environmental consultants prepared an Executive Summary Report (dated July 28, 2008). Updates will be provided as additional information is received.

**ENGLEWOOD MCLELLAN RESERVOIR FOUNDATION (EMRF)**

*PA-84 West*

**Construction for TT of Denver continued.** Completion is anticipated by September, 2011.

*PA-85 (RTD site)*

RTD paid the final billing in the amount of \$591,836.86. Finance has deposited this money in the LTAR fund.

*PA-85 (Benjamin Franklin Charter School)*

**Construction of the Benjamin Franklin Charter School continued.** The contractor expects to complete construction by September.

**AIR QUALITY/ENERGY SAVING PROJECTS**

*Flex Fuel Program*

Currently, thirty-three of our fleet vehicles are running on E-85 ethanol fuel. All new replacement vehicles (less than ¾ ton) will be compatible with E-85. Approximately 50 Flex Fuel vehicles will be in our fleet within two years. Currently, the cost of E-85 fuel is approx. \$0.55 per gallon less than regular unleaded gasoline. Thirteen of our fleet vehicles run on Compressed Natural Gas (CNG).

### Hybrid Vehicle Purchase

The City of Englewood applied for a grant through the Regional Air Quality Commission for funding of hybrid vehicle technology. Two units that have met the replacement criteria for 2011 and will be replaced with Ford Escape hybrid vehicles. The total cost of these vehicles is within the budgeted replacement amount designated for these units, and if the grant is successful, the additional cost of the hybrid technology will be deposited back into the CERF fund.

### "Green" Programs

We continue to work with our vendors to expand the Green product line as it becomes available. 90% of our custodial paper supplies are from recycled sources. The Servicer is now "single-streaming" waste at the Servicer and a dumpster has been supplied for *cardboard only* recycling.

### Energy Saving Projects

In 2001, the Public Works Traffic Division began an ongoing program to convert traffic signals from incandescent lamps to Light-Emitting-Diode (LED) bulbs. To date, 80% of our City maintained signals have been converted. LED traffic signals use 90% less energy than incandescent lamps, last 5 times longer, and provide better visibility.

## ENGLEWOOD COMMERCIAL CATALYST PROGRAM

The Commercial Catalyst Program is designed to enhance the economic vibrancy of the business districts of Englewood through improvement of the overall appearance of commercial properties and better signage through a true public/private partnership. The program provides financial and design assistance for enhancement and redevelopment of properties in Englewood's commercial districts.

The grant provides matching funds within levels established by the funding criteria. The funding cycle is January 1 through December 31, and applicants are encouraged to apply early as applications are approved on a first-come, first-served basis. Funding is approved for those projects which will provide the most overall impact. Criteria and priorities are based on the Englewood Comprehensive Plan, South Broadway Action Plan and the Commercial Catalyst Policies. The Program is open to property owners, business owners and tenants with legal and conforming businesses located within designated commercial districts.

In 2010, 10 businesses participated in the Commercial Catalyst Program. Eight of the ten businesses that participated were new businesses to the community. City grant funds of \$95,721 leveraged \$381,620 in other improvements by the participating businesses. For every dollar spent by the City through this grant program, Englewood businesses spent \$4. This is a fairly high rate of return compared to other jurisdictions with similar facade grant programs.

### PREVIOUS PROJECTS



2010 Projects



## 290 W HAMPDEN AVE



The buildings owners matched the City's \$10,000 grant with a total of \$60,000 of exterior renovations. The project included landscaping, parking lot and sidewalk improvements, facade, and window enhancements. The owners stated the enhancements will be instrumental in attracting a new tenant to the vacant space.

**4242 S BROADWAY  
ADCO HEARING PRODUCTS**



The building owners invested \$33,735 in exterior building improvements, with the Commercial Catalyst Program providing \$15,000. The project included replacing the tired mansard roof, moving the store's entrance from the east to the south, adding windows, and painting the building facade.

**2796 SOUTH BROADWAY  
BITES COFFEE BAR AND CAFE**



Bites restaurant occupied a vacant space and significantly remodelled the interior and enhanced the exterior of the building. The vacant commercial property was revitalized, jobs were added, and the City's sales tax base benefits from their presence on South Broadway.

The City awarded a \$10,000 grant to the owner of Bites , with a total of \$40,270 expended on facade improvements and signage.

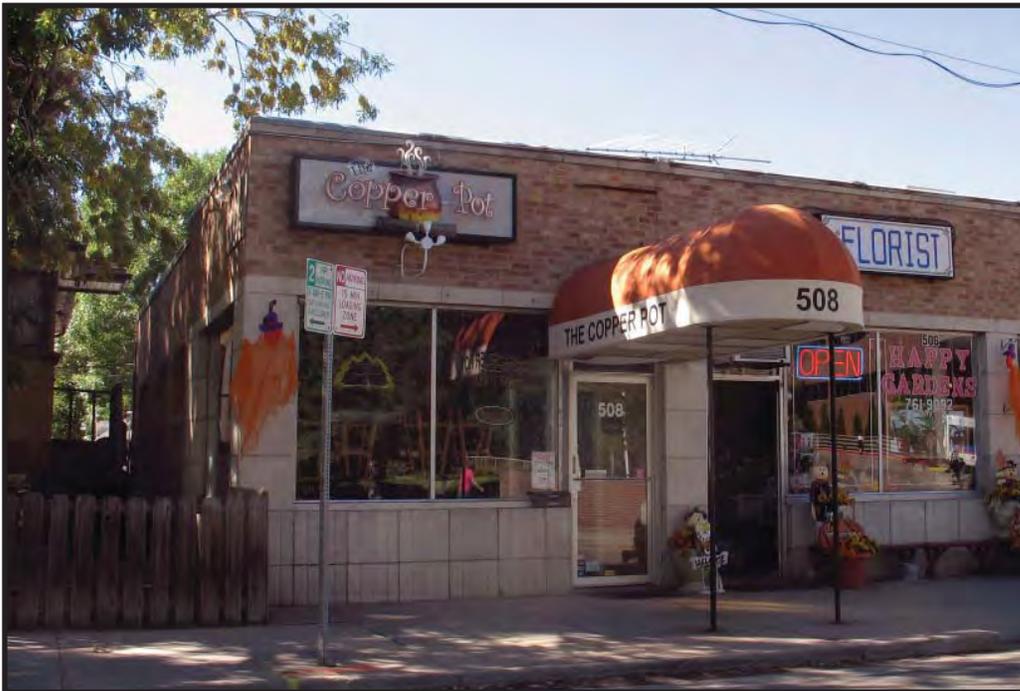
**3315 S BROADWAY  
CAFE 180**



Cafe 180 expended \$24,157 on exterior improvements and received a \$10,000 grant from the City. The improvements included signage, awnings, and artistic window treatments.

This new Englewood business leased a vacant restaurant in a high profile location on South Broadway. The restaurant provides a unique style of service to those in need of a meal and offers a business model wherein patrons have the opportunity to *"pay it forward."*

**508 E HAMPDEN AVE  
THE COPPER POT**



This new business received approximately a \$3,000 grant for installing a creative sign and new canopy on a long-time restaurant located in Englewood's Medical District. Copper Pot's investment for its exterior enhancements was approximately \$6,000. The owners also renovated the interior of the restaurant.

**3041 S BROADWAY  
CREME DE LE COUTURE**



Creme de la Couture is a unique, new Englewood business which offers designer clothing options. The \$8,500 exterior improvements funded with the City's \$4,250 grant feature a very creative sign package and repainting of the facade.

**4767 S BROADWAY  
CRONEN PLUMBING**



Cronen Plumbing and Heating, a new Englewood business, was established in 1985. It purchased the dilapidated property and provided significant investment and improvement to the interior and exterior of the property. Cronen Plumbing received a \$10,000 Commercial Catalyst grant and invested a total of \$50,015 into the project.

2950 S BROADWAY #G  
JIMANO'S PIZZA



Jimano's was the first tenant in the Englewood Central redevelopment project. The \$5,000 Commercial Catalyst grant allowed the business owner to install ornamental ironwork for outside seating rather than phasing it in at a later date. The total project cost was \$157,825.

**3473 S BROADWAY  
RENEW UPSCALE RESALE**



ReNew opened in the vacant property formerly known as “Jerry’s Artarama.” The store offers upscale consignment goods and is one of the largest retail properties in South Broadway’s central business district. The business invested \$17,755 in the project and received a \$8,877.50 Commercial Catalyst grant toward their facade and signage improvements.

**WATCH FOR THESE TRANSFORMATIONS IN 2011 . . . AND MORE**



101 & 111 W Floyd Ave  
Felt, Inc.  
Mac Outlet  
Maximum \$15,000 grant for signage improvements



2950 S Broadway  
Trompeau Bakery  
Maximum \$10,000 grant for signage improvements



4450 S Broadway  
Toy-Auto Masters  
Maximum \$10,000 grant for facade and signage improvements



3051 S Broadway  
Jefferson Legal Group, P.C  
Maximum \$10,000 grant for facade and signage improvements



451 Englewood Pkwy, Suite A  
Stepping Stones Academy  
Maximum \$10,000 grant for facade and signage improvements

**CITY OF ENGLEWOOD  
2011 CALENDAR OF EVENTS**



Mon., May 16	6:00 p.m.	City Council Study Session, Community Room
	7:30 p.m.	City Council Meeting, City Council Chambers
Tues., May 17	7:00 p.m.	Planning & Zoning Commission, City Council Chambers
Wed., May 18	6:30 p.m.	Code Enforcement Advisory Committee Meeting, City Council Conference Room
	7:00 p.m.	Liquor Licensing Authority, City Council Chambers
Mon., May 23	6:00 p.m.	City Council Study Session, Community Room
<b>Mon., May 30</b>		<b>City Hall Closed – Memorial Day</b>
Wed., June 1	4:00 p.m.	Englewood Housing Authority, 3460 S. Sherman #203, Board Room
	5:45 p.m.	Cultural Arts Commission, City Council Conference Room
	<b>Cancelled</b>	Liquor Licensing Authority, Telephone Poll
Mon., June 6	6:00 p.m.	City Council Study Session, Community Room
	7:30 p.m.	City Council Meeting, City Council Chambers
Tues., June 7	7:00 p.m.	Planning & Zoning Commission, City Council Chambers
Wed., June 8	6:30 p.m.	Urban Renewal Authority, Community Development Conference Room
	7:00 p.m.	Board of Adjustment and Appeals, City Council Chambers
Thurs. June 9	11:30 a.m.	Alliance for Commerce in Englewood Committee, City Council Conference Room
	5:30 p.m.	Parks & Recreation Commission, Duncan Park, 4800 South Pennsylvania Street
Mon., June 13	6:00 p.m.	Board and Commission Interviews, City Council Conf. Rm.
Tues., June 14	5:00 p.m.	Water and Sewer Board, Comm. Development Conf. Rm.
	6:30 p.m.	Keep Englewood Beautiful Commission, City Council Conference Room
	7:00 p.m.	Library Board, Library Board Room

Wed., June 15	7:00 p.m.	Liquor Licensing Authority, City Council Chambers
Mon., June 20	6:00 p.m.	City Council Study Session, Community Room
	7:30 p.m.	City Council Meeting, City Council Chambers
Tues., June 21	7:00 p.m.	Planning & Zoning Commission, City Council Chambers
Mon., June 27	6:00 p.m.	City Council Study Session, Community Room
<b>Fri., July 1</b>		<b>City Furlough Day – City Facilities Closed</b>
<b>Mon., July 4</b>		<b>City Hall Closed – Independence Day</b>
Tues., July 5	6:00 p.m.	City Council Study Session, Community Room
	7:30 p.m.	City Council Meeting, City Council Chambers
Wed., July 6	4:00 p.m.	Englewood Housing Authority, 3460 S. Sherman #203, Board Room
	5:45 p.m.	Cultural Arts Commission, Community Development Conference Room
	7:00 p.m.	Liquor Licensing Authority, City Council Chambers
	7:00 p.m.	Planning & Zoning Commission, City Council Chambers
Mon., July 11	6:00 p.m.	City Council Study Session, Community Room
Tues., July 12	5:00 p.m.	Water and Sewer Board, Community Development Conference Room
	6:30 p.m.	Keep Englewood Beautiful Commission, City Council Conference Room
	7:00 p.m.	Library Board, Library Board Room
Wed., July 13	6:30 p.m.	Urban Renewal Authority, Community Development Conference Room
	7:00 p.m.	Board of Adjustment and Appeals, City Council Chambers
Thurs. July 14	11:30 a.m.	Alliance for Commerce in Englewood Committee, City Council Conference Room
	5:30 p.m.	Parks & Recreation Commission, Pirates Cove Family Aquatic Center, 1225 West Belleview Avenue
	6:30 p.m.	Transportation Advisory Committee, City Council Conference Room

**TENTATIVE**

**STUDY SESSIONS TOPICS  
FOR ENGLEWOOD CITY COUNCIL**



May 23	Study Session SBEED Marketing Campaign Quincy/Broadway Traffic Signal Union Avenue Bridge Repairs Rezoning of 3200, 3300, 3400 So. Grant/3400 So. Sherman City Council E-packets Citizen Notification Process/Informing Citizens July 4 <sup>th</sup> Celebration Update
May 30	No Meeting Scheduled – Memorial Day Holiday
June 6	Study Session & Regular Meeting Executive Session - Negotiations Tap Fee Rate Study
June 13	Study Session Board and Commission Interviews
June 20	Study Session & Regular Meeting Financial Report
June 27	Study Session
July 5	Study Session & Regular Meeting – Tuesday
July 11	Study Session
July 18	Study Session & Regular Meeting Financial Report & 6 Month Budget Review 2012 Budget - tentative
July 25	Study Session
August 1	Study Session & Regular Meeting 2012 Budget - tentative
August 8	Study Session Board and Commission Appreciation Night @ Pirates Cove
August 15	Study Session & Regular Meeting Financial Report 2012 Budget - tentative

August 22	Study Session 2012 Budget - tentative
August 29	No Meeting Scheduled – 5 <sup>th</sup> Monday
September 6	Study Session & Regular Meeting – Tuesday
September 12	Study Session 2012 Budget Workshop
September 19	Study Session & Regular Meeting Financial Report
September 26	Study Session
October 3	Study Session & Regular Meeting
October 10	Study Session
October 17	Study Session & Regular Meeting Financial Report
October 24	Study Session
October 31	No Meeting Scheduled – 5 <sup>th</sup> Monday
November 7	Study Session & Regular Meeting Swearing-in of New Council

### **FUTURE STUDY SESSION TOPICS**

Historic Preservation  
 Unrelated Persons per Household  
 Inclusive Cities  
 BID Liaison  
 PLACE Discussion  
 Sign Code  
 Civility  
 ACE role in business initiatives  
 Medical Marijuana Fees  
 CEAC Recommendations (RV's, Off-Road Vehicles, Driveways)

NONEMERGENCY EMPLOYEES RETIREMENT BOARD MEETING  
February 8, 2011

Chairperson Bowman called the regular meeting of the Englewood NonEmergency Employees Retirement Plan Board to order at 3:30 p.m. in the Public Works Conference Room of the Civic Center, 1000 Englewood Parkway, Englewood, Colorado.

Members Present: Gary Bowman, Chairperson, Council Appointee  
Frank Gryglewicz, Director of Finance and Administrative Services  
Bradley Hagan, Secretary, Employee Representative, Council Appointee  
John Moore, Council Appointee (by phone)  
Mahendra Patel, Employee Representative  
Jim Woodward, Council Member (arrived 3:55 p.m.)

Members Absent: None

Others Present: Wendy Dominguez, Innovest Portfolio Solutions (left at 4:45 p.m.)  
Leslie Thompson, Gabriel Roeder Smith and Company (left at 4:45 p.m.)  
Diane Hunt, Gabriel Roeder Smith and Company (left at 4:45 p.m.)  
Joe Herm, Gabriel Roeder Smith and Company (left at 4:45 p.m.)

A quorum was present.

\* \* \* \* \*

City Council has not Appointed a Replacement for the Board Vacancy

The City Council did not have sufficient applicants to fill all of the Board and Commission vacancies. The next Board and Commissions appointments by City Council are scheduled for June or July.

Election of President/Chairperson and Secretary

MR. GRYGLEWICZ NOMINATED GARY BOWMAN AS PRESIDENT/CHAIRPERSON. MR. PATEL SECONDED

Ayes: Hagan, Gryglewicz, Moore, Patel  
Nays: None  
Absent: Woodward  
Abstention: Bowman

The motion carried.

MR. GRYGLEWICZ NOMINATED BRADLEY HAGAN AS SECRETARY. MR. PATEL SECONDED.

Ayes: Bowman, Gryglewicz, Moore, Patel  
Nays: None  
Absent: Woodward  
Abstention: Hagan

The motion carried.

Approval of Minutes

MR. GRYGLEWICZ MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 9, 2010 REGULAR MEETING AND THE NOVEMBER 29, 2010 SPECIAL MEETING. MR. PATEL SECONDED.

Ayes: Bowman, Gryglewicz, Hagan, Patel, Moore  
Nays: None  
Absent: Woodward

The motion carried.

Innovest Portfolio Solutions, LLC

Ms. Dominguez presented a Five-Year Outlook for the Economy and Capital Markets.

Ms Dominguez requested that in the future she present the capital market projections at the May meeting. The capital markets review was changed to the February meetings after the impact to the economy following September 2008.

Mayor Woodward arrived at 3:55 p.m. Chairperson Bowman reviewed the agenda items addressed before the Mayor arrived.

Ms. Dominguez presented the 2011 Asset Allocation Study. The study provided three asset allocation alternatives.

The Board discussed the allocation alternatives.

MR. GRYGLEWICZ MOVED TO APPROVE "ASSET ALLOCATION ALTERNATIVE TWO" AND TO MAKE THE APPROPRIATE CHANGES TO THE INVESTMENT POLICY. MR. PATEL SECONDED.

Ayes: Bowman, Gryglewicz, Hagan, Patel, Moore, Woodward  
Nays: None  
Absent: None

The motion carried.

Innovest will revise the Investment Policy and present it to the Board at the May meeting.

Ms Dominguez presented the 2010 fourth quarter portfolio review.

Gabriel Roeder Smith and Company (GRS)

Ms. Thompson began the presentation and reviewed the information in the handout. GRS completed a replication of Buck Consultant's 2010 valuation. This provides an audit of the prior work. The results of the replicated valuation showed a difference of less than one percent.

Ms. Hunt reviewed Buck Consultants' valuation method and assumptions. She indicated that two studies may be considered. One study would utilize a more recent mortality table because life expectancies are increasing and the other would adjust the salary scale to reflect current salary increases and the overall decrease in salary growth because of the current economic conditions.

The Board discussed various inflation factors to be considered for the salary scale.

Mr. Gryglewicz brought forward a possible consideration to require participants to contribute three percent. The participant contribution was discussed during City budget meetings. Discussion ensued regarding the necessary steps to make the change and the different end results.

GRS indicated the annual valuation fee provides for the two studies recommended by GRS and adding the three percent participant contribution as long as the studies are included with the annual report.

MR. GRYGLEWICZ MOVED TO APPROVE GRS PROVIDE STUDIES TO INCLUDE CHANGING THE MORTALITY TABLES, SALARY SCALE AND REQUIRING A THREE PERCENT PARTICIPANT CONTRIBUTION WITH THE 2011 REPORT. MR. PATEL SECONDED.

Ayes:	Bowman, Gryglewicz, Hagan, Patel, Moore, Woodward
Nays:	None
Absent:	None

The motion carried.

Ms. Dominguez, Ms. Thompson, Ms. Hunt and Mr. Herm left at 4:55 p.m.

#### Consideration of Retirement Benefit for Charles Petty

Charles Petty, Jr. was employed December 30, 1991 until January 28, 2011. Mr. Petty has requested a regular early retirement benefit.

MR. GRYGLEWICZ MOVED TO APPROVE A 100 PERCENT JOINT AND SURVIVOR REGULAR EARLY RETIREMENT MONTHLY BENEFIT FOR CHARLES PETTY, JR. OF \$ 1,142.72 BEGINNING FEBRUARY 1, 2011. MR. HAGAN SECONDED.

Ayes:	Bowman, Gryglewicz, Hagan, Patel, Moore, Woodward
Nays:	None
Absent:	None

The motion carried.

#### Notification of Retirement Benefit Request for Ronald Norden (June)

Ronald Norden has submitted a request for retirement benefit commencing June 1, 2011. Mr. Norden's benefit will be presented to the Board for approval after he has completed his final paperwork.

#### Notification of Death of Vincent Macrander

Vincent Macrander, retiree, passed away on October 25, 2010. Mr. Macrander elected a lifetime and ten year certain benefit at the time of his retirement during 1986. No further benefits are due after the October 31, 2010 payment.

#### Notification of DROP Application for Steve Ozburn

Steve D. Ozburn has submitted an application to enter the Deferred Retirement Option Plan (DROP) on May 1, 2011. Mr. Ozburn's benefit will be presented to the Board for approval after he has completed his final paperwork.

#### Chairperson Bowman's Review of Colorado Public Plan Coalition (CPPC) Conference

Chairperson Bowman provided the Board a copy of the Power Point presentation on Retirement Plan Fiduciaries and reviewed the presentation. Chairperson Bowman reminded the Board, as Trustees, they have the ultimate fiduciary responsibility.

Chairperson Bowman mentioned the need for ongoing education for the Board. He noted the CPPC flyer that was given to the Board regarding the CPPC training session on Fiduciary Responsibility.

Chairperson Bowman reviewed other CPPC conference topics and offered to allow the Board the opportunity to view the flash drive containing all of the presentations from the September 2010 conference.

Ms. Wescoat reminded the Board that if they would like to attend the March 17, CPPC presentation on Fiduciary Responsibility, they should contact her.

MR. GRYGLEWICZ MOVED TO APPROVE REGISTRATION EXPENSES FOR ALL BOARD MEMBERS ATTENDING THE MARCH 17, 2011 CPPC TRAINING. MR. HAGAN SECONDED.

Ayes:	Bowman, Gryglewicz, Hagan, Patel, Moore, Woodward
Nays:	None
Absent:	None

The motion carried.

#### Member Choice

The next regular Board meeting is scheduled for May 10, 2011.

MAYOR WOODWARD MOVED TO ADJOURN. MR. GRYGLEWICZ SECONDED.

Ayes:	Bowman, Gryglewicz, Hagan, Patel, Moore, Woodward
Nays:	None
Absent:	None

The motion carried.

The Board adjourned at 5:10 p.m.

/s/ Carol Wescoat

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Carol Wescoat  
Recording Secretary

WATER AND SEWER BOARD  
MINUTES

March 8, 2011

The meeting was called to order at 5:10 p.m.

Members present: Burns, Clark, Higday, Cassidy, Wiggins,  
Woodward, McCaslin, Habenicht

Members absent: Olson

Also present: Stewart Fonda, Director of Utilities

1. MINUTES OF THE FEBRUARY 9, 2011 MEETING.

The Englewood Water and Sewer Board received the minutes of the February 9, 2011 meeting.

Mr. Wiggins moved;

Mr. Habenicht seconded: To approve the minutes of the February 9, 2011 meeting.

Ayes: Burns, Clark, Higday, Cassidy, Wiggins,  
Woodward, McCaslin, Habenicht

Nays: None

Absent: Olson

Motion carried.

2. GUEST: BRIAN EWERT – SUPT. OF ENGLEWOOD SCHOOLS.

Mr. Brian Ewert, Superintendent of Englewood Schools, appeared to discuss the existing state of Englewood Public Schools and projected long-range improvements. Grants, bonds and mill levy increases were discussed. Mr. Ewert outlined his planned technology and facilities improvements for Englewood Schools.

3. WATER METER PURCHASE.

The Utilities Department purchases water meters for an entire year by requesting one large bid proposal for cost savings. The metering system is being converted to the ITRON Automatic Meter Reading System, and all meters and registers purchased will be compatible with this system. Some of the meters will be resold to Englewood customers for new installations as part of the flat-rate-to meter conversation and some will be used to replace inactive or poorly function meters.

A portion of the 2011 order is for electronic remote transmitters (ERTs) for updating existing residential meters, which will enable meter readers to obtain readings using radio frequencies. This improves accuracy and is a labor saving device.

Englewood's order is being placed in conjunction with Denver Water Board's order for the best quantity price. The meters and ERTs will be purchased from National Meter & Automation for \$69,145.00. Of this amount, approximately \$20,000 will be resold to Englewood customers.

Mr. Habenicht moved;

Mr. Cassidy seconded:

To recommend Council approval, by motion, for the purchase of water meters and electronic remote transmitters from National Meter and Automation, Inc. in the amount of \$69,145.00.

Ayes:

Burns, Clark, Higday, Cassidy, Wiggins, Woodward, McCaslin, Habenicht

Nays:

None

Absent:

Olson

Motion carried.

4. NOTICE OF CONTRACT CANCELLATION FOR CHERRYRIDGE & CHERRYMOOR SANITATION DISTRICTS.

The Utilities Department staff has recommended that the maintenance contracts with Cherryridge and Cherrymoor Sanitation Districts not be renewed for sanitary sewer cleaning services. Originally in 1995, Cherry Hills Village was going to take ownership of the private sanitary sewer districts served in their jurisdiction, with the City of Englewood providing sewer maintenance services.

This did not happen and Cherry Hills Village contracted with Cherry Hills Sanitation District to provide this service for all but the 120 customers that the City of Englewood has been serving. Cherry Hills Village is arranging to contract all maintenance services the Cherry Hills Sanitation District. Cherry Hills Village residents will then have one contact number in the event of a sewer back-up or emergency.

Mr. Wiggins moved:

Mr. Habenicht seconded:

To recommend Utilities staff send letters to Cherryridge and Cherrymoor Sanitation Districts giving notice that the City of Englewood will not be renewing the maintenance contract for sanitary sewer cleaning services.

Ayes:

Burns, Clark, Higday, Cassidy, Wiggins, Woodward, McCaslin, Habenicht

Nays:

None

Absent:

Olson

Motion carried.

5. WATER RIGHTS UPDATE FROM DAVID HILL DATED 2-7-11.

The Board received an update from Mr. David Hill dated February 7, 2011 on developments in water litigation cases in which Englewood is involved.

6. REQUEST FOR FUNDS FROM PURE/GREENWAY FOUNDATION.

The Board discussed the request from Jeff Shoemaker for the PURE Project to study trash that pollutes the South Platte River. Discussion ensued about the subject of the study, various river frontages and the amount requested.

Mr. Wiggins moved;

Mr. Cassidy seconded: To approve a \$2,000 donation to Jeff Shoemaker for the PURE Project regarding trash infiltration in the S. Platte River

Ayes: Burns, Clark, Higday, Wiggins, Woodward, McCaslin, Habenicht

Nays: Cassidy

Absent: Olson

Motion carried.

The meeting adjourned at 6:23 p.m.

The next Englewood Water Board meeting will be April 12, 2011 in the Community Development Conference Room.

Respectfully submitted,

/s/ Cathy Burrage  
Recording Secretary

WATER AND SEWER BOARD  
MINUTES

April 12, 2011

The meeting was called to order at 5:06 p.m.

Members present: Burns, Clark, Cassidy, Wiggins,  
Woodward, McCaslin, Habenicht, Olson

Members absent: Higday

Also present: Stewart Fonda, Director of Utilities

1. MINUTES OF THE MARCH 8, 2011 MEETING.

The Englewood Water and Sewer Board received the minutes of the March 8, 2011 meeting. Mr. Cassidy noted a correction.

Mr. Habenicht moved;

Mr. Wiggins seconded: To approve the minutes of the February 9,  
2011 meeting, as amended.

Ayes: Burns, Clark, Cassidy, Wiggins,  
Woodward, McCaslin, Habenicht

Nays: None

Absent: Higday

Abstain: Olson

Motion carried.

2. GUEST: JOHN GALLAGHER, RED OAK CONSULTANTS  
WATER & SEWER CONNECTION FEES.

John Gallagher of Red Oak Consultants appeared to discuss the reevaluation of the existing water and sewer tap fees. Red Oak calculated water and sewer connection fees using a replacement cost basis. An executive summary was distributed showing the existing and proposed water and sewer connection fees.

At a prior meeting, the Board approved connection fees for developments that include a mix of multi-family and commercial uses. Mixed use connection fees incorporate the proposed meter size, number of dwelling units and fixture units served by that meter size.

The Board previously reviewed and approved the changes to the connection fees on the replacements cost basis. The proposed changes were reviewed because the original study included connection fees based on a 5/8" tap, which Englewood does not change, and to illustrate to the Board the sewer connection charges based on both existing fees and the new fees as proposed in the study.

Discussion ensued regarding the proposed rates. It was noted that single family taps, up to a four unit tap, would increase. The multi-family taps, from the 15 to 20 unit range and up, would decrease.

Mr. Gray requested a comparison of tap fees from surrounding municipalities.

Mr. Clark moved;

Mr. Burns seconded: To recommend Council approval of the Alternative Fee Schedule rates for water and sewer and commercial mixed use connection fees. The Board also recommended a Council Study Session to study the Board's recommendation.

Ayes: Burns, Clark, Olson, Cassidy, Wiggins, Woodward, McCaslin, Habenicht

Nays: None

Absent: Higday

Motion carried.

3. COUNCIL REQUEST #11-051 & WATER PRESSURE RESULTS FROM LIPAN & QUINCY.

Council requested that Utilities staff investigate residents' complaints about pressure problems in their homes near the proposed Englewood Estates PUD at Quincy and S. Lipan St. Staff obtained pressure and flow readings at various locations at W. Quincy Ave. and S. Lipan St. and W. Radcliff Ave. and S. Lipan St. Static pressure was between 72 and 73 psi, which provides good flows to home in this area. Differences detected between static and residual flows indicate problems in individual service lines at 1211 W. Radcliff and 4301 S. Kalamath St. Staff's opinion is that the proposed development would have minimal effect on pressure and flows in this area during the high demand periods in the summer.

4. WATER RIGHTS UPDATE FROM DAVID HILL DATED 3-8-11.

The Board received an update from Mr. David Hill dated March 8, 2011 on developments in water litigation cases in which Englewood is involved.

5. WATER RELATED NEWSPAPER ARTICLES.

The Board received the following articles discussing water related issues:

"Colorado farmland goes dry as suburbs secure water supplies," from the March 13, 2011 *Denver Post*.

"Developers plan reservoir – without water to fill it," from the March 16, 2011 *Denver Post*.

"Arapahoe County paying top dollar for water that isn't yet approved for municipal use," from the March 20, 2011 *Denver Post*.

"Lines drawn over Sterling Ranch," from the March 20, 2011 *Denver Post*.

"Arapahoe County looks to get Castle Rock in on costly water-flow project," from the March 21, 2011 *Denver Post*.

"Arapahoe County commissioners to review policies in wake of water authority's dealings," from the March 23, 2011 *Denver Post*.

The meeting adjourned at 6:38 p.m.

The next Englewood Water Board meeting will be May 10, 2011 in the Community Development Conference Room.

Respectfully submitted,

/s/ Cathy Burrage  
Recording Secretary

**ENGLEWOOD URBAN RENEWAL AUTHORITY**  
**MARCH 9, 2011**

**I. CALL TO ORDER**



The regular meeting of the Englewood Urban Renewal Authority was called to order at 6:33 p.m. in the Community Development Conference Room of the Englewood Civic Center, Vice Chair Rogers presiding.

Present: Roth, Rogers, Weddle, Buchanan, Townley (entered 6:38)  
Costello (alternate)

Absent: Weeks, Burns

Also Present: Jim Woodward, Council Liaison

Staff: Alan White, Community Development Director

**II. APPROVAL OF MINUTES**



January 12, 2011

Vice Chair Rogers stated that the Minutes of January 12, 2011 were to be considered.

Roth moved:

Weddle seconded: THE MINUTES OF JANUARY 12, 2011 BE APPROVED.

AYES: Roth, Weddle, Rogers, Buchanan, Townley

NAYS: None

ABSTAIN: None

ABSENT: Weeks, Burns

The motion carried.

**III. PUBLIC FORUM**



There was no one present to address the Authority.

**IV. 2010 AUDIT EXEMPTION**



Director White stated the exemption is required every year. In future years he will bring the audit exemption resolution to the budget approval meeting in January.

Roth moved:

Weddle seconded: THE 2010 AUDIT EXEMPTION BE APPROVED.

AYES: Roth, Weddle, Rogers, Buchanan  
NAYS: None  
ABSTAIN: None  
ABSENT: Weeks, Burns, Townley

The motion carried.

**V. 2011 BID EVENT**



Director White stated the BID is requesting the use of the EURA property fronting Broadway and part of the Acoma property for an event on June 25, 2011.

Weddle moved:

Roth seconded: TO ALLOW THE USE OF EURA LAND AT BROADWAY AND ENGLEWOOD PARKWAY BY THE ENGLEWOOD BUSINESS IMPROVEMENT DISTRICT FOR AN EVENT TO BE HELD ON JUNE 25, 2011 WITH THE FOLLOWING CONDITIONS:

1. The EURA be named as an additional insured on the insurance policy covering the event.
2. The property be cleaned and returned to its original condition at the conclusion of the event.
3. EURA's approval be contingent upon City Council's approval of the use of the City's adjoining property.
4. A Temporary Use Permit be obtained from the City.

AYES: Roth, Weddle, Rogers, Buchanan, Townley  
NAYS: None  
ABSTAIN: None  
ABSENT: Weeks, Burns

The motion carried.

**VI. DIRECTOR'S CHOICE**



Director White stated he received a call from a gentleman wanting to purchase the EURA property on the corner of Broadway and Englewood Parkway. The gentleman was not specific in what he planned to build on the property. He informed the gentleman in order for anyone to purchase and develop the property the EURA would have to go into a competitive development bidding process. The current economic climate was discussed and several had concerns that this is not the right time to be doing a Request for Proposal. He informed the gentleman that the EURA would not only like the corner at Broadway and Englewood Parkway developed, but the Acoma property also. The cost of infrastructure

was discussed and determined to be prohibitive if only a portion of the property were to be developed. In order to put a price on the property an appraisal would have to be done.

The members agreed the only way they would consider selling the property is if the proposed project met some of the EURA's previous criteria.

Director White will contact the gentleman and pass on EURA's comments and reiterate that there would have to be a competitive bidding process. He will also offer up other vacant properties along the corridor that might work for him. He noted the gentleman found the property by looking on englewoodsites.com.

## **VII. COMMISSIONER'S CHOICE**



Mayor Woodward discussed the City budget.

Director White asked if the Authority would like to reopen consideration of the audit exemption to include Ms. Townley, who was now present.

Buchanan moved:

Weddle seconded: TO REOPEN CONSIDERATION OF THE AUDIT EXEMPTION APPROVAL TO PERMIT ALL ATTENDING MEMBERS TO VOTE.

AYES: Roth, Weddle, Rogers, Buchanan, Townley  
NAYS: None  
ABSTAIN: None  
ABSENT: Weeks, Burns

The motion carried.

Roth moved:

Weddle seconded: THE 2010 AUDIT EXEMPTION BE APPROVED.

AYES: Roth, Weddle, Rogers, Buchanan, Townley  
NAYS: None  
ABSTAIN: None  
ABSENT: Weeks, Burns

The motion carried.

Ms. Townley asked the Authority if they would like the curating vacancy people to attend the May meeting. The members stated they would; she will make the arrangements.

There was no further business to come before the Authority; the meeting was declared adjourned at 6:54 p.m.

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Barbara Krecklow, Recording Secretary



## MINUTES April 12, 2011



### 1. Meeting Opening

The meeting was called to order at 6:30 p.m. in the City Council Conference Room. Chair East presiding.

### 2. Roll Call

**Present:** Susan Bayless, Cyndi Bowie, Chris Brennan, Candie Dalton, Brett East, James Garnett, Justin Geissler, Brittany Yepsen, Jill Wilson

**Absent/Excused:** Jennifer Jones, Kaylene McCrum, Cate Townley

### 3. Approval of Minutes

**Motion:** Approve the March 8, 2011 Minutes. **Moved by** Susan Bayless, **Seconded by** Chris Brennan. Motion carried.



### 4. Englewood Superintendent of Schools

Brian Ewert, Superintendent of Englewood Schools, addressed the Board regarding a proposed bond issue. He presented a PowerPoint slideshow and highlighted the following:

- Contract received and under review for Flood Middle School for mixed-used development.
- The current economy and its impact on the school budget, decline in pupil count, safety issues and age and condition of current facilities.
- 70% of current students are qualified as living in poverty.
- Board approved a 5 – 10 year plan.
- District applied for an \$8,000,000 grant to be matched by the District. Money to be used for renovation of Englewood Middle School.
- Potential impact of a bond/mill levy increase on the local taxpayer.
- Architect's drawing of what a combined middle and high school might look like.



## 5. Old Business

- *Garden Tour:* The tour is scheduled for Saturday, June 18. An article will be placed in the *Englewood Herald*. The subcommittee will have a brief meeting after the regular Commission meeting.
- *Plant Sale:* The idea is for a plant sale and/or plant exchange in conjunction with the garden tour.
- *Arbor Day:* The Commission will be handing out bracelets and literature at Cushing Park, as well as assisting the Parks Department in distributing trees.
- *Education Subcommittee:* Susan provided an update on the high school's environmental club. Discussion ensued regarding a youth liaison.
- *Bee Keeping Classes:* Kaylene will update the Commission at the next meeting on the bee keeping class. Susan reported that it was a good class.
- *Gardens:* The Commission will continue maintaining the garden at the depot. The Commission discussed taking on the garden at Cushing Park. It was the consensus of the Commission to maintain the Cushing Park garden.

## 6. New Business

There was no new business to bring before the Commission.



## 7. Staff's Choice

Audra reported that the Commission received a \$250 grant from Keep America Beautiful.



## 8. Council Member's Choice

Jill thanked the Commission for listening and engaging in conversation with the school superintendent.



## 9. Commissioner's Choice

- A National Get Outdoors Day will be held in Denver City Park on June 2.
- Cyndi is still researching GoogleDocs.
- Jill asked if miniature goats were permitted within the City.

## 10. Adjourn

The meeting adjourned at 7:55 p.m.

/s/ Nancy Fenton

Nancy Fenton, Transcriber



**CITY OF ENGLEWOOD  
BOARD OF ADJUSTMENT AND APPEALS  
MINUTES  
APRIL 13, 2011**

**1. Call to Order**

The regular meeting of the Englewood Board of Adjustment and Appeals was called to order at 7:00 p.m. in the Englewood City Council Chambers, Chair Green presiding.



**2. Roll Call**

**Present:** Carson Green, Jordan May, David Pittinos, Sue Purdy, Angela Schmitz, John W. Smith, III, Marcie O'Brien

**Absent/Excused:** David Spreccace

**Staff:** Assistant City Attorney Nancy Reid; Brook Bell, Planner II; Audra Kirk, Planner I

Chair Green stated there were seven members present; therefore, five affirmative votes are required to grant a variance or appeal.

Chair Green stated that the Board of Adjustment and Appeals is empowered to grant or deny variances by Part III, Section 60 of the Englewood City Charter. Variances granted by the Board are subject to a 30-day appeal period. Variances are effective at the end of the appeal period. Building permits for construction associated with an approved variance will not be issued until the appeal period is ended. Building permits must be obtained and construction begun within 180 days of the variance's effective date.

Chair Green set forth parameters for the hearing: The case will be introduced; applicants will present their request and reasons the variance should be granted; proponents will be given an opportunity to speak; opponents will address the Board; and then staff will address the Board. Staff will give a preliminary overview of the variance before testimony is taken.



**3. Public Hearing**

**Case VAR2011-003**

John Krauklis

2701 South Pennsylvania Street

Chair Green re-opened the public hearing stating the case was continued from March 9, 2011. He stated he had proof of posting and publication. He introduced the case stating the applicant is requesting a variance to encroach 3 feet into the required 3 foot north and south side setbacks for a length of 27 lineal feet to construct a detached garage. This is a variance to Table 16-6-1.2 of the Englewood Municipal Code: Summary Table of Dimensional Requirements for Accessory Structures.

Audra Kirk, Planner I was sworn in. Ms. Kirk provided an overview of the property utilizing PowerPoint slides. A neighborhood statement from 2725 South Pennsylvania was submitted with no objection to the variance request. The request is to replace the existing garage with a slightly larger garage. The proposed garage will still have zero setbacks on the north and south. The rear setback would now be met.

John Krauklis, 2701 South Pennsylvania Street, was sworn in. Since the property is so unique, the side setbacks will need to remain at zero. Because of the subdivision, the property is unique; the garage defines the rear property line. There is no alley; the only way to access the garage is from the front driveway. The properties on either have been developed for over 50 years. The adjoining property owners will see nothing different and will not impair the ability to use their property. The existing garage was built a few years after the house was built. His goal is to pour a concrete floor and make the garage more usable.



Answering questions from the Board, Mr. Krauklis stated he attempted to obtain a neighbor's statement from the small house in the rear but the house is vacant and completely "guttled." He was unable to locate the owner. His property is only surrounded by two properties.

Mr. Krauklis testified that one possibility is lifting up the existing garage, pouring the concrete pad, and sitting the garage down on the foundation. The other possibility is rebuilding the garage on the foundation. The height of the garage will meet zoning requirements; it is currently measured at 11 feet.

The applicant stated he has owned his property approximately three months. The survey will be done before construction begins.

Ms. Kirk stated during the departmental reviews, the Building Division commented that a pin survey would be required. Also, the Utilities Department commented that the sewer lines would need to be located between 2725 and 2701 South Pennsylvania since they share a common sewer service. Mr. Smith asked why the City is requiring pin surveys. Ms. Kirk responded that the City does not want buildings built over property lines. Discussion ensued.



There were no other persons present to testify for or against the variance. Chair Green incorporated the staff report and exhibits into the record and closed the public hearing.

**MOTION:** THAT CASE VAR2011-003, 2701 SOUTH PENNSYLVANIA STREET, BE GRANTED A VARIANCE TO ENCROACH 3 FEET INTO THE REQUIRED 3 FOOT NORTH AND SOUTH SIDE SETBACKS FOR A LENGTH OF 27 LINEAL FEET TO CONSTRUCT A DETACHED GARAGE. **MOVED BY MARCIE O'BRIEN SECONDED BY JOHN SMITH**

Chair Green stated the garage is not visible from the street. The neighbor he was able to contact does not object. The garage will be located in the same location on a very odd shaped lot. The setbacks are actually being increased. It is an improvement to the neighborhood.

Ms. Schmitz stated she agreed; the property is unique in its shape, size and location. She does not see another place on the lot where the garage could be located.

With no further discussion, the secretary polled the members' votes.

Mr. Smith voted yes. The property was subdivided which caused the property to be very unique in size and shape. Due to the size and shape, there is no alternate location for the garage. The garage provides for off-street parking which is consistent with the intent of the zone district regulations. It also replaces an aging structure, which is in danger of collapsing. It will not impair the use or development of adjacent properties because the garage is only replacing what currently exists. The variance is not a self-imposed hardship as it is only improving what currently exists.

Ms. Schmitz, Ms. Purdy, Ms. O'Brien, Mr. May, Mr. Pittinos, and Chair Green voted yes.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7.)

**Yes:** Carson Green, David Pittinos, Sue Purdy, Jordan May, Marcie O'Brien, Angela Schmitz, John Smith

The Chair instructed the applicant to contact staff for any additional or necessary information.



#### **4. Approval of Minutes**

##### **a. March 9, 2011**

**Motion:** APPROVE THE MARCH 9, 2011 MINUTES AS WRITTEN. **Moved by** David Pittinos **Seconded by** Angela Schmitz

**Vote:** Motion carried by unanimous vote (summary: Yes =5).

**Yes:** Carson Green, Sue Purdy, David Pittinos, Angela Schmitz, Jordan May

**Abstain:** John Smith, Marcie O'Brien

#### **5. Approval of Findings of Fact**

##### **a. Case #VAR2011-002**

3159 South University Boulevard

**Motion:** APPROVE FINDINGS OF FACT IN CASE #VAR2011-002, 3159 SOUTH UNIVERSITY BOULEVARD, AS WRITTEN. **Moved by** Angela Schmitz **Seconded by** Jordan May

**Vote:** Motion carried by unanimous roll call vote (summary: Yes = 5).

**Yes:** Carson Green, Sue Purdy, David Pittinos, Angela Schmitz, Jordan May

**Abstain:** John Smith, Marcie O'Brien



#### **6. Staff's Choice**

Mr. Bell stated there were no cases scheduled for May. It was the consensus of the Board to conduct a Study Session in May to discuss the four criterion and expectations of staff.

#### **7. Attorney's Choice**

Ms. Reid had nothing further.

#### **8. Board Member's Choice**

Mr. Smith requested that staff's attendance be separated from the Board's Roll Call in the Minutes.

#### **9. Adjourn**

The Board had nothing further. The meeting adjourned at 7:30 p.m.

/s/ Nancy G. Fenton

Nancy G. Fenton, Recording Secretary