



WESTMINSTER

Staff Report

TO: The Mayor and Members of the City Council

DATE: March 28, 2007

SUBJECT: Study Session Agenda for April 2, 2007

PREPARED BY: J. Brent McFall, City Manager

Please Note: Study Sessions and Post City Council meetings are open to the public, and individuals are welcome to attend and observe. However, these meetings are not intended to be interactive with the audience, as this time is set aside for City Council to receive information, make inquiries, and provide Staff with policy direction.

Looking ahead to next Monday night's Study Session, the following schedule has been prepared:

A light dinner will be served in the Council Family Room 6:00 P.M.

CITY COUNCIL REPORTS

1. Report from Mayor (5 minutes)
2. Reports from City Councillors (10 minutes)

PRESENTATIONS

1. Little Dry Creek Flood Control and Park Plan
2. Open Space/Parks Bond Project List for Parks and Recreation Facilities

6:30 P.M.

EXECUTIVE SESSION

None at this time.

INFORMATION ONLY ITEMS – Do not require action by City Council

1. 2006 South Westminster Community Survey Results - Attachment
2. City Council Expenditures through March 12, 2007 - Attachment

Additional items may come up between now and Monday night. City Council will be apprised of any changes to the Study Session meeting schedule.

Respectfully submitted,

J. Brent McFall
City Manager



WESTMINSTER

Staff Report

City Council Study Session Meeting
April 2, 2007



SUBJECT: Little Dry Creek Park and Storm Drainage Plan

PREPARED BY: Tony Chacon, Senior Project Coordinator

Recommended City Council Action:

Provide Staff with Council comments on the Little Dry Creek Park and Storm Drainage Plan.

Summary Statement

- The South Westminster Strategic Revitalization Plan and the City's Parks and Recreation Master Plan promote the creation of a park along Little Dry Creek.
- Approximately 75% of the land along Little Dry Creek between Lowell and Federal Boulevards (project area) is currently owned by the City or Adams County. The City, in partnership with the Urban Drainage and Flood Control District (UDFCD), is negotiating the acquisition of two of three remaining large tracts within the floodplain.
- The project area is immediately adjacent to the planned South Westminster commuter rail station and the Little Dry Creek trail runs through the area connecting to the Clear Creek and South Platte River trail systems.
- The UDFCD has expressed an interest in working with the City to make improvements to the storm water drainage channel and storage capacity within the project area.
- The City hired an urban design and civil engineering team to prepare a concept master plan to better accommodate storm drainage while also creating a potential future park plan. The resulting plan includes the following elements:
 - Realignment and enhancement of the creek;
 - Expanded detention capacity and removal of private properties from the floodplain;
 - Creation of a natural pond and concession-capable lagoon;
 - Creation of a new through-street to improve access and public safety and relocates of utilities;
 - Creation of plaza adjacent to rail station platform; and,
 - A variety of park amenities designed to attract users to the area.
- This plan is at a conceptual level and will require additional work to determine the final scope and phasing of the project.
- The current plan has an estimated construction cost of approximately \$12 - \$15 million, not including land acquisition costs. A significant portion of this cost is related to storm management improvements.
- City staff is exploring funding partnerships from a variety of other sources for the project. The Parks, Recreation, and Libraries Department has been involved in reviewing this plan including starting work on determining ongoing operating requirements and costs to maintain the project.

Expenditure Required: \$12 - \$15 million plus land purchase and associated costs

Source of Funds: Funding has not been identified at this time

Policy Issue

Does City Council concur with the direction set forth in the Little Dry Creek Park Master Plan?

Alternative

The City Council could direct Staff to change portions of the plan or abandon the plan altogether. Staff recommends that this alternative not be chosen as the plan will play an important role in supporting the planned adjacent transit-oriented development.

Background Information

The area along Little Dry Creek, between Lowell and Federal Boulevards, has significant drainage and flooding issues due in large part to a flow impediment at Federal Boulevard. As a result, many properties, including a large number of homes, are located within the floodplain with the potential for flooding during large storms. The property immediately adjacent to the creek has historically been used for storage, salvage operations, a wastewater treatment plant, and automotive repair operations. Given the flooding potential and the marginal land uses within the floodplain, the UDFCD and the City chose to acquire properties within the floodplain as a strategy to remove structures from harm's way. The most recent acquisitions were made by the City in partnership with UDFCD, relative to the "Guildner" and "Heffley" properties within the last few years. With these acquisitions, approximately 75% of the land within the project area is in ownership of the City or Adams County. The City is in negotiations regarding acquisition of the three remaining large tracts (Heitman, Barnum Publishing, and the Lowell Group, LLC), as shown on Attachment A. If acquired, the properties would give the City and Adams County control of virtually all of the floodplain land except for some single family residential properties along Lowell Boulevard.

While the City was in the process of acquiring the "Guildner" and "Heffley" properties, the Regional Transportation District (RTD) proposed placing a commuter rail station between Lowell and Federal Boulevards along the Burlington Northern Santa Fe railroad tracks immediately adjacent the Little Dry Creek project area. Accordingly, the City initiated the preparation of a transit-oriented redevelopment plan for an area bounded by Lowell Boulevard, 72nd Avenue, Federal Boulevard, and 68th Avenue. During this planning process, Staff came to the conclusion that the area south of the railroad tracks along the creek needed to be improved and the aesthetic character enhanced to better serve and promote redevelopment within the transit development area. It was also determined that, given the flooding issues along the creek, a more thorough assessment was needed to better determine development opportunity south of the railroad tracks. The civil engineering firm of Sellards & Grigg was hired to provide an initial assessment as to the feasibility of expanding the culvert capacity at Federal Boulevard so as to enhance the flow of storm water under Federal Boulevard which could reduce the floodplain, and thereby provide development opportunities south of the railroad tracks. In researching the matter in detail with the UDFCD, Sellards & Grigg determined that the size of the culvert could not be expanded and that the creek basin between Lowell and Federal Boulevards needed to be retained as a detention basin for storm water. As such, it was determined that there remained virtually no opportunity for any significant housing or commercial development south of the railroad tracks within the existing floodplain area.

The City's Parks and Recreation Master Plan and the South Westminster Strategic Revitalization Plan both reference the potential of developing a park along Little Dry Creek, particularly between Raleigh Street and Federal Boulevard. This led Staff to evaluate the feasibility and viability of developing a park along the creek between Lowell and Federal Boulevards. The City hired the design firm of Design

Studios West (DSW) and the civil engineering firm of Sellards and Grigg to prepare a conceptual improvement plan that blended storm management needs with potential park uses.

The planning effort was driven by several goals including:

- Accommodating storm runoff while reducing the size and/or configuration of the floodplain given UDFCD criteria;
- Realignment of the creek to improve flow and eliminate erosion;
- Protecting and improving water and sanitary sewer infrastructure;
- Preservation and creation of natural open space areas;
- Providing water features such as ponds and continuous moving water within the creek as aesthetic and recreation amenities.
- Creation of a street through the project area to enhance access and public safety;
- Functional and aesthetic enhancement to the train station area; and,
- Creation of park and recreational amenities that would attract users from both the neighborhood, other parts of the City and nearby communities.

The design team also evaluated projects such as E.B. Raines Park in Northglenn and a park adjacent to a rail station in Plano, Texas. These models addressed similar issues and ideas relative to the Little Dry Creek area. The final draft of the Plan was completed in late January, 2007. The most significant elements of the plan include:

- Re-grading of the entire project area using excavation and berming to create a detention area that better accommodates storm drainage. The grading will confine the floodplain area and will remove many houses from the floodplain.
- Accommodation of storm runoff from the adjacent TOD development, thereby eliminating the need for TOD development to provide on-site detention. On-site detention would be physically difficult and cost prohibitive given the small size of many of the properties in the area.
- Water quality areas.
- Construction of a roadway (Creekside Drive) through the project area from Lowell Boulevard easterly to and interconnecting with Green Court. The roadway would be designed so as to create a berm to hold back storm water.
- Realignment and reconstruction of Little Dry Creek to eliminate erosion and better convey storm water to a new detention pond.
- Creation of a “natural” pond adjacent to Federal Boulevard that would serve as a flood containment basin and hold water as an aesthetic feature. The area immediately around the pond would be developed and maintained as a natural open space area.
- Creation of a plaza area to serve the loading and unloading of train passengers on the south side of the railroad tracks and to provide an area for community activities and gatherings.
- Creation of small pond adjacent to Lowell Boulevard that would serve as a recreational attraction providing an opportunity for children to wade. Another option would be operate concessions such as paddle boats.
- Small landscaped and recreation pockets providing opportunities for such activities as skateboarding, kicking and throwing balls or Frisbees, and leisurely activities. The plan does not envision formal ballfields or large-scale programmed recreational activities.
- A realigned and improved Little Dry Creek Trail and interconnecting paths, eventually tying back to the train station.

Preliminary estimates place the cost to complete the project at about \$12.5 million, not including costs associated with property acquisition. Of this cost, about \$5.7 million is associated with grading, soil

stabilization, drainage improvements (includes creation of lower pond), and utility relocates. The balance of the cost estimate is associated primarily with the station plaza and boating pond improvements and construction of the roadway. Given the cost and park areas functions, Staff anticipates that the project would be phased in over many years starting with drainage-related improvements, moving then to make improvements relative to supporting the rail station, and finally implementing improvements adjacent to Lowell Boulevard.

Given the cost and limited City resources, Staff proposes to seek partnerships and funding from a number of internal and outside sources. Some of the agencies and funding opportunities that could partner in implementing the project include:

- Park Development Fees on TOD Development;
- Westminster Open Space Fund;
- Westminster Storm Management Fund;
- Westminster Water Utility;
- Westminster Community Development Block Grant Program (CDBG);
- GOCO;
- Adams County Open Space;
- Adams County Storm Management;
- Adams County Community Development Agency (CDBG);
- Crestview Water and Sanitation District;
- Hyland Hills Park and Recreation District;
- Urban Drainage and Flood Control District;
- Regional Transportation District; and,
- Eligible Federal and State grants.

With success in fundraising, Staff is hopeful that the initial phase of improvements related to drainage improvements could begin in the next few years, which would lead to substantial progress being made on the park improvements by the time the rail station opens in 2014.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment:

Property Ownership map
Little Dry Creek Park Master Plan

City Staff may obtain copies of the Little Dry Creek Park Master Plan upon request to Tony Chacon, Community Development Department.

Attachment A

Little Dry Creek Area Property Ownership Map





Staff Report

City Council Study Session Meeting
April 2, 2007



SUBJECT: Open Space/Parks Bond Project List for Parks and Recreation Facilities

PREPARED BY: Bill Walenczak, Director of Parks, Recreation and Libraries

Recommended City Council Action:

Review the list of proposed park projects related to the issuance of Open Space/Parks bonds scheduled for this fall and provide feedback on the list of priorities developed by Staff and recommended by the Parks, Recreation and Libraries Advisory Board.

Summary Statement

- In November 2006, the citizens of Westminster approved an extension until 2032 of the 1/4-cent Open Space/Parks Sales Tax, enabling the City to issue approximately \$20 million in new bonds for additional open space acquisitions and parks and recreation facility capital projects.
• It is currently estimated that approximately \$8 million of the \$20 million will go toward park and recreation facility development and improvements. Staff is working on developing the final bond amount. Therefore, these are estimates only.
• Staff recommends the following projects for City Council's consideration:

Table with 2 columns: Proposed Project Priority and Estimated Cost. Rows include: 1. City Park Recreation Center aquatics remodel and expansion (\$3,500,000), 2. City Centre Park development (\$1,800,000), 3. Swim & Fitness Center renovation (\$1,000,000), 4. Westminster Sports Center renovation (\$500,000), 5. Golf course restrooms (\$500,000), 6. Big Dry Creek Park development (\$700,000), Total (\$8,000,000).

- The Parks, Recreation and Libraries Advisory Board reviewed the above list at its March 8, 2007, meeting and passed a unanimous motion supporting Staff's recommendations.
• The next steps in the process will include:
o Finalize priority setting on both Open Space and Parks and Recreation projects (Spring 2007)
o Complete bond sizing analysis and make any adjustments to project lists (Summer 2007)
o Finalize bond documents and issue bonds (late Fall 2007)
o Move forward with projects and Open Space purchases, including City Council review and approval on a project-by-project basis

Expenditure Required: Approximately \$8 million

Source of Funds: 2007 Open Space/Parks Recreation Capital Improvement Sales Tax Bonds

Policy Issue

Does City Council concur with the Parks and Recreation bond funding priorities as set forth by Staff and recommended by the Parks, Recreation and Libraries Advisory Board?

Alternative

City Council could direct Staff to add or subtract projects from this list.

Background information

In 1985, Westminster voters approved the City's first sales tax for open space acquisition. Subsequently, three renewals and extensions of the tax have been approved with the latest being in 2006. As a result of the 2006 voter-approved extension of the ¼-cent open space/parks sales tax, Staff anticipates issuing approximately \$20 million in new bonds. Of that amount, approximately \$8 million is anticipated to go towards parks and recreation facility improvement projects. A more detailed description of these projects along with attachments from the Parks and Recreation Master Plan is provided as background for City Council.

1. City Park Aquatics Expansion

City Park Recreation Center opened in 1986 with one of the first leisure/aquatics facilities in the United States. Over the years, it has been used as a model for other cities who have built their own leisure/aquatics centers.

As newer leisure centers have been built, larger indoor aquatics centers have added components like lazy rivers, therapy pools, large zero depth children's play areas, newer and more exciting slides, and play structures and family changing rooms. Neighboring jurisdictions like Broomfield, Thornton, and North Jeffco have built bigger and more diversified aquatics centers that have reduced Westminster's market share of participants. Therefore, Staff proposes adding a significant expansion to the City Park aquatics area to make the City more competitive with other centers. The expansion could include the following components.

- Lazy river/resistance training
- New water slide(s)
- Zero depth children's play area
- Possible outdoor pool
- Family changing rooms
- Locker room renovation
- Therapy pool
- Four-lane lap pool

Obviously, this wish list exceeds the \$3.5 million that Staff recommends be allocated to the project. As Staff does more research, this list will be reduced to meet the proposed budget.

2. City Centre Park

This park is classified as a special use park located across the street from City Hall on 92nd Avenue. This ten-acre parcel was deeded to the City by developer Jim Sullivan. Many residents have requested that this park be developed. Staff considers this park to be more urban/passive in

nature due to its proximity to City Hall and the City Center area. Possible amenities for this park could include:

- An interactive fountain or other type of water feature/reflecting pool
- Perimeter hard surface trail around the park
- Extension of the City Hall Sculpture Garden and tree memorials
- Small playlot/picnic area
- Small dog park
- Irrigated turf
- Landscaping, flower beds, and flower gardens.

This list will eventually be reduced to match the proposed budget for the project.

3. Swim and Fitness Center Expansion

The Swim and Fitness Center (SFC) built in 1975, is the City's oldest community recreation center. Over the years, the aquatics area, locker rooms, weight room, lobby, and community room have been renovated as well as infrastructure improvements. Staff has had several requests from residents to expand the facility for more diversified uses. A list of those improvements could include:

- A family changing room
- Multipurpose room for classes and community meetings
- Aerobics room
- Possible gymnasium and track in lieu of multi-purpose room and aerobics room
- Renovate lockers/showers
- Remove Walker house (The Walker house was formerly used by the Adams County Reach Center and needs to be removed in order to allow for any expansion of the SFC)

This list will eventually be reduced to match the proposed budget for the project.

4. Westminster Sports Center

As the City Manager previously informed City Council, Staff has notified the Sports Center lessee that his lease agreement with the City will be terminated in mid-May 2007 due to concerns with customer service and facility upkeep. The City Manager has reviewed a staff proposal to have the Parks, Recreation and Libraries Department take over operations of the facility. However, some significant renovations need to be made in order to bring the facility up to City of Westminster standards. Those improvements would include:

- New artificial turf for the large field
- Replace soccer boards
- Replace plexi-glass with tempered glass
- Replace small soccer field with multi-use sport court
- Paint, tile, and carpet where needed
- Renovate/repair restrooms where needed
- Roof repairs
- IT and communication upgrade

This is a very viable indoor soccer facility that Staff believes can continue to be self-sufficient with these investments.

5. Golf Course Restrooms and Miscellaneous Improvements

- Restrooms - Both of the City's golf courses have portable san-o-lets rather than indoor restroom comfort stations. The one criticism that Staff constantly hears from our customers is the lack of adequate restroom facilities out on the golf courses. Therefore, Staff proposes building at least one restroom/comfort station at each golf course. Ideally, we would want two facilities for each golf course, but it is doubtful that our proposed budget can fund four facilities. The benefits will be realized in improved customer service. Add at least one flush toilet/restroom/shelter to each golf course.
- Cart Path Repairs – There are areas at both golf courses where cart path sections have heaved or cracked. These sections need to be repaired to avoid accidents and damage to our golf cart fleet.

6. Big Dry Creek Park

Develop Big Dry Creek Park Phase I per the Parks and Recreation Master Plan developed by Staff and approved by City Council. Phase I improvements would include over-lot grading, tap fee, irrigation, turf, playlot, picnic shelter parking, two ballfields and trail connections. Other amenities could be added to this project if an Adams County grant is approved.

This is Staff's proposed list for use of the park and facility portion of the Open Space/Parks Sales Tax bond extension. City staff will be at the April 2, 2007, Study Session to answer any questions that Councillors may have about the projects listed in this staff report.

Respectfully submitted,

J. Brent McFall
City Manager

Attachments



WESTMINSTER

Staff Report

Information Only Staff Report
April 2, 2007



SUBJECT: 2006 South Westminster Community Survey Results

PREPARED BY: Tony Chacon, Senior Projects Coordinator

Summary Statement:

This report is for City Council information only and requires no action by City Council.

- In preparation for amending the 2001 South Westminster Strategic Revitalization Plan, Staff conducted a community survey of the south Westminster area;
- The last south Westminster community survey was conducted in 1998.
- In August, 2006, a total of 3,255 surveys were mailed bulk-rate to residences in the area bounded by 68th Avenue, Tennyson Street, 80th Avenue, and Zuni Street, the area generally corresponding to the original 1998 survey.
- A total of 767 surveys (23%) were completed and returned to the City.
- 72% of the respondents have lived in the neighborhood more than 10 years.
- The quality of the neighborhood was rated as good or very good by 56% of the respondents.
- The Irving Street Library received the highest favorable rating relative to neighborhood character, while the City's activity relative to redevelopment of rundown/abandoned commercial property received the lowest rating.
- Respondents overwhelmingly identified more or better code enforcement as the one thing to be done to improve south Westminster.
- The activities most frequented by the respondents include the post office (86%), shopping (83%), personal business such as hair, bank, etc. (60%), and the Irving Street Library (55%).
- More and different restaurants and a more appealing visual character were identified as the two most important improvements that could be done to encourage persons to visit south Westminster.
- The Westminster Mall (67%) or Westminster Plaza shopping center (64%) received the highest shopping area preference of respondents.

Background Information

In 1998, the City conducted a survey of south Westminster residents as part of its effort to identify and prioritize improvements and programs relative to revitalization of the south Westminster area. The results of the survey were used in conjunction with preparation of the South Westminster Strategic Revitalization Plan, which was approved by the City Council in September, 2001. The revitalization plan has been used to guide decisions on improvements and funding within the area, and has led to successes including construction of the Irving Street Library, construction of the Harris Park townhouses, and various streetscape improvements, including 73rd Avenue, Meade Street, and Lowell Boulevard.

Given the plan's age and the successes to date, Staff is in the process of amending the plan in a manner that will respond more appropriately to current issues, opportunities, and City budgetary constraints. As an initial step in the process, Staff used the services of Progressive Urban Management Associates (PUMA) to prepare and distribute a survey to households in south Westminster so as to gauge the thoughts and feelings of the area's residents. PUMA consulted with National Research Center, Inc. (NRC), who conducts the citywide citizen survey, in preparing the survey. Using a mailing list generated from the City's Utility billing list, a total of 3,255 surveys were sent to households within the general boundaries of 68th Avenue, Tennyson Street, 80th Avenue, and Zuni Street. These boundaries generally coincide with the area in which the 1998 survey was distributed.

A total of 767 surveys were filled out and returned to the City, representing a 23.6% response rate. PUMA, using NRC, tabulated the results and prepared a summary report a copy of which is attached for Staff and City Council review. The report is generally broken down into the following categories.

- General demographics;
- Quality of Neighborhood;
- Physical characteristics of South Westminster;
- South Westminster visitation and activity; and,
- Business-related activity and preferences.

The results of the survey will be used to assist Staff in preparing proposed amendments to the South Westminster Strategic Revitalization Plan. Any proposed plan amendments will be presented to City Council at a future date for City Council consideration.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment:

2006 South Westminster Community Survey Results

SOUTH WESTMINSTER COMMUNITY SURVEY RESULTS

As part of the South Westminster Strategic Revitalization Plan amendment process, a direct mail survey was distributed to all households in an area generally bounded by 80th Avenue, Tennyson Street, 68th Avenue and Zuni Street to 3,255 South Westminster renter- and owner-occupied households during July 2006. 767 surveys were returned, representing a return rate of 23.6%. Comparative data from the July 1998 South Westminster Community Survey, where available, is included in the summary results.

Demographic Profile of Survey Respondents

Respondents to the 2006 survey were generally white (82%) and female (59%), homeowners (97%) and have been residents of South Westminster for ten years or more (72%). Forty Three percent (43%) of the respondents were 45 to 64 years of age and 36% were 65 or older. By comparison, 1998 survey respondents were generally white and female, less likely to own their home (63%), and more than half (59%) had lived in South Westminster for 10 years or less.

All Survey Respondents		
Length of Residence in South Westminster	2006	1998
Less than 1 year	3%	24%
1 to 5 years	14%	22%
6 to 10 years	11%	13%
More than 10 years	72%	41%
Ownership Status		
Own	97%	63%
Rent	3%	37%
Gender: <i>Female</i>		
	59%	64%
Age of Respondent		
18 to 24	1%	5%
25 to 34	9%	35%
35 to 44	11%	15%
45 to 64	43%	45%
Over 65	36%	
Respondent Race/Ethnicity		
White	82%	81%
Hispanic	12%	11%
Asian	2%	5%
American Indian	1%	1%
African American	0%	1%
Other	3%	1%

Forty Three percent (43%) of survey respondents reported annual household incomes of \$50,000 or more as compared to 25% in 1998. Also, those respondents having household incomes over \$75,000 grew from 5% in 1998 to 25% in 2006. Concurrent with this trend, households earning less than \$15,000 annually dropped from 19% in 1998 to 7% in 2006.

Seventy five percent (75%) of respondents to the 2006 survey lived in households having two or more adults, with 73% of the households having children. Seventeen percent of the households had more than two adults living on the premises.

All Respondents (%)		
Annual Household Income	2006	1998
Less than \$7,900	1%	7%
\$7,900 to \$10,599	2%	7%
\$10,600 to \$14,999	4%	5%
\$15,000 to \$24,999	13%	14%
\$25,000 to \$34,999	16%	20%
\$35,000 to \$49,999	20%	22%
\$50,000 to \$74,999	23%	20%
\$75,000 or more	20%	5%
Number of Adults in Household		
1	25%	
2	58%	
More than 2	17%	
Number of Children under 18 in Household		
0	26%	
1	34%	
2	25%	
More than 2	14%	

Overall Quality of Neighborhood

The 2006 survey asked respondents to rate the overall quality of the south Westminster neighborhood. Fifty six percent (56%) of the respondents rated the neighborhood as “good” or “very good.” This is slightly less than the similar response in 1998 when 63% responded in a favorable manner. On the other extreme, those rating the neighborhood as “bad” or “very bad” declined from 24% in 1998 to 18% in 2006.

Rate the Overall Quality of the South Westminster Neighborhood	Very Good	Good	Neither Good nor Bad	Bad	Very Bad
So. Westminster Survey 2006	7%	49%	26%	15%	3%
So. Westminster Survey 1998	9%	54%	24%	12%	12%

Characteristics of South Westminster

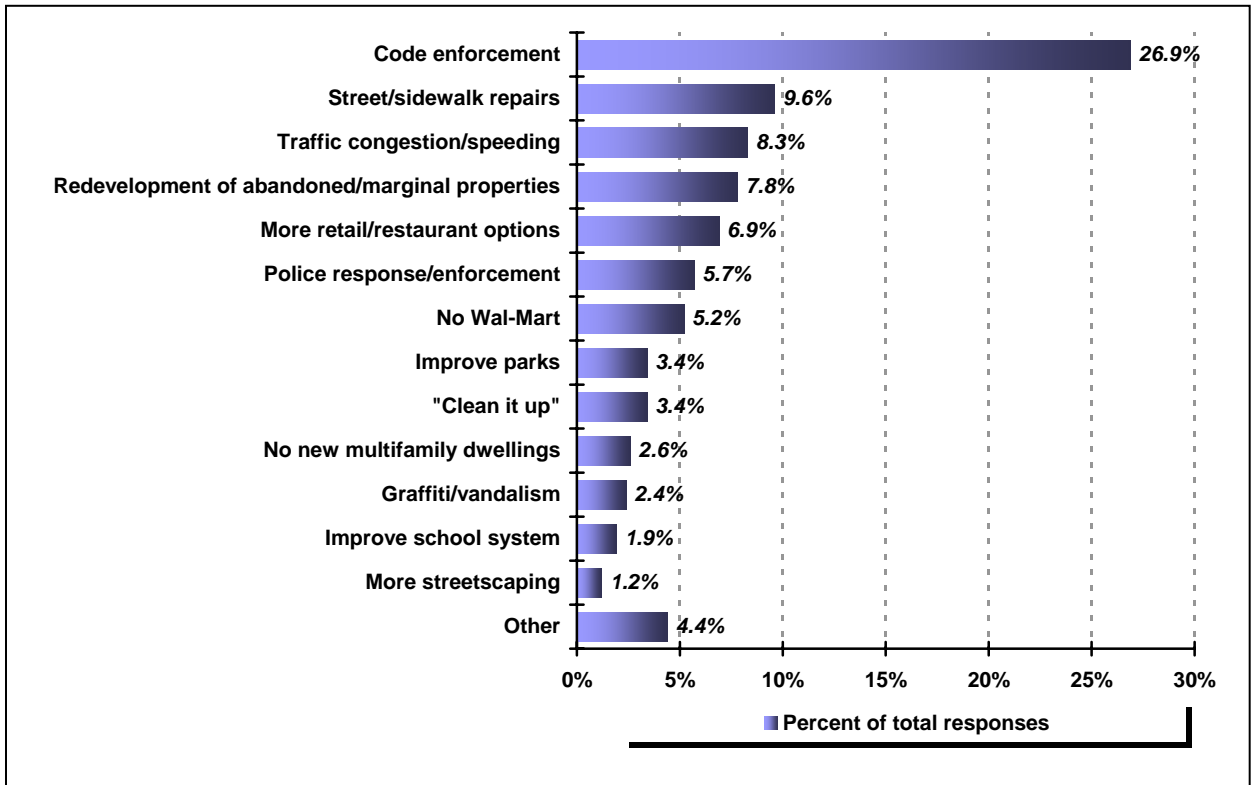
Survey respondents were asked to rate several characteristics as they relate to south Westminster. Public facilities and amenities, including their quantity and availability were generally highly rated. Library facilities were rated 75% in the “good “ and “very good” categories, as was the availability of recreation facilities (66%) and the quantity and quality of neighborhood parks (63%). Fifty three percent (53%) rated crime prevention and response as “very good” or good”.

Lower ratings were given to the redevelopment of rundown and abandoned properties, with 34% of respondents rating that characteristic as “bad” or “very bad” and traffic congestion and speed on residential streets, which rated 30% between the “bad” and very bad” categories.

Please rate the following characteristics as they relate to South Westminster:	Very Good	Good	Neither Good nor Bad	Bad	Very Bad
Library facilities	27%	48%	16%	7%	2%
Availability of recreation facilities	14%	52%	21%	11%	2%
Sufficient number and quality of neighborhood parks	12%	51%	22%	12%	2%
Crime prevention/response	8%	45%	30%	13%	4%
Traffic congestion/speed on residential streets	5%	38%	27%	24%	6%
Redevelopment of rundown/abandoned commercial property	4%	33%	29%	25%	9%

In association with the question regarding community characteristics, respondents were also asked to identify one thing that could be done to further improve living in south Westminster. The question generated 600 responses that touched on the following common themes as noted below. Code Enforcement, by far, was identified as the one thing that could change the character of the area. A graphical representation of the responses is shown on the next page.

- **Code enforcement (176 responses)**
 - Lawns, weeds, dogs (animal control/barking), disturbing the peace (loud music, motorcycles), number of vehicles and number of persons in household
- **Street/road and sidewalk repair and improvements (57 responses)**
 - More street lights, railroad crossing safety
- **Traffic congestion/speeding - (49 responses)**
- **Continued redevelopment of abandoned/vacant and marginal properties - (46 responses)**
- **More, improved retail and restaurant options - (41 responses)**
- **Improved police response/enforcement - (34 responses)**
- **Improve parks – (20 responses)**
- **Clean up properties - (20 responses)**
- **Respond to graffiti/vandalism - (14 responses)**
- **Improve District 50 schools (11 responses)**
- **More streetscaping – (7 responses)**



Frequency of Visiting South Westminster Businesses and/or Facilities

Respondents were asked how often they visit South Westminster businesses and facilities. Eighty percent (80%) of respondents indicated that they frequent South Westminster businesses and/or facilities at least once a week.

	All Respondents (%)
Once a week or more	80%
About twice a month	8%
About once a month	6%
About four times per year	3%
About once per year	1%
Never	2%

Survey respondents partake in many of the services, facilities, and businesses provided within the neighborhood. Following are the levels of activity at varying destinations. The top south Westminster attractions are the post office (86%), shopping for goods (83%), personal business (60%), the Irving Street Library (55%), restaurants/bars (54%) and recreational facilities, parks and trails (40%) as shown in table on next page.

	All Respondents (%)
Post Office	86%
Shopping	83%
Personal Business (i.e. hairdresser, bank)	60%
Library	55%
Restaurants and/or bars	54%
Recreation facilities/parks/trails	40%
Medical/dental care	35%
Community Senior Center	24%
City/County business	13%
Westminster Grange Hall	5%

Of nearly 70 open-ended responses in the “other” category, those with repeat frequency included gas stations and automotive services, grocery stores, banks and churches.

Reasons for Not Visiting South Westminster Businesses and Facilities

Respondents cite the lack of restaurant options (57%), lack of diverse retail (46%) and a generally unappealing environment (44%) as the top reasons for not frequenting south Westminster relative to their household needs. Also of note are the lack of arts, culture and entertainment (31%), safety concerns (25%), and traffic and congestion (18%). Respondents felt that convenient parking (4%) and the ability to get around and find things (3%) were not major issues.

	All Respondents (%)
Lack of restaurant options	57%
Lack of diverse retail	46%
Generally unappealing environment	44%
Lack of arts, culture and entertainment	31%
Concerns about safety	25%
Traffic/congestion	18%
Convenient parking	4%
Difficult to get around/find stuff	3%

Open ended responses to the question elicited more specific comment raising concern about the presence of rundown properties, transient persons, that many businesses are tailored to Spanish-speaking customers, and that there is a lack of stores such as department stores offering a wide range of household goods and apparel.

Other Business Districts Visited at Least Once per Month

The lack of business choices leads many of the respondents to shop in other retail areas. When asked as to their shopping habits, the survey found that the Westminster Mall area (67%) and the Westminster Plaza area (64%) had the highest visitation as reflected in the table on the next page. Respondents also visited the Westminster Promenade area (26%) and Flatiron Crossing (23%) as a shopping preference. Twenty one (21%) of respondents visit the Arvada Marketplace area and 12% use the internet and catalog stores for shopping.

	All Respondents (%)
Westminster Mall area	67%
Westminster Plaza area	64%
Westminster Promenade/Shops at Walnut Creek	26%
Flatiron Crossing Mall	23%
Arvada Marketplace/Wadsworth Blvd corridor north to US 36	21%
Marketplace at Northglenn/I-25 corridor south to West 84 th Avenue	12%
Internet/catalog	12%

Other shopping areas mentioned with frequency included the West 80th Avenue and Sheridan Boulevard area (King Soopers), the Lloyd King Shopping Center at West 64th Avenue and Sheridan Boulevard (King Soopers), and the Denver area.

Improvements That Would Encourage Visits to South Westminster

Those surveyed were asked to identify those type of improvements that would encourage them to frequent south Westminster businesses more often and attract others from outside the community into the neighborhood. The highest responses were for more offerings and diversity in restaurants, a more appealing visual and welcoming neighborhood character, and better information on what exists in the neighborhood rank as proposed top improvements.

Which improvements would encourage you to visit South Westminster more often?	No, won't encourage Me	May encourage me to visit more	Yes, would encourage me to visit more
More/different restaurants	15%	27%	58%
More appealing visual character	17%	27%	56%
More welcoming atmosphere	19%	31%	51%
Brand name stores	29%	29%	42%
Better information on what exists	20%	38%	42%
More arts and culture venues	35%	27%	38%
Unique/one-of-a kind shops	33%	32%	35%
Live entertainment	41%	26%	34%
Special events	30%	38%	32%
Other	37%	5%	58%

Open-ended suggestions were sought for improvements in each of the preceding categories. More than 1,100 suggestions were provided, including the following with repeat frequency:

- **Types of restaurants:** Of 273 suggestions, the most popular themes were “family”, “American” and “medium-priced national chains” (i.e. Denny’s, Olive Garden, Chili’s, Outback), “Italian” and “sit-down” restaurants. Other characteristics with high frequency included “ethnic” restaurants such as Mexican, Thai or Chinese. Several respondents indicated that south Westminster had an oversupply of Mexican restaurants.
- **More appealing visual character:** Of 112 suggestions, code enforcement for commercial and residential properties was a common theme (trash, weeds, cars on lawns). More streetscaping

improvements (72nd and Federal) and projects such as 73rd Avenue were viewed as desirable. Redevelopment of rundown residential and commercial properties (i.e. the Pompomio property at 72nd and Federal) were mentioned frequently.

- **More welcoming atmosphere:** Of nearly 100 suggestions, predominant themes included ways to beautify South Westminster streets, including more trees, landscaping and banners, better street and road maintenance, cleaning up trash and graffiti, sprucing up existing businesses, and taking care of abandoned and rundown buildings.
- **Brand name stores:** Of 161 suggestions for brand name stores, Wal-Mart and Target were mentioned with greatest frequency. Other recurrent suggestions included Kohl's, Kmart, JC Penney's, Sears, Home Depot and Lowe's.
- **Better information on what exists:** Most of the 30 ideas focused on advertising in newspapers and newsletters and flyers.
- **More arts and culture venues:** Of 90 suggestions, frequent responses included outdoor concerts, live theatre and art galleries. Several references were made to the Arvada Center for the Arts and similar venues.
- **Unique, one-of-a-kind shops:** Of nearly 130 suggestions, apparel and shoe stores, gift/card shops and craft and hobby shops were most frequently mentioned.
- **Live entertainment:** Of 110 responses, live music in the parks and other venues were most frequently mentioned.
- **Special events:** Of 60 suggestions for special events, most frequent were family-oriented art and craft fairs.
- **Other:** 112 other open-ended responses provided improvement ideas that fleshed out suggestions listed above. Frequent responses indicate that residents are pleased with overall improvements that are being made and wish for the process to spread. However, some indicated concern that the City's focus has moved north thereby diminishing interest in improving south Westminster. Respondents are concerned about the ongoing slide of the Westminster Mall. Respondents also desire better residential and commercial code enforcement for weeds, trash, and multiple cars, and feel that the city could be more responsive to the homeless, gangs and graffiti.

Observations and Summary

There are interesting differences between the groups that responded to the survey based upon length of residency, age and household income:

Overall Quality of Neighborhood:

- Satisfaction with neighborhood quality decreased as length of residency increased, i.e., 75% of residents living in South Westminster for less than one year rated neighborhood quality as “very good” or “good”, dropping to 53% for residents living there for more than ten years.
- Age of respondents did not make a difference in rating neighborhood quality. All age groups rated between 53% and 60% in the “very good” and “good” categories.
- Sixty eight percent (68%) of households reporting incomes of \$50,000 to \$74,999 rated neighborhood quality as “good or “very good”.

Characteristics of South Westminster:

- Again, shorter-term residents rated South Westminster characteristics higher than those who had lived there for a longer period of time.
- Library facilities received an overall rating of 75%, but respondents having lived in the area 6 to 10 years rated it at 83%.
- “Good” or “very good” crime prevention/response was rated 74% by residents of less than one year, compared to a rating of 53% by residents of 10 years or more.
- Traffic congestion/speed on residential streets was rated “good or ‘very good” by 71% of those in residence for less than one year, compared to 42% of 10-year+ residents.
- Overall, only 37% rated progress on redevelopment of rundown/abandoned commercial property as “good” or “very good”.
- Younger respondents (18 – 24 years of age) gave the highest ratings to all south Westminster characteristics. Of this age cohort, 100% rated traffic congestion and neighborhood parks as “good” or “very good”.
- Library facilities consistently ranked highest in the cross tabulations, with 80% of households earning \$50,000 and over rating the facilities as “good” or “very good”

Visits to South Westminster businesses and facilities:

- Visitation to South Westminster is high. In particular, 83% of respondents living in South Westminster for six years or more visit once a week or more.
- All respondents between 18 – 24 years of age visit South Westminster twice a month or more.
- Ninety two percent (92%) of households reporting incomes of \$35,000 to \$49,999 shop or frequent services in South Westminster twice a month or more. This compares to only 79% of households reporting incomes of \$75,000 or more who do the same.

Activities in South Westminster:

- The top three activities in South Westminster include visiting the post office, shopping, and taking care of personal business.
- Involvement in these activities tends to be similar based upon the cross tabulations of length of residency, age and household income.

Reasons for Not Visiting South Westminster and Other Business Districts Visited:

- Lack of restaurant and retail options.
- Generally unappealing environment to visit.
- Residents of one year or less and younger persons tend to venture farther to newer commercial areas.
- Younger households have higher level of internet use for shopping purposes than other respondents.

Improvements that "May" or "Would" Encourage Visiting South Westminster:

- Overall, the four top improvements that could encourage more visitations in south Westminster are
 1. More and variety of different restaurants.
 2. More appealing visual character.
 3. A more welcoming atmosphere; and,
 4. Better information on what exists and is available to visit.
- Brand name stores, special events and live entertainment ranked high as suggested improvements by respondents who have lived in south Westminster for less than one year.
- Younger age groups (18 – 24) and (25 – 34) and most income groups suggested that improving restaurant options, visual character and atmosphere, and providing brand name stores, special events and unique shops would encourage more visits.



W E S T M I N S T E R

Staff Report

Information Only Staff Report
April 2, 2007



SUBJECT: City Council Expenditures through March 12, 2007

PREPARED BY: Aric Otzelberger, Management Analyst

Summary Statement:

This report is for City Council information only and requires no action by City Council.

The attached document is a listing of all 2007 City Council expenditures by each account. This report includes all posted expenditures from January 1 through March 12, 2007.

Background Information

The following report is a listing of posted City Council expenditures by each account for January 1 through March 12. As of March 12, 2007, 19% of the year elapsed and Council expended approximately 13.5%, or \$27,694.72 of its budget.

City Council's total budget for 2007 is \$205,023. For specific budgeted dollar amounts and actual expenditures, please see the attached document. Council may notice the PC Replacement Fee account, which is a new account for 2007 and is 100% expended. As Council may recall, the City is directly purchasing all replacement and new computers, as it is more cost-effective than the previous practice of lease-purchasing. The PC Replacement Fee, which is \$250 per desktop and \$375 per laptop, is charged to each department in order to fund the purchase of replacement computers. The PC Replacement Fee for City Council in 2007 totals \$2,625. The PC Replacement Fee is charged to each department at the beginning of the year to ensure timely purchases.

The budget is a planning tool and represents a best estimate regarding actual expenditures. If you have any questions about items included in this report, please contact Aric Otzelberger at 303-430-2400 ext. 2004, or at aotzelberger@ci.westminster.co.us.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment

Council Expenditure Report as of March 12, 2007

SALARIES - MAYOR/COUNCIL		(ACCT: 10001010.60800.0000)	
EXPENDITURE	DATE	DESCRIPTION	PAID TO:
2,715.62	1/7/2007	Salaries	Councillors
2,715.62	1/21/2007	Salaries	Councillors
2,715.62	2/4/2007	Salaries	Councillors
2,715.62	2/18/2007	Salaries	Councillors
2,715.62	3/4/2007	Salaries	Councillors
\$13,578.10	TOTAL		<i>% of total City Council budget</i> 35.12%
\$72,000.00	BUDGET	2007 APPROVED BUDGET	<i>% of account budget expended year-to-date</i> 18.86%
\$58,421.90	BALANCE		

COUNCIL ALLOWANCE		(ACCT: 10001010.61100.0000)	
EXPENDITURE	DATE	DESCRIPTION	PAID TO:
700.00	1/7/2007	Council allowances	Councillors
700.00	1/21/2007	Council allowances	Councillors
700.00	2/4/2007	Council allowances	Councillors
700.00	2/18/2007	Council allowances	Councillors
700.00	3/4/2007	Council allowances	Councillors
\$3,500.00	TOTAL		<i>% of total City Council budget</i> 8.36%
\$17,136.00	BUDGET	2007 APPROVED BUDGET	<i>% of account budget expended year-to-date</i> 20.42%
\$13,636.00	BALANCE		

MILEAGE REIMBURSEMENT		(ACCT: 10001010.61200.0000)	
EXPENDITURE	DATE	DESCRIPTION	PAID TO:
43.23	2/13/2007	Petty cash for mileage not covered by Council allowance - Jan	Lindsey
55.29	2/13/2007	Petty cash for mileage not covered by Council allowance - Jan	McNally
171.69	2/28/2007	Petty cash for mileage not covered by Council allowance - Feb	McNally
114.61	3/5/2007	Petty cash for mileage not covered by Council allowance - Feb	Lindsey
\$384.82	TOTAL		<i>% of total City Council budget</i> 3.12%
\$6,400.00	BUDGET	2007 APPROVED BUDGET	<i>% of account budget expended year-to-date</i> 6.01%
\$6,015.18	BALANCE		

MEETING EXPENSES		(ACCT: 10001010.61400.0000)	
EXPENDITURE	DATE	DESCRIPTION	PAID TO:
20.00	1/31/2007	1/11 TOD Lunch - McNally, Lindsey	Denver Regional Council of Governments (Pcard)
10.00	2/13/2007	1/11 TOD Lunch - Price	Denver Regional Council of Governments (Pcard)
36.81	2/13/2007	Rocky Flats Briefing - Price/Hellbusch	Uno Chicago Grill #641 (Pcard)
25.73	2/13/2007	McNally Business Lunch with CDOT Dir & DDowning	Petty Cash - McNally
49.79	2/22/2007	Food and Supplies for Mayor and Council Breakfast 2/22	Safeway
19.87	2/28/2007	McNally Business Lunch with Marge Rinaldi	Petty Cash - McNally
\$162.20	TOTAL		<i>% of total City Council budget</i> 5.56%
\$11,400.00	BUDGET	2007 APPROVED BUDGET	<i>% of account budget expended year-to-date</i> 1.42%
\$11,237.80	BALANCE		

CAREER DEVELOPMENT		(ACCT: 10001010.61800.0000)	
EXPENDITURE	DATE	DESCRIPTION	PAID TO:
85.00	1/10/2007	Colorado Municipal League's Legislative Workshop (Lindsey)	Colorado Municipal League
85.00	2/7/2007	Colorado Municipal League's Legislative Workshop (Price)	Colorado Municipal League
1,115.96	3/7/2007	US 36 MCC Lobbying, D.C. - McNally (airfare \$360.80; lodging \$570.20; meals \$118.95; mileage/transportation \$57.01; misc. \$9.00)	Nancy McNally
\$1,285.96	TOTAL		<i>% of total City Council budget</i> 17.85%
\$36,600.00	BUDGET	2007 APPROVED BUDGET	<i>% of account budget expended year-to-date</i> 3.51%
\$35,314.04	BALANCE		

TELEPHONE		(ACCT: 10001010.66900.0000)	
EXPENDITURE	DATE	DESCRIPTION	PAID TO:
0.00	-	none	-
\$0.00	TOTAL		<i>% of total City Council budget</i> 0.05%
\$100.00	BUDGET	2007 APPROVED BUDGET	<i>% of account budget expended year-to-date</i> 0.00%
\$100.00	BALANCE		

PC REPLACEMENT FEE		(ACCT: 10001010.66950.0000)	
EXPENDITURE	DATE	DESCRIPTION	PAID TO:
2,625.00	1/31/2007	Annual PC Replacement Fee for City Council	City of Westminster
\$2,625.00	TOTAL		<i>% of total City Council budget</i> 1.28%
\$2,625.00	BUDGET	2007 APPROVED BUDGET	<i>% of account budget expended year-to-date</i> 100.00%
\$0.00	BALANCE		

Council Expenditure Report as of March 12, 2007

SPECIAL PROMOTIONS (ACCT: 10001010.67600.0000)			
EXPENDITURE	DATE	DESCRIPTION	PAID TO:
200.00	1/3/2007	Adams County MMCYA recognition event contribution	MMCYA Adams County
325.00	1/30/2007	Metro North Chamber Annual Banquet sponsorship	Metro North Chamber of Commerce (Pcard)
70.00	1/31/2007	Hyland Hills Foundation Frozen Open - Kauffman, Major	Hyland Hills Foundation
500.00	2/14/2007	Celebrity Dinner sponsorship	North Metro Children's Advocacy Center (Platte Valley)
100.00	2/27/2007	2007 Breakfast Sponsorship	Jefferson County Good News Coalition
\$1,195.00	TOTAL		<i>% of total City Council budget</i> 2.93%
\$6,000.00	BUDGET	2007 APPROVED BUDGET	<i>% of account budget expended year-to-date</i> 19.92%
\$4,805.00	BALANCE		

OTHER CONTRACTUAL SERVICE (ACCT: 10001010.67800.0000)			
EXPENDITURE	DATE	DESCRIPTION	PAID TO:
300.00	1/3/2007	Adams County MMCYA 2007 recognition event contribution	Adams County
600.00	1/24/2007	After Prom contribution	Standley Lake High School
500.00	1/24/2007	2006 MMCYA Annual Gala sponsorship (metro-wide)	Adams County/MMCYA
2,000.00	1/30/2007	Metro North Chamber Annual Banquet sponsorship	Metro North Chamber of Commerce (Pcard)
200.00	2/8/2007	After Prom contribution	Jefferson Academy
35.20	2/14/2007	1/19 packet shipping - Lindsey	Federal Express
500.00	2/20/2007	Brother's Redevelopment Paint-a-thon annual sponsorship	Brothers Redevelopment
600.00	2/28/2007	Children's Outreach Project Annual golf tournament sponsorship	Children's Outreach Project
\$4,735.20	TOTAL		<i>% of total City Council budget</i> 20.86%
\$42,762.00	BUDGET	2007 APPROVED BUDGET	<i>% of account budget expended year-to-date</i> 11.07%
\$38,026.80	BALANCE		

SUPPLIES (ACCT: 10001010.70200.0000)			
EXPENDITURE	DATE	DESCRIPTION	PAID TO:
31.26	3/6/2007	General Office Supplies	Inovus Office Products
\$31.26	TOTAL		<i>% of total City Council budget</i> 2.83%
\$5,800.00	BUDGET	2007 APPROVED BUDGET	<i>% of account budget expended year-to-date</i> 0.54%
\$5,768.74	BALANCE		

FOOD (ACCT: 10001010.70400.0000)			
EXPENDITURE	DATE	DESCRIPTION	PAID TO:
34.14	1/31/2007	Council dinner 1/9	Blackjack Pizza (Pcard)
40.00	1/31/2007	Council dinner 1/22	Wishbone Restaurant (Pcard)
66.63	1/31/2007	Council dinner 1/29 - B&C interviews	Panera Bread #3077
5.30	1/31/2007	Petty cash reimbursement - Council Dinner 1/29 (add'l sandwiches)	Steve Smithers (Subway)
55.40	2/6/2007	Petty cash for Council dinner on 2/5	Li's Chinese
-14.29	2/13/2007	Refund for 1/29 Council dinner - B&C interviews (shorted order)	Panera Bread #3077
10.00	2/13/2007	Petty cash for Council Dinner on 2/12	Papa J's
\$197.18	TOTAL		<i>% of total City Council budget</i> 2.05%
\$4,200.00	BUDGET	2007 APPROVED BUDGET	<i>% of account budget expended year-to-date</i> 4.69%
\$4,002.82	BALANCE		

\$205,023.00	TOTAL 2007 CITY COUNCIL BUDGET
-\$27,694.72	TOTAL 2007 YTD (as of March 12, 2007) CITY COUNCIL EXPENDITURES
\$177,328.28	BALANCE
13.51%	PERCENT OF BUDGET EXPENDED YTD

**City of Westminster City Council Study Session
April 2, 2007**

Mayor McNally called the Study Session to order at 6:36 PM. All Council was in attendance.

City Staff in attendance included: City Manager Brent McFall; Assistant City Manager Steve Smithers; City Attorney Marty McCullough; Community Development Director John Carpenter; Parks, Recreation and Libraries Director Bill Walenczak; Senior Projects Coordinator Tony Chacon; Recreation Services Manager Peggy Bocard; Public Information Specialist Carol Jones; and Management Analyst Aric Otzelberger.

The guests in attendance were Rachel Ceccarelli with the Westminster Window and Larry Dean Valente.

Little Dry Creek Park and Stormwater Drainage Plan

The area along Little Dry Creek, between Lowell and Federal Boulevards, has significant drainage and flooding issues due to a flow impediment at Federal Boulevard. Given the flooding potential and the marginal land uses within the floodplain, the Urban Drainage and Flood Control District (UDFCD) and the City chose to acquire properties within the floodplain as a strategy to remove structures from harm's way. Approximately 75% of the land within the project area is owned by the City or Adams County. The City is in negotiations regarding acquisition of the three remaining large tracts of private property in this area.

There is virtually no opportunity for any significant housing or commercial development within the existing floodplain area. In addition, the Regional Transportation District (RTD) plans to place a commuter rail station immediately adjacent to the Little Dry Creek area in question, and the City is planning to pursue Transit-Oriented Development adjacent to the station. This led Staff to evaluate the feasibility and viability of developing a park along the creek in this area between Lowell and Federal Boulevards. The City hired the design firm of Design Studios West (DSW) and the civil engineering firm of Sellards and Grigg to prepare a conceptual improvement plan that blended stormwater management needs with potential park uses. The final draft of the Plan was completed in late January, 2007. The plan includes stormwater improvements, park and recreation amenities, trail improvements, water features, open space areas, a new street for access to the park, train station area improvements, and water quality improvements.

Preliminary estimates place the cost to complete the project at about \$12.5 million, not including costs associated with property acquisition. Given the cost and park area functions, Staff anticipates that the project would be phased in over many years starting with drainage-related improvements and then moving to improvements relative to supporting the rail station. The final implementing improvements would occur adjacent to Lowell Boulevard. Given the cost and limited City resources, Staff proposes to seek partnerships and funding from a number of internal and outside sources.

City Council provided Staff with feedback and concurred with the general direction set forth in the Little Dry Creek Park Master Plan.

Open Space/Parks Bond Project List for Parks and Recreation Facilities

In November 2006, the citizens of Westminster approved an extension until 2032 of the ¼-cent Parks, Open Space, and Trails Sales Tax, enabling the City to issue approximately \$20 million in new bonds for additional open space acquisitions and parks and recreation facility capital projects. It is currently estimated and proposed that approximately \$8 million of the \$20 million will go toward park and recreation facility development and improvements. These proposed improvements would include the remodeling and expansion of the City Park Recreation Center aquatics center (\$3.5 million), development of City Centre park across from City Hall (\$1.8 million), renovation of the Swim and Fitness Center (\$1

Scribed By: A. Otzelberger

million), development of Big Dry Creek Park at 128th and Big Dry Creek (\$700,000), renovation of Westminster Sports Center (\$500,000), and construction of restrooms on the City's two golf courses (\$500,000). The Parks, Recreation and Libraries Advisory Board reviewed the list of proposed projects at its March 8, 2007 meeting and passed a unanimous motion supporting Staff's recommendations.

City Council generally concurred with the Parks and Recreation bond funding priorities as set forth by Staff and recommended by the Parks, Recreation and Libraries Advisory Board. Staff will complete bond sizing analysis and make any adjustments to project lists this summer. Bond documents will be finalized and bonds will be issued this fall. City Council will review and approve future projects on a project-by-project basis.

Mayor McNally adjourned the Study Session at 8:19 PM.