

**City of Westminster City Council Study Session**  
**April 5, 2004**

Mayor Pro Team McNally called the Study Session to order at 6:33 PM.

All Council was in attendance except Mayor Ed Moss.

City Staff in attendance included City Manager Brent McFall, Assistant City Manager Steve Smithers, City Attorney Marty McCullough, Capital Projects Coordinator Aaron Gagné, Director of Finance Mary Ann Parrot, Assistant to the City Manager Barbara Opie, Management Analyst Emily Moon, Director of Community Development John Carpenter, Neighborhood Outreach Coordinator James Mabry, Deputy City Manager for Administration Matt Lutkus, Senior Projects Coordinator Tony Chacon, Facilities Manager Jerry Cinkosky and Administrative Secretary Melissa Salazar.

The guests in attendance were Howard Yeoman, Troupe Leader and Cub Scout Troupe #176 and Tanya Ishakawa of the *Westminster Window*.

**REGULAR SESSION**

**Legislative Update from City Lobbyists**

Nancy McNally introduced City's Lobbyist, Danny Tomlinson to provide an update on 2004 State Legislative issues.

City Council adjourned the Study Session at 7:00 PM for a brief moment for a Special WEDA Meeting regarding a Resolution authorizing the acquisition of the Holly Park Property.

Meeting resumed at 7:20 PM.

**Proposed Council Outreach Program**

In discussions with City Council about the City's communication strategy, the lack of a Council outreach program was identified. Mayor Pro Tem McNally took responsibility for developing a proposal for Council consideration. The proposal calls for City Council to consider having a presence at one or two Concerts in the Parks events, venues that attract hundreds of citizens, and the Westminster Faire.

Council does wish to participate in the citizen outreach program as presented. Three dates were picked for Council participation in 2004 and James Mabry is responsible for getting this coordinated.

**Lease Agreement with Adams Community Mental Health Foundation**

Matt Lutkus and Jerry Cinkosky

Since 1974 the Community Reach Center, previously known as Adams Community Mental Health Center, has operated its Westminster office out of the City-owned former residence known as the Walker Building located adjacent to the City's Swim and Fitness Center at 3200 W. 76<sup>th</sup> Avenue. Westminster citizens have benefitted by having one of several Mental Health Center clinics in close proximity. In addition, City Staff has had over the years a very good working relationship with Community Reach Center Staff. In addition to providing use of the Walker Building at a nominal cost, the City has contributed to the Center each year through its Human Services funding. For 2004, this contribution is \$24,000.

City Staff believes that the proposed lease at the old library building will continue the excellent relationship that the City has had with the Community Reach Center and that it will provide a very worthwhile use for this facility.

Council concurred with Staff recommendation to bring this recommendation back to Council at the next Council meeting for approval.

## **Redevelopment Alternatives for 72<sup>nd</sup> Avenue City Shop Site**

John Carpenter and Tony Chacon

The City owns property adjacent to the historic Bowles House generally located at Newton Street and 72<sup>nd</sup> Avenue referred to as the old City shops. The site currently has two older structures on the site, which are used by the Parks, Recreation and Libraries Department to store recreation supplies, store the City-owned bus, and serve as shop space for the swimming pool maintenance operations. Public Works and Utilities (PWU) also uses the property to temporarily store debris, dirt, and asphalt generated from their street and utility operations.

Staff has identified three concepts for use and redevelopment of the site, including: 1) Reuse of the area solely as a public park complimentary to the Bowles House; 2) Creation of a commercial enclave incorporating a number of “historically” accurate replica houses from late 1800’s and early 1900’s; or, 3) Creation of a privately-held and operated events center that would compliment the architectural presence and use of the Bowles House.

Council directed to continue to investigate all of the alternatives, with the understanding that a large event center is not desired at this site.

Mayor Pro Tem McNally adjourned the Study Session at 8:10 PM to enter into an Executive Session to discuss an Economic Development Project update.