

**City of Westminster City Council Study Session
June 6, 2005**

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; City Attorney Marty McCullough; Director of Parks Recreation and Libraries Bill Walenczak; Director of Community Development John Carpenter; Open Space Coordinator Ruth Becker; Director of Finance Tammy Hitchens; Accounting Manager Cherie Sanchez; Accountant Vicki Adams; Assistant to the City Manager Barbara Opie; Management Analyst Emily Moon; Management Intern Christy Owen; Public Information Specialist Joe Reid; and Administrative Secretary Kim Farin.

The guests in attendance were Danny Tomlinson and Erin Silver of Tomlinson & Associates; Bob Ferm of Hall and Evans; Mark Elmshouser and Neil Schilling with Clifton Gunderson; Ben Beaty of the City's Open Space Advisory Board; Karen Sawicki with South Westminster Organized for Responsible Development (SWORD); Mike Litzau, a candidate for City Council; Mary Lindsey a candidate for City Council; and Evie Hemphill and Mikkel Kelley with the Westminster Window.

Lobbyist Update

Danny Tomlinson, Bob Ferm and Erin Silver gave a report to City Council on this year's state legislative session. Christy Owen presented the city's Legislative Scorecard. No action was necessary; this was an informative update only.

Comprehensive Annual Financial Report

Brent McFall introduced Tammy Hitchens who, in conjunction with Mark Elmshouser, and Neil Schilling, both with Clifton Gunderson, presented the 2004 Comprehensive Annual Financial Report (CAFR). The CAFR is scheduled for formal acceptance at the Council meeting on June 13. The City has received an unqualified opinion from Clifton Gunderson, which means that the CAFR represents fairly the financial positions of the City.

Open Space Ballot Question Survey

Brent McFall, Bill Walenczak, John Carpenter and Ruth Becker presented the results of a poll of Westminster residents to determine the support for a ballot issue to extend and/or increase the .25% open space, parks and recreation sales and use tax. Council directed Staff to proceed with a ballot issue this November to extend the current tax for 25 years.

Rental of the Bott House at 10395 Wadsworth Boulevard

Brent McFall briefed Council on the rental of the Bott House. The City acquired the Bott property for open space last March. It is located at 10395 Wadsworth Blvd. and was acquired as a potential location for an underpass for the Walnut Creek Trail. The property has been vacant since acquisition and the City has continued to pay utilities to maintain the property. As owner, the City is required to maintain the property and pay utilities. The house is in excellent condition. Rental would be a temporary use of the property to generate income and to obtain a tenant who will maintain the property, and prevent vandalism and deterioration. Council concurred with Staff's recommendation to execute a property management agreement with Proformance Properties, Inc. for rental of the property.

Tabor Referendums C & D

Brent McFall confirmed that the current plan calls for \$32 million in Referendum D funds for US 36 and \$70 million for the Wadsworth and US 36 interchange. Mayor McNally confirmed that she will be supporting this allocation at DRCOG for inclusion in CDOT's plan. Council concurred with this approach.

Rocky Flats Update

Councillor Dixon reported to Council that she is concerned that the Department of Energy is not following required landfill closure standards at Rocky Flats. This would allow surface water to percolate

through the contamination in the landfill and enter Woman Creek. She doesn't feel that we are getting the support we need from RFCLOG and we may have the fight this battle on our own. Council shared Councillor Dixon's concerns and directed Staff to explore legal options and perhaps engage the congressional delegation's support.

Mayor McNally adjourned the Study Session at 8:20 PM to enter into an executive session to discuss two WEDA Redevelopment Agreements and an attorney-client consultation regarding Holly Park.