

## Council Request Update

Sept. 15, 2016

**Council Request: 16-152 (Fact Sheet on EEF History)**

**Assigned to:** Public Works

**Request:** Request for a fact sheet on Englewood Environmental Foundation's history.

**Response:** See attached from EEF President Dave Henderson.

**Council Request: 16-179 (Meth at Holiday and Lucky U Motels)**

**Assigned to:** Police Department

**Request:** Request for a crackdown on reported meth use and deals at the Holiday and Lucky U motels.

**Response:** See attached from Sgt. McGrath.

**Council Request: 16-182 (Historic Preservation Committee)**

**Assigned to:** Community Development

**Request:** Request for information on Municipal Code 16-6-11 and why we don't have a Historic Preservation Committee.

**Response:** See attached from Senior Planner Harold Stitt.

**Council Request: 16-187 (Easement square footage)**

**Assigned to:** Public Works

**Request:** Request for information on the easement square footage and cost of square footage for agreement with CDOT.

**Response:** See attached from Public Works Director Dave Henderson.

# 2016 COUNCIL REQUESTS

Number	Request Date	Request Type	Requested by	Request	Assigned To	Due Date	Follow-up Date	Date Completed
16-039	2/1/2016	I	Barrentine	Charter Review - Council Voting/Abstentions	CAO	2/4/2016		
16-040	2/1/2016	I	Olson	Study Session: Green Vehicle Policy Review	CMO/PW	2/4/2016		2/3/2016
16-041	2/1/2016	I	Yates	Background: Public Intoxication Ordinance	PD	2/4/2016		2/2/2016
16-042	2/1/2016	I	Russell	Sewer Issue - 3400 block South Broadway	CD	2/4/2016		2/3/2016
16-043	2/1/2016	I	Jefferson	Business Notification of Regulation Changes	CMO/ALL	2/4/2016		2/3/2016
16-044	2/1/2016	I	Martinez	Service Line Warranty Cancellation Letter	CMO	2/4/2016		2/24/2016
16-045	2/1/2016	I	Martinez	Clayton Elementary Street Conditions (snow)	PW	2/4/2016		2/23/2016
16-046	2/1/2016	I	Martinez	CityCenter Evening Meeting Security	PD/EEF	2/4/2016		3/21/2016
16-047	2/1/2016	I	Council	Citizen of the Century Selection Information	CMO	2/4/2016		2/3/2016
16-048	2/3/2016	I	Jefferson	Englewood Depot Snow Removal Inquiry	PR	2/5/2016		3/4/2016
16-049	2/9/2016	I	Yates	Construction Defects Ordinance	CAO	2/12/2016		2/12/2016
16-050	2/13/2016	I	Barrentine	Economic Development Incentives Inquiry	CD	2/16/2016		2/16/2016
16-051	2/16/2016	S	Barrentine	Mayor/Manager/Attorney Mtg. Audio	CMO	2/19/2016		2/19/2016
16-052	2/16/2016	S	Barrentine	Meeting Audio Solution	CMO/IT	2/19/2016		2/23/2016
16-053	2/16/2016	S	Olson	Simon Center Sexual Harrassment Claims	PD	2/19/2016		2/19/2016
16-054	2/16/2016	S	Barrentine	Paseo Fence Inquiry	CD	2/19/2016		2/19/2016
16-055	2/22/2016	I	Council	FunFest Follow-up	PRL	2/25/2016		2/24/2016
16-056	3/1/2016	I	Barrentine	Paseo Fence Inquiry - Follow-up	CD	3/3/2016		3/2/2016
16-057	3/3/2016	S	Jefferson	Floyd & Bannock Code/Crime Concerns	PD	3/4/2016		3/7/2016
16-058	3/14/2016	I	Jefferson	Cherokee Kivas Construction Project Update	CD	3/17/2016		3/17/2016
16-059	3/14/2016	I	Olson	OpenEnglewood Statistics	FAS	3/17/2016		3/15/2016
16-060	3/14/2016	I	Olson	Comp. Plan Clarification - Belleview/Broadway	CD	3/17/2016		3/17/2016
16-061	3/14/2016	I	Jefferson	Microphones - Community Room	CMO	3/17/2016		3/15/2016
16-062	3/14/2016	I	Jefferson	Denver Fire - Late-night Lights and Sirens	CMO/PW	3/17/2016		4/7/2016
16-063	3/16/2016	I	Gillit	S. Lipan Code Violations - Trash	PD	3/21/2016		3/23/2016
16-064	3/18/2016	I	Gillit	3398 W. Grand Ave. -Remodelling Permit	CD	3/22/2016		3/18/2016
16-065	3/21/2016	I	Council	Inquiries re: Marijuana Social Clubs	CAO	3/24/2016		4/11/2016
16-066	3/21/2016	I	Olson	Revenue Comparison Chart	FAS	3/24/2016		3/30/2016
16-067	3/21/2016	I	Olson	Financial Report - Color Consistency	FAS	3/24/2016		3/30/2016
16-068	3/21/2016	I	Barrentine	Code Enforcement Stats - Last 12 years	PD	3/24/2016		3/31/2016
16-069	3/21/2016	I	Barrentine	Alta Cherry Hills - Map Corrections	CD	3/24/2016		3/30/2016
16-070	3/21/2016	I	Yates	City Ditch/Private Property Fencing	UT/PW	3/24/2016		4/18/2016
16-071	3/21/2016	I	Council	Economic Development Incentive Policy Update	CD	3/24/2016		3/24/2016
16-072	3/28/2016	I	Jefferson	ACE Business Survey Results to Council	CD	3/31/2016		3/29/2016

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Number	Request Date	Request Type	Requested by	Request	Assigned To	Due Date	Follow-up Date	Date Completed
16-073	3/28/2016	I	Olson	Street Conditions - Xcel Energy Follow-up	PW	3/31/2016		4/1/2016
16-074	3/28/2016	I	Jefferson	Englewood Marketing Plan	CMO/CD	3/31/2016		3/30/2016
16-075	3/28/2016	I	Barrentine	Littleton Police Facility Renovation	CMO	3/31/2016		4/29/2016
16-076	3/29/2016	I	Olson	Economic Incentives Analysis	CD/FAS	3/31/2016		4/27/2016
16-077	4/5/2016	I	Olson	Equal Employment Opportunity- Job Posts, EEO La	FAS	4/8/2016		6/29/2016
16-078	4/5/2016	I	Olson	Cherokee Kivas - Meeting Update	BD/CMO/CA/CD	4/8/2016		4/11/2016
16-079	4/5/2016	I	Council	New Comp Plan - Arts & Crafts Home Preservation	CD	4/8/2016		4/6/2016
16-080	4/5/2016	I	Gillit	Checklist for building projects/remodels	BD	4/8/2016		4/7/2016
16-081	4/5/2016	I	Yates	Over-the-counter permitting for 10 most Common	BD	4/8/2016		4/7/2016
16-082	4/5/2016	I	Barrentine	Report of all EMRF expenses since 1999	FAS	4/8/2016		4/20/2016
16-083	4/6/2016	S	Jefferson	E-Notifications for Community Development NewsCommunications		4/8/2016		4/6/2016
16-084	4/7/2016	I	Gillit	4856 S. Lipan St. trailer parked illegally in front of a	PD	4/11/2016		4/7/2016
16-085	4/11/2016	I	Gillit	Status and type of tenant that will use space at Oxf	CD	4/14/2016		4/11/2016
16-086	4/11/2016	I	Jefferson	Englewood specific unemployment stats	CMO	4/15/2016		5/9/2016
16-087	4/11/2016	I	Olson	Impact of industrial development in a 1st tier subur	CD	4/15/2016		4/14/2016
16-088	4/11/2016	I	Olson	A primer sheet on the PUD process	CD	4/15/2016		4/14/2016
16-089	4/11/2016	I	Jefferson	Residential development positive/negative to a co	CD	4/15/2016		4/14/2016
16-090	4/11/2016	I	Council	Will TIF be generated from General Ironworks site?	CD/FAS	4/15/2016		5/4/2016
16-091	4/11/2016	I	Russell	Role of Council liaison to a Board/Commission	CMO	4/15/2016		4/27/2016
16-092	4/12/2016	I	Yates	What code requires the use of General Contractor	CD	4/15/2016		4/13/2016
16-093	4/12/2016	I	Yates	Cost to have SAFEbuilt run Building Department	CD/FAS	4/15/2016		5/4/2016
16-094	4/18/2016	I	Barrentine	Process of moving alternate to regular on B&Cs	CMO	4/21/2016		4/19/2016
16-095	4/18/2016	I	Yates	Provide the code that requires the use of General C	CD	4/21/2016		4/21/2016
16-096	4/21/2016	S	Jefferson	Get the lights working on gateway entry sign 2700 S	PR&L	4/26/2016		5/6/2016
16-097	4/25/2016	I	Russell	List of all zone changes in past 5 years	CD	4/28/2016		4/28/2016
16-098	4/25/2016	I	Barrentine	Unsafe tree 4898 S. Lincoln St.	CAO/PD	4/28/2016		6/9/2016
16-099	4/28/2016	I	Barrentine	Minutes from Council meeting re: Eminent domain	CD	5/3/2016		4/29/2016
16-100	4/28/2016	I	Barrentine	The process which established Englewood Housing	CAO/CMO	5/3/2016		
16-101	5/9/2016	I	Yates	What kind of home improvements are ok without a	CD	5/12/2016		5/11/2016
16-102	5/9/2016	I	Barrentine	Look into a library fine	Library	5/12/2016		5/10/2016
16-103	5/11/2016	I	Barrentine	Does Downtown Development Authority still exist?	CD	5/16/2016		5/12/2016
16-104	5/11/2016	I	Barrentine	Does the special fund for collection of TIF still exist?	CD	5/16/2016		5/12/2016
16-105	5/11/2016	I	Barrentine	Why use a failed marketing concept from 1982 in pr	CD	5/16/2016		5/12/2016
16-106	5/11/2016	I	Barrentine	Do covenants mentioned on page 30 of Downtown	CD	5/16/2016		5/12/2016
16-107	5/11/2016	I	Barrentine	Does Medici have zoning in place? Is zoning consist	CD	5/16/2016		5/12/2016
16-108	5/11/2016	I	Barrentine	Was the permanent management structure on pag	CD	5/16/2016		5/12/2016

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Number	Request Date	Request Type	Requested by	Request	Assigned To	Due Date	Follow-up Date	Date Completed
16-109	5/11/2016	I	Barrentine	Details on sales tax increment collected from Cinde	CD	5/16/2016		5/12/2016
16-110	5/11/2016	I	Barrentine	If TIF has expired, verify no funds, taxes or any incre	CD	5/16/2016		5/12/2016
16-111	5/13/2016	I	Yates	List the number of DUIs and fatalities by drivers co	PD	5/18/2016		5/16/2016
16-112	5/23/2016	I	Barrentine	Verbiage related to historic preservation removed f	CD	5/26/2016		5/26/2016
16-113	5/23/2016	I	Jefferson	P&Z examine lot coverage and bulk plane analysis	CD	5/26/2016		
16-114	5/23/2016	I	Olson	City Manager update on operational plan progress	CMO	5/26/2016		9/12/2016
16-115	5/23/2016	I	Barrentine	Analysis for housing in industrial areas and MU B1	CD	5/26/2016		5/26/2016
16-116	5/23/2016	I	Yates	What Kimco could do with their property under MU	CD	5/26/2016		5/26/2016
16-117	5/23/2016	I	Jefferson	City Manager analyze TIF issues related to General I	CMO/CD	5/26/2016		6/2/2016
16-118	5/31/2016	I	Gillit	Chicken waste and chicken odor in alley behind Aco	PD	6/6/2016		6/3/2016
16-119	6/6/2016	S	Jefferson	Add 2-board limit and 1-board limit for quasi-judicia	CMO	6/9/2016		6/7/2016
16-120	6/20/2016	I	Jefferson	Copy of Arapahoe County Strategic Plan and Scorec	CMO	6/23/2016		6/21/2016
16-121	6/20/2016	I	Barrentine	Cost of Bob Widner's legal opinion and post it on w	CMO	6/23/2016		7/26/2016
16-122	6/20/2016	I	Barrentine	Work on inaccuracies brought up 6/20 in tree debat	CAO	6/29/2016		7/26/2016
16-123	6/27/2016	I	Gillit	3398 W. Monmouth - weeds along the house	PD	6/30/2016		6/29/2016
16-124	6/27/2016	I	Barrentine	What ordinance allows the City to hang banners on	PW	6/30/2016		7/1/2016
16-125	6/27/2016	I	Barrentine	Condition of low voltage lighting focusing on Paseo	PW	6/30/2016		7/1/2016
16-126	6/27/2016	I	Barrentine	Who has control over lights/electrical at Paseo	PW	6/30/2016		7/1/2016
16-127	6/27/2016	I	Barrentine	Lifespan of improvements/Current cost of mainten	PW	6/30/2016		7/1/2016
16-128	6/27/2016	S	Barrentine	Speed reduced 3400 block of Broadway	PW	6/30/2016		7/1/2016
16-129	6/27/2016	S	Jefferson	Festive Lighting on Broadway all year	PW	6/30/2016		8/8/2016
16-130	6/27/2016	I	Barrentine	Cost of holiday lighting each year	P, R & L	6/30/2016		7/1/2016
16-131	6/27/2016	S	Barrentine	Work with Broadway businesses on improvements	PW	6/30/2016		7/1/2016
16-132	6/27/2016	I	Barrentine	How much BID funding was spent? How much is lef	FAS	6/30/2016		7/1/2016
16-133	6/29/2016	I	Gillit	RV parked on street at 4888 S. Lipan St.	PD	7/1/2016		7/1/2016
16-134	7/11/2016	I	Martinez	Current status of code issues at 4230 S. Galapago	PD	7/14/2016		7/21/2016
16-135	7/18/2016	I	Olson	Report of FMLA leave request for Ken Kloewer and	HR	7/27/2016		7/25/2016
16-136	7/18/2016	S	Olson	Townhall meeting on the Allen Plant and managem	CMO	7/27/2016		8/1/2016
16-137	7/18/2016	I	Jefferson	Public works respond to Letkomiller's concerns wit	PW	7/27/2016		7/26/2016
16-138	7/18/2016	I	Barrentine	Where is the data for testing the residuals from 201	Utilities	7/27/2016		7/25/2016
16-139	7/18/2016	I	Martinez	Original iBake business application	FAS	7/27/2016		7/27/2016
16-140	7/25/2016	I	Jefferson	Look into Zagster bike sharing program and cost to	CD	7/29/2016		7/27/2016
16-141	7/25/2016	I	Yates	All the options we already have looked at for PD fac	CMO & PW	7/29/2016		7/27/2016
16-142	7/25/2016	S	Olson	Table tents to stand upright during Study Sessions	CMO	7/29/2016		7/28/2016
16-143	7/27/2016	S	Gillit	Monmouth/Grand Overgrown Weeds/Grass	PD	8/1/2016		7/29/2016
16-144	7/27/2016	S	Gillit	S. Lipan Parking Concerns	PD	8/1/2016		7/29/2016

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16-145	7/27/2016	S	Gillit	W. Belleview Overgrown Weeds/Grass	PD	8/1/2016		7/29/2016
16-146	7/27/2016	S	Gillit	Belleview/Broadway Code Violations Follow-up	PD	8/1/2016		7/29/2016
16-147	7/29/2016	I	Jefferson	Headed West Variance for Multi-Family Residential	CD	8/3/2016		8/4/2016
16-148	7/29/2016	I	Jefferson	3749 S. Elati St. history of code enforcement activit	PD	8/3/2016		8/4/2016
16-149	8/1/2016	I	Olson	Tri-County Health report on cancer rates in Englew	HR	8/4/2016		8/9/2016
16-150	8/1/2016	I	Olson	Post polling results online	CMO	8/4/2016		8/2/2016
16-151	8/1/2016	I	Olson	Process for Title 7 sex offenders	PD	8/4/2016		8/4/2016
16-152	8/1/2016	I	Olson	Fact Sheet on history of EEF	PW	8/4/2016		9/12/2016
16-153	8/1/2016	I	Jefferson	Written policy on operation of EEF (SLA)	PW	8/4/2016		
16-154	8/1/2016	S	Olson	Mics for all Councilmembers in Community Room	CMO	8/4/2016		8/4/2016
16-155	8/2/2016	I	Gillit	4600 S. Lipan trailer parked on the street	PD	8/5/2016		8/4/2016
16-156	8/2/2016	I	Jefferson	Status of code enforcement with old Simply the Bes	CD	8/5/2016		8/4/2016
16-157	8/4/2016	S	Gillit	No permit on a house under construction on S. Inca	PD	8/4/2016		8/9/2016
16-158	8/5/2016	S	Olson	LED streetlights too bright on Clarkson	PW	8/5/2016		8/9/2016
16-159	8/11/2016	S	Olson	Traffic issues on Girard and Logan	PW	8/16/2016		8/25/2016
16-160	8/15/2016	S	Jefferson	Wooden name plates with red and green ends	CMO	8/22/2016		9/6/2016
16-161	8/15/2016	I	Barrentine	ROI for Cahoots with other cities	CMO	8/18/2016		8/17/2016
16-162	8/15/2016	I	Barrentine	Infrastructure for lights on Broadway	PW/P&R	8/18/2016		8/17/2016
16-163	8/15/2016	I	Russell	Where do park-in-lieu fees go?	FAS	8/18/2016		9/2/2016
16-164	8/22/2016	I	Barrentine	Why don't we include Housing Authority in the bud	CAO	8/29/2016		9/1/2016
16-165	8/22/2016	S	Jefferson	Send 2014 Citizen Survey results to Council	CMO	8/29/2016		8/24/2016
16-166	8/22/2016	S	Jefferson	Send Pokemon Go contact list to Councilmember Ol	PRL	8/29/2016		8/24/2016
16-167	8/29/2016	I	Olson	Total employee count over multiple years including	FAS	9/1/2016		9/8/2016
16-168	8/29/2016	I	Olson	City Attorney graph/pie charts of stats in budget sli	CA & CMO	9/1/2016		8/31/2016
16-169	8/29/2016	I	Barrentine	Look into City Attorney budget figures	FAS	9/1/2016		9/1/2016
16-170	8/29/2016	I	Jefferson	Breakdown of felony arrests, by location, issues	PD	9/1/2016		9/6/2016
16-171	8/29/2016	I	Olson	Note the loss of ability of grant funds in budget tran	FAS	9/6/2016		9/12/2016
16-172	8/29/2016	I	Olson	List of intersections that will be enhanced in 2017	PW	9/1/2016		9/8/2016
16-173	8/29/2016	I	Olson	Fund balance figures referenced in Utilites budget p	Utilities	9/1/2016		8/31/2016
16-174	8/29/2016	I	Jefferson	When will SBA-in-a-day be ready to go?	CD & IT	9/6/2016		9/2/2016
16-175	8/29/2016	I	Barrentine	How much was spent on W. Paseo? How was it pai	CD	9/6/2016		9/6/2016
16-178	8/29/2016	I	Barrentine	City of Littleton Sewer Fund balance amount	CMO	9/1/2016		8/31/2016
16-179	9/6/2016	S	Barrentine	Crack down on meth usage and deals at Holiday an	PD	9/12/2016		9/13/2016
16-180	9/6/2016	I	Barrentine	Scope of work for 3400 Broadway powerwashing -	PW	9/12/2016		
16-181	9/6/2016	I	Russell	P&R Master Plan needs to address growth current p	P&R	9/12/2016		
16-182	9/6/2016	I	Olson	Genesis of EMC 16-6-11 and why an HPC wasn't im	CMO	9/12/2016		9/12/2016

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16-183	9/12/2016	I	Olson	Legal ramifications of dissolving EMRF? Benchmark	Utilities	9/17/2016		
16-184	9/12/2016	I	Martinez	Pros/cons keeping/dissolving EMRF. What conversi	Utilities	9/17/2016		
16-185	9/12/2016	I	Barrentine	Would CIRSA cover EMRF property and leases?	CA	9/17/2016		
16-186	9/12/2016	I	Jefferson	History of LTAR, transfers and money provided on l	FAS	9/17/2016		
16-187	9/12/2016	I	Gillit	Easement sq. ft. broken down by cost of sq. ft.	PW	9/17/2016		9/15/2016
16-188	9/12/2016	I	Barrentine	More about City Attorney budget, specifically Depu	FAS	9/17/2016		
16-189	9/12/2016	I	Jefferson	List of sewer rate increases in Englewood over past	Utilities	9/17/2016		
16-190	9/12/2016	I	Barrentine	History of Littleton sewer rates, specifically Roxbor	Utilities	9/17/2016		
16-191	9/12/2016	I	Jefferson	Englewood sewer rates compared to others	Utilities	9/17/2016		
16-192	9/12/2016	I	Olson	Aid from Arapahoe County to Englewood residents	CMO	9/17/2016		
16-193	9/12/2016	I	Jefferson	History and failure of David Taylor Dance Studio an	CMO	9/17/2016		

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## **Englewood Environmental Foundation, Inc. Fact Sheet**

- In 1995, the City initiated a project to acquire and redevelop a large covered shopping mall, known as Cinderella City. Cinderella City was constructed in 1965 and, by the mid-1990's, was failing and had essentially gone dark. The mall was privately owned and the owners were not interested in providing capital improvements to a mall that had reached its useful life. Most of the property was donated to the City. The City was concerned with environmental issues, including asbestos and gasoline contamination coming from adjacent property.
- The Englewood Environmental Foundation, Inc. (EEFI) was organized by the City in 1997 as a Colorado non-profit corporation in compliance with the Colorado Law governing such corporations. The governing documents are Articles of Incorporation filed with the Secretary of State and By-laws. The By-laws provide EEFI shall be governed by a three person board appointed by the City. Unless otherwise designated, the three persons shall be those individuals holding positions with the City of Englewood of Finance Director, Engineering Manager, and Director of Neighborhood and Business Development. Presently, the three board members are Director of Finance and Administrative Services, Director of Public Works, and Director of Community Development. In the event of a vacancy in one of these positions, the By-laws provide the individual named by the City to serve in such position on an interim basis shall serve as the director, until the position is filled on a permanent basis.
- The IRS determined that EEFI is an "integral part of the City" for federal income tax purposes, qualifies as tax exempt and is not required to file federal income tax returns. EEFI's financial operation is publicly reported as part of the City's published consolidated financial statement.
- EEFI was formed to allow redevelopment of the large failed shopping mall, to shield the City from potential environmental liability, and upon completion to maintain the common areas and coordinate the various uses on the site. City Council acquired the land from various private owners, and transferred the land to EEFI. The City transferred funds to EEFI to complete the initial demolition and environmental remediation necessary to get the site ready for redevelopment. As terms of each transaction were discussed, EEFI conferred with Council in various study sessions, and EEFI then went to City Council from time to time during the development phase for Resolutions in support of each proposed transaction.
- As the idea of redevelopment progressed, RTD also proceeded with its plans for the southwest light rail line and the City joined with RTD to create the first transportation oriented development (TOD) with a light rail station on the site.
- The redevelopment basically involved five separate areas:
  1. First was the sale of land to Walmart which generated cash to facilitate a portion of the cost of redevelopment, and generated the sales tax revenue to sustain much of the City's cost related to the project.
  2. Second was the sale of land to an apartment developer to generate additional funds towards the cost of the redevelopment, including the infrastructure.

3. Third was the retail portions which were transferred by long term ground lease, where then land would revert back to the City at the end of the lease. The ground lease rent was paid in advance in a lump sum payment to also offset part of the redevelopment cost.
  4. Fourth were plans to remodel a department store located on the site which has become the Civic Center and adjacent parking structure. Parking spaces in the structure as well as surface parking in the north lot were “sold” to RTD, with the agreement that they would be shared with the development during the week and weekends at different times during the day and night.
  5. Finally, the fifth part of the development was the sale of Certificates of Participation (COP) which provided the City with necessary financing to renovate the department store to create a City Hall, Municipal Court Facility, and Library and to complete redevelopment project. EEFI leased the Civic Center property to the City of Englewood and the “rent” paid by the City to EEF services the COP debt.
- In order to have a planned and cohesive project with Walmart, the apartments, retail, Civic Center, and RTD all coordinated with one another, Covenants, Conditions, and Restrictions were placed on the property setting out requirements for existing and future development and use of the property, and a Common Area Maintenance Agreement (CAM) was put in place. Walmart, the owner of the apartment project, the retail developer and EEFI were parties to the each of these agreements.
  - The cost of maintaining the common areas, including roads, parking areas, sidewalks, landscape and lighting, was covered by the terms of the CAM agreement with each of the parties obligated to pay a portion of the cost. EEFI was designated as the CAM Director, which authorized it to take charge of the maintenance of all common area. Two of the adjoining properties, Chuck E Cheese’s and the former bank property (presently Corner Bakery Café) agreed to join the CAM and EEFI maintain their adjoining common area and pay EEFI for the related costs.

### **CityCenter Data**

- Total Area of CityCenter site is 55 acres
- Total Retail space is 387,861 square feet (Walmart 147,679 sf, Weingarten 225,548sf, and Alexan 14,634sf)
- Total number of apartments at Alexan CityCenter is 438 units
- RTD has 910 long term parking stalls, 595 in the north lot and 315 in the garage
- RTD opened and the Civic Center was occupied in 2000. Full build out was completed in 2002.



## MEMORANDUM

**To:** Chief of Police John Collins  
**From:** Sergeant Reid McGrath  
**Date:** September 13, 2016  
**Subject:** Council Request 16-179

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**Council Request 16- 179**  
**Assigned to: Police**  
**Date Assigned: September 7, 2016**

**Title Meth at Holiday and Lucky U Motels**

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Council Request 16-179, requests a crackdown on reported Methamphetamine usage and deals at the Holiday and Lucky U Motels. An Impact Case has been opened, Arapahoe County Narcotics Team has been advised and an extra patrol has been initiated for Patrol Officers.

On September 12, 2016, an arrest was made at the Holiday Motel where the subject had .9 grams of methamphetamine in her possession.

The investigation will be ongoing.



**TO:** Mayor Jefferson and Council Members

**THRU:** Eric Keck, City Manager  
Brad Power, Community Development Director

**FROM:** Harold J. Stitt, Senior Planner

**DATE:** September 12, 2016

**SUBJECT:** Council Request 16-182: Historic Preservation Committee

Title 16 of the Englewood Municipal Code (Unified Development Code) sets forth the requirements for the establishment of historic areas and landmarks for the educational, cultural, and economic benefit of the community. These requirements are codified in Title 16-6-11: Historic Preservation. This section presents the regulatory steps necessary for the designation of a building, structure, or district as historic. This section does not provide for the creation of a Historic Preservation Commission. Throughout this section, reference is made to “the Commission,” which under the authority of Title 16-2-2: Summary Table of Administrative and Review Roles is the Planning and Zoning Commission.

TABLE 16-2-2.1: SUMMARY OF DEVELOPMENT REVIEW AND DECISION-MAKING PROCEDURES										
Procedure	Section Ref.	Pre-App. Mtg. Req'd	Review (R) Decision-Making (D) or Appeal (A) Bodies				Notice Required <sup>1</sup>			Lapsing Period
			CM/D	PC	CC	BAA	Pub	Mail	Post	
Historic Preservation	16-6-11	✓	R	R	D		✓		✓	None

CM/D = City Manager or Designee (Including the Development Review Team)

PC = Planning and Zoning Commission

CC = City Council

BAA = Board of Adjustment and Appeals

**TO:** City Council

**THROUGH:** Eric A. Keck, City Manager

**FROM:** Dave Henderson, Director of Public Works

**DATE:** September 14, 2016

**SUBJECT: COUNCIL REQUEST NO. 16-187  
EASEMENT SQUARE FOOTAGE**

City Council requested information regarding the square footage and cost per square foot of proposed easement acquisitions from EMRF property.

Attached to this memo is a map showing the six (6) proposed permanent easements and the existing piping that conveys water to the two regional stormwater detention facilities. **Generally, CDOT is purchasing the right to tie C-470's storm sewer system into the existing piping and utilize our excess stormwater storage capacity.** CDOT protects their right by purchasing easements that cover the route to the detention facility (where the existing pipes are located) and easements covering the entire detention storage area. This gives CDOT the right to step in to repair and maintain the systems should those responsible not perform maintenance. These two regional facilities and the associated piping were constructed and are maintained by the Highlands Ranch Metro District. EMRF owns the underlying land without any obligation for maintenance. Currently, CDOT, Douglas County, and the Metro District are developing an Intergovernmental Agreement regarding shared long term maintenance.

Easement TE-5, located on the south side of C-470 is a temporary construction easement. This widening project is a public/private partnership and is a design/build project. At this time, CDOT does not have construction plans. They anticipate the temporary easement is needed for construction staging and/or slope paving related to the access ramp. This easement will expire upon completion of the project and revert to EMRF.

CDOT supplied us with one copy of the appraisal. The 208 page report is entitled "Eminent Domain Partial Take Real Property Appraisal Report". Attached is a copy of the transmittal letter from the appraisal company to CDOT. CDOT will acquire these easements as written. They prefer to acquire by agreement instead of condemnation. Should agreement not be reached with an owner, CDOT will deposit the fair market value, as determined by appraisal, with the court and take immediate possession of the property. Fair market value would then be determined by court proceedings.

dh

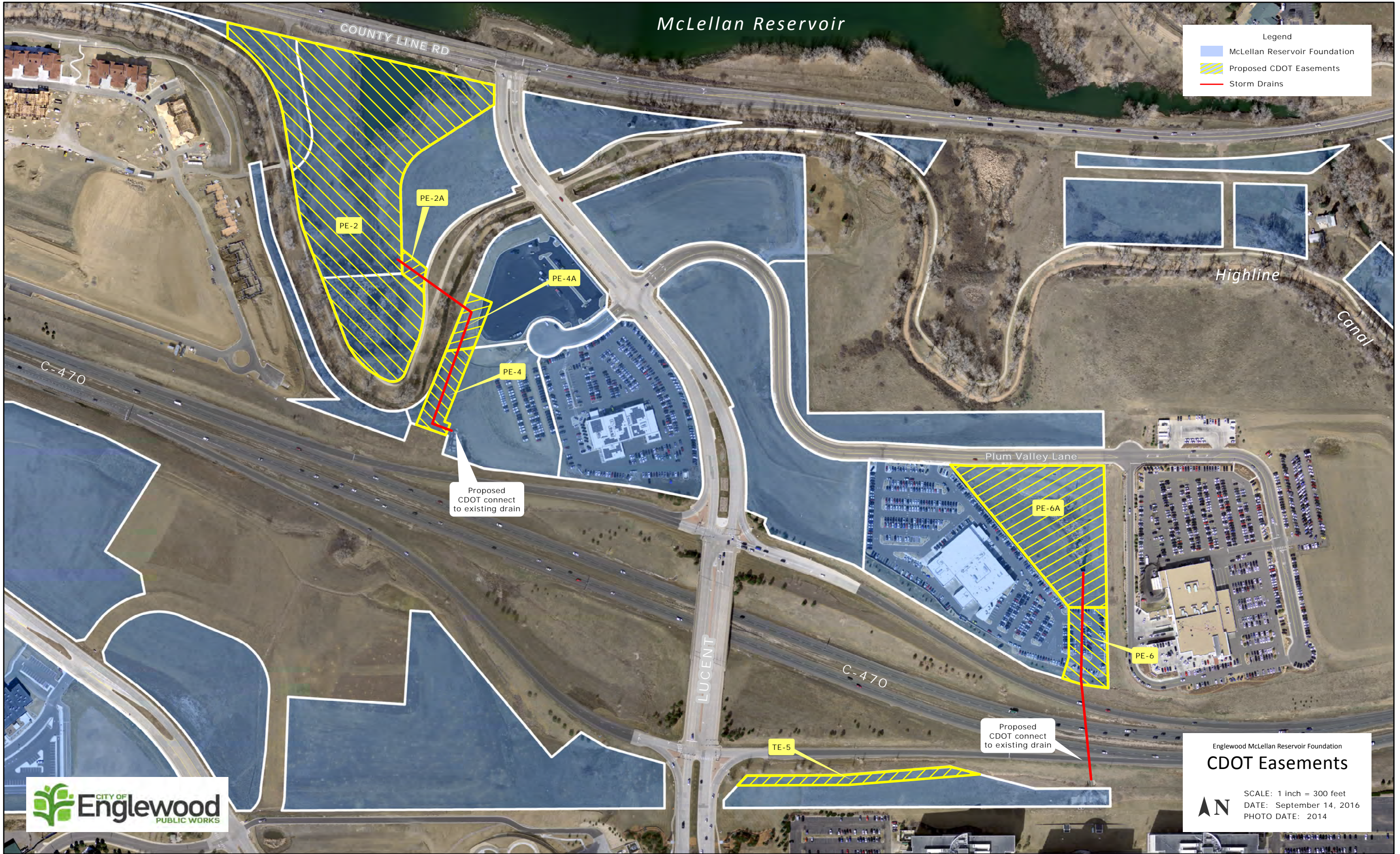
att: CDOT Easements Map  
Appraisal Transmittal Letter  
Parcel Information



# McLellan Reservoir

Legend

- McLellan Reservoir Foundation
- Proposed CDOT Easements
- Storm Drains



Englewood McLellan Reservoir Foundation  
**CDOT Easements**

SCALE: 1 inch = 300 feet  
DATE: September 14, 2016  
PHOTO DATE: 2014

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**THE ROTHWEILER GROUP INC.**

July 20, 2016

Dennis Blea, Region 1  
Colorado Department of Transportation (CDOT)  
2000 South Holly Street  
Denver, Colorado 80222

**PROJECT CODE:** 18999

**PROJECT NO.:** NHPP 4701-124

**LOCATION:** C-470 Tolled Express Lanes Segment 1  
Highlands Ranch Master-Planned Community, Douglas County

**PARCEL NOS:** PE-2, PE-2A, PE-4, PE-4A, PE-6, PE-6A, and TE-5

**OWNER:** Englewood/McLellan Reservoir Foundation

Dear Mr. Blea:

Attached to this correspondence are the results of an eminent domain appraisal conducted by The Rothweiler Group, Inc. (Appraiser). The appraisal report sets forth supporting data, reasoning, and conclusions developed through the appraisal process. The type of value estimated is compensation for the reasonable market value of the property actually taken; compensable damages, if any, to the residue; and special benefits, if any, to the residue. The date of value is June 20, 2016.

The scope of work, analyses, and reporting were conducted in accordance with the *Uniform Standards of Professional Appraisal Practice (USPAP)*, the appraisal licensing and eminent domain laws of the State of Colorado, the *Standards of Professional Appraisal Practice and Code of Professional Ethics* of the Appraisal Institute, the *Right-of-Way Manual, Chapter 3* published by the Colorado Department of Transportation, and the *Uniform Appraisal Standards for Federal Land Acquisitions*, as applicable.

The intended use of this appraisal is to assist CDOT in the acquisition of six permanent easements and one temporary easement. If necessary, the appraisal reports with supporting data, analyses, conclusion, and opinions are to serve as basis for court testimony in eminent domain proceedings. The appraisal report will become a public record after settlement with the property owner or at the conclusions of legal proceedings. Intended users include, but are not limited to, the property owner and property owner's attorney, attorneys with the State of Colorado Office of the Attorney General, CDOT, and FHWA.

The reasonable market value(s) and compensation estimate(s) are subject to certain definitions, assumptions and limiting conditions, and certification of appraiser set forth in the attached appraisal report. Per your request, the descriptions, analyses, and valuations of each of the six larger parcels was conducted separately. Subsequent to concluding compensation estimates associated with each larger parcel, the estimates were combined and a total compensation estimate reported. That combined compensation estimate as of June 20, 2016, is estimated to be **\$231,400**. The compensation estimates for each of

the larger parcels can be found in the attached report. The larger parcels are referred to by their right-of-way parcel number labels (e.g., the larger parcel for PE-2 is referred to as the *PE-2 larger parcel*, etc.)

Respectfully submitted,

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Stephen M. Rothweiler, MAI  
Colorado Certified General Appraiser  
No. CG 1313868

PARCEL INFORMATION

TE-5	Temporary Easement 10,661 sq. ft. Land value \$1.05/sq. ft. or \$11,194.05 Easement purchase 10% of value per year for 4 yrs. Notes: Non developable parcel remnant Existing drainage area eastbound on-ramp	<b>\$ 4,477.62</b>
PE-2	Permanent Easement 443,258 sq. ft. Land value \$0.75/sq. ft. or \$332,443.50 Easement purchase 20% of value Notes: Existing detention pond FEMA Regulated 100 yr. Flood Plain	<b>\$66,488.70</b>
PE-2A	Permanent Easement 5,802 sq. ft. Land value \$5.15/sq. ft. or \$29,880.30 Easement purchase 20% of value Notes: Platted vacant lot No utilities-lift station required for sewer service Encumbered by existing pipe easement	<b>\$ 5,976.06</b>
PE-4	Permanent Easement 17,963 sq. ft. Land value \$10.40/sq. ft. or \$186,815.20 Easement purchase 20% of value Notes: Platted lots leased to Auto Dealer (Mike Ward) Encumbered by existing pipe easement	<b>\$37,363.04</b>
PE-4A	Permanent Easement 11,392 sq. ft. Land value \$10.40/sq. ft. or \$118,476.80 Easement purchase 20% of value Notes: Platted lots leased to Auto Dealer (Mike Ward) Encumbered by existing pipe easement	<b>\$23,695.36</b>
PE-6	Permanent Easement 33,952 sq. ft. Land value \$10.40 sq. ft. or \$353,100.80 Easement purchase 20% of value Notes: Platted lot leased to Auto Dealer (Larry Miller) Encumbered by existing pipe easement	<b>\$70,620.16</b>
PE-6A	Permanent Easement 151,288 sq. ft. Land value \$0.75/sq. ft. or \$113,466.00 Easement purchase 20% of value Notes: Existing detention pond	<b><u>\$22,693.20</u></b>
	<b>Total (rounded)</b>	<b>\$231,400.00</b>
	<b>CDOT Revised offer is</b>	<b>\$260,000.00</b>

Total square footage for all easements is 674,316 sq. ft. (15.48 acres)  
The average acquisition cost to CDOT for all 7 easements is \$0.39/sq. ft.