

**EDGEWATER CITY COUNCIL  
BUSINESS MEETING  
MINUTES  
APRIL 16, 2015**

A business meeting of the Edgewater City Council was held in the City Council Chambers.

**ITEM 1.     CALL TO ORDER**

Mayor McNulty called the meeting to order at [7:01:14 PM](#).

**ITEM 2.     ROLL CALL**

Clerk Hedberg called the roll.

**Present:** Mayor Bonnie McNulty  
Councilwoman Laura Keegan  
Councilman Todd Riddle  
Councilman David Fleck  
Councilwoman Myra A. Keeble  
Councilman Kristian A. Teegardin  
Councilwoman Janet Spangenberg  
Councilman Steve Conklin

**Absent:** None

**Also Present:** City Attorney Thad Renaud  
Community Services Director Dan Maples  
City Manager HJ Staf  
Police Chief John Hough  
Finance Director Ken Keeley

Full and timely notice of this meeting had been given and a quorum was present.

**ITEM 3.     PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**ITEM 4.     APPROVAL OF AGENDA**

Councilman Riddle moved, seconded by Councilwoman Spangenberg, to approve the agenda as presented. The motion **PASSED** on the following vote: **AYES:** Councilwoman Keegan, Councilman Riddle, Councilman Fleck, Councilwoman Keeble, Councilman Teegardin, Councilwoman Spangenberg and Councilman Conklin. **NAYS:** None. **ABSENT:** None. **ABSTAIN:** None.

**ITEM 5      CONSENT AGENDA – MINUTES OF APRIL 2, 2015**

City Attorney Renaud recommended a few changes to the Minutes of April 2, 2015. Councilman Fleck moved, seconded by Councilwoman Keegan, to approve the Minutes of April 2, 2015 as amended. The motion **PASSED** on the following vote: **AYES:** Councilwoman Keegan, Councilman Riddle, Councilman Fleck, Councilwoman Keeble, Councilman Teegardin, Councilwoman Spangenberg and Councilman Conklin. **NAYS:** None. **ABSENT:** None. **ABSTAIN:** None.

**ITEM 6      COMMUNICATION FROM CITY MANAGER, STAFF AND BOARDS AND COMMISSIONS**

City Manager Staff provided an update on the 2020 Vision Committee. The Committee had met monthly during the last four (4) months. They had identified six (6) areas toward a complete education for the class of 2020. The areas included: content mastery which was the common core classes; critical thinking; communication skills; creativity; civic and global competency; and self-direction. All of it was geared toward providing students with lifelong skills. The recommendations would now go to the School Board on May 7, 2015.

No further reports were given.

**ITEM 7.      PUBLIC COMMENT (NON-AGENDA ITEMS)**

Alison Williams passed out information regarding the benefits of raising goats. She asked Council to consider making legislative changes regarding life stock. Ms. Williams said that she believed domestic pets were more like family members. She had three (3) dwarf goats which she believed contributed to the sustainability of her family. Ms. Williams said that she had recently received a warning that only three (3) animals were allowed at any single residence. She said that she felt like she needed to choose between family members and her dream of becoming an urban farmer. Ms. Williams discussed the City of Wheat Ridge's ordinances that supported urban farming and spoke about their zoning regulations. Ms. Williams spoke about community involvement and said that they had recently been visited by preschoolers from Lightway at Sloans. Ms. Williams said that goats were kind, sweet, loving and gentle in nature. She hoped to sell goat products at the Farmers Market in the future.

Jeanette Papp provided information regarding additional recycling services and resources available at Edgewater Ace Hardware, Rooney Road Recycling Center, Action Recycling Center, Ace Pack & Ship and Best Buy.

Pauline York said that irresponsible people did not clean up after their animals. Edgewater was not a farm. Mrs. York spoke about lot size. She expressed concerns over allowing more animals than the Municipal Code permitted.

**ITEM 8      CONDITIONAL USE PERMIT RESOLUTION – DISCUSSION AND POSSIBLE ACTION ON RESOLUTION 2015-06, A RESOLUTION CONDITIONALLY APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT TO OPERATE A PRESCHOOL AND K-12 GRAMMAR SCHOOL AT 6400 WEST 26<sup>TH</sup> AVENUE, EDGEWATER, COLORADO**

Procedure was discussed. Attorney Renaud provided a summary of Council’s deliberations after the closure of the April 2, 2015 public hearing. He reviewed the provisions of Resolution 2015-06.

Tracking student numbers was addressed. The Council, by consensus, requested City Attorney Renaud to add language that would require an annual student number certification.

Discussion was held regarding: how unanticipated issues could be addressed; triggers for review; enforceability of vague conditions; trusting the City Staff; and what student numbers would require the Applicant to follow the City Traffic Engineer’s plan.

Attorney Renaud advised that the Applicant could make another conditional use application in the future to address traffic plans if they did not want to follow the recommendation of the City Traffic Engineer.

Attorney Renaud provided the following language for the condition Council wanted to include in the Resolution, “The Applicant shall, not less than 15 days nor more than 30 days prior to the beginning of each K-12 school year, certify in writing to the City the number of students enrolled in both the pre-school and K-12 program for the upcoming school year.” Council, by consensus, agreed to include the language in the resolution.

Councilwoman Spangenberg moved, seconded by Councilman Teegardin, to approve Resolution 2015-06, a resolution conditionally approving an application for a conditional use permit to operate a preschool and K-12 grammar school at 6400 West 26<sup>th</sup> Avenue, Edgewater, Colorado as amended. The motion **PASSED** on the following vote: **AYES:** Councilwoman Keegan, Councilman Riddle, Councilman Fleck, Councilwoman Keeble, Councilman Teegardin, Councilwoman Spangenberg and Councilman Conklin. **NAYS:** None. **ABSENT:** None. **ABSTAIN:** None.

**ITEM 9      GENERAL BUSINESS**

There was no general business to discuss.

**ITEM 10     PUBLIC COMMENTS**

Nate Ahern thanked the Council on behalf of Highlands Classical Academy (“HCA”). He said that the Council were committed to getting it right. Mr. Ahern said that he was

disappointed in the result as they could not afford the new route and the property owners would not allow it. HCA would be looking for new facilities.

**ITEM 11      MAYOR AND COUNCIL COMMENTS**

Councilman Conklin, Councilman Riddle and Councilwoman Spangenberg had no comments.

Councilwoman Keeble thanked Ms. Papp and Ms. Williams for attending the meeting and for participating in public comment.

Councilwoman Keegan spoke about the 40 West Arts Community on West Colfax Avenue. The City of Lakewood had recently entered into an agreement with Artspace Projects, Inc. and had budgeted funds towards it. She believed that the revival of West Colfax would spill into Edgewater. Councilwoman Keegan said that she had recently attended a grand opening at the JCRS Art Gallery. It had been very well attended and was a wonderful event.

Councilman Teegardin said that he had gone to his first Rocky Horror Picture Show and it had been amazing. Councilman Teegardin thanked the public for attending and providing information. Councilman Teegardin said that he would not mind reviewing the animal code. Councilman Teegardin said that the first business social had been held the previous evening at Sloans. He thanked Christie Mayer from Tamarack Creative for her efforts in organizing the event. Thirty-two (32) businesses and thirty-five (35) individuals had attended. The next round was scheduled to take place at GB Fish & Chips. The goal was for business owners to talk to and get to know each other. Councilman Teegardin said that he had written an article for The Gazette that month. He had included information that the developer of 20<sup>th</sup> & Depew had provided to *The Denver Post*. He had been misquoted in the article as saying the City was looking at Natural Grocers rather than looking for a natural type grocer.

Councilman Fleck thanked City Staff for the Easter Egg Hunt. The weather had cooperated and his little one had a blast. Councilman Fleck said that maybe the animal limit should be looked over while Council reviewed the nuisance code.

Mayor McNulty wanted to know how many knew if they lived in a flood zone. She reported that the Urban Drainage Flood Control District would be sending a map to everyone who lived in a flood zone. Mayor McNulty agreed that the Easter Egg Hunt had been great and staff had done a good job. Mayor McNulty thanked the citizens for attending the meeting.

**ITEM 12.      ADJOURNMENT**

There being no further business, Mayor McNulty adjourned the meeting at [7:49:50 PM](#).

Submitted by:

*/s/ Beth A. Hedberg, MMC*  
City Clerk