

Coffee Notes – August 20, 2007

Topic: Open Discussion

Speaker: Mayor Kathleen Novak

A resident asked if the cost quoted in the Sentinel, \$29 million costs and \$57 million over 20 years included the cost of the land.

The Mayor pointed out that the City already owns the land so the cost of the land should not be included. She used an example seeking out a loan to build an addition to your house. If the addition cost \$100,000 and the land the house already sat on was worth \$50,000, you would not ask the bank for \$150,000.

At this point there was a short disagreement about the meaning of the “cost” of the recreation center. Some residents were referring to accounting practices that include land value to come up with a total taxable value of a property, while the Mayor was explaining that the “cost” for a new recreation center should not include the land because it was already paid for.

A resident asked if money would be raised through a bond issue.
The Mayor responded yes.

After a brief description of the reported possible costs of a new recreation center, the Mayor pointed out that the TABOR Act requires issues like this be described in terms of the worst case scenario.

She attempted to explain that tax increases would be a set amount, not a set percentage, to pay off the bonds.

A resident asked if there would be further informational meetings about the recreation center developments.

Mayor Novak said no, because fair campaign practices do not allow the City to hold any kind of discussion or publish any materials on the subject after a ballot question had been discussed by City Council.

A resident asked if a ballot question is formulated, and it fails, will Council put any more money into the old facility.

The Mayor said that discussion would be a question that will need to be looked into by a new Council that will have been elected by that time.

A resident commented that Code Enforcement was a waste of manpower.

The Mayor said that fixing problems with Code Enforcement is a process of trial and error. She referred to the City Manager’s restructuring efforts to move Code Enforcement out from under the Police Department.

She said that feedback has been increasing from those cited for code violations, but that non-violators reporting violations has dropped which seems to indicate that things are slowly getting better.

She added that the new organization of code enforcement would increase the priority of calls for service that had unfortunately been placed on a lower priority during the Clean Sweep process.

A resident asked if Code enforcement was working at all.

The Mayor referred back to the mention of more responses from violators, and fewer new reports, but admitted that with every population there are always a small percentage of homeowners that just don't care.

There were sprinkled comments about certain code violations at specific addresses around the City.

A resident asked for an update on Vitamin Cottage off Washington Street.

The Mayor said that to the best of her knowledge, Vitamin Cottage was still planning on opening the store in Northglenn, but did not have any current, specific information.

A resident asked about the 120th and Grant St. development.

The Mayor said the developer signed a contract with the City, but as far as guessing when construction might start, she was unable to say.

A resident who had recently visited Avon, CO, asked if there was a possibility of starting a "Movies in the Park" series similar to the "Concerts in the Park." He added that he would also like to see the movies or concerts rotate through different parks in the City.

The Mayor said she liked that idea and had been trying to find out how that could be done to bring a walk-in movie series to Northglenn.

A resident asked if there was any update on the pipeline insurance.

Mayor Novak said that it was scheduled for discussion at a study session in September.

A resident asked if there was any update on the lawsuit with Century Theaters.

The Mayor said the suit, brought against the theaters for breach of contract, was in the discovery phase.

The Mayor reported that the City had been a recipient of a check from FEMA in the amount of \$55,000. The total amount requested was \$70,000 because it had to be limited

to a specific 72-hour period during the blizzard last winter.

A resident asked what authority Code Enforcement has over out-of-state homeowners who lease property in Northglenn.

Another resident explained the process by which Code Enforcement contacted and charged out-of-state owners for code violations at their property. Notices were simultaneously sent to the landlord and the tenant.

A couple residents raised concerns about low points along the 104th Trail project.

The Mayor said that the irrigation system had not been signed off on yet, and that because of the type of project, there were certain parts of the sidewalk the contractor knew they would have to replace. In this case, the contract specifically said that the sidewalk must be a continuous slope. Any sections not meeting these criteria would have to be re-done.

A resident asked about the red light cameras and if there had been any developments in the search for a new vendor.

The Mayor responded yes, that a new vendor had been found, and that this vendor has exhibited staying power in the industry, which the previous vendor had not. She explained that when the technology became available, a number of start-up companies jumped into the market, but because of competition or unwise business practices, over time the weaker companies would be sifted out. The stronger companies, such as the one the City is now using, demonstrated that they could meet the needs of the clients while remaining financially viable.

The Mayor concluded the meeting by talking briefly about “sting” operations against restaurants done by the liquor licensing board. This was in response to an inquiry a resident had about Cinzetti’s taking, and photo copying her driver’s license during a recent visit when she ordered a glass of wine.