



# **WESTMINSTER**

**COLORADO**

## **CITY COUNCIL MEETING**

**MAY 12, 2025 at 7:00 PM**

- A. Minutes of April 28, 2025 City Council Meeting



**Agenda Memorandum**

Agenda Item – 3.A.

City Council Meeting  
May 12, 2025

**Subject:** Minutes of April 28, 2025 City Council Meeting

**Prepared By:** Kathryn Schroeder, Deputy City Clerk

**Attachments:**

Minutes of April 28, 2025



## WESTMINSTER

### CITY OF WESTMINSTER, COLORADO MINUTES OF THE CITY COUNCIL MEETING HELD ON MONDAY APRIL 28, 2025, AT 7:00 P.M.

1. PLEDGE OF ALLEGIANCE

Mayor McNally led City Council, Staff, and the audience in the Pledge of Allegiance.

2. ROLL CALL

Mayor McNally, Mayor Pro Tem Nurmela, and Councillors Carmelia, DeMott, Ezeadi (virtual), Hott, and Ireland were present at roll call. Also present were City Manager Jody Andrews, Deputy City Manager Larry Dorr, City Attorney Dave Frankel, and City Clerk Abby Fitch.

Carmelia moved, seconded by DeMott to allow for remote participation of Ezeadi. The motion passed **(7-0)**.

3. CONSIDERATION OF MINUTES

DeMott moved to approve the minutes of April 14, 2025, City Council Meeting as presented. The motion was seconded by Nurmela, and the motion passed **(7-0)**.

4. PRESENTATIONS

A. Proclamation Designating May 4 through May 10, 2025, as Small Business Week

Carmelia presented the Ignite Counseling Colorado a proclamation declaring for the week of May 4, 2025 through May 10, 2025 as Small Business Week.

B. Proclamation Designating May 2025 as Mental Health Awareness Month

DeMott presented a proclamation declaring the month of May as Mental Health Awareness Month in the City in recognition of the importance of mental health to the overall success of the organization and the quality of life of Westminster residents.

C. Proclamation Designating May 9, 2025, as Provider Appreciation Day

Ezeadi presented a proclamation designating May 9, 2025, as Provider Appreciation Day.

5. PUBLIC COMMENT

Deborah Segaloff expressed appreciation for Council's votes to withdraw from the Rocky Mountain Greenway IGA and not improve the trail connecting Westminster's trails to the overpass. She raised continued concerns about the overpass construction and urged the installation of a physical barrier on Westminster property to prevent access. She also advocated for clear warning signage about radioactive contamination, including use of international radioactivity symbols.

David Dalton raised concerns about excessive overnight lighting from businesses near Walnut Creek, requesting better shielding to reduce light pollution and potential safety issues. He advocated for policies requiring a greater proportion of for-sale units in new multi-family housing developments to promote homeownership. He also requested that the City make a public statement affirming its support for the U.S. Constitution, democracy, and the rule of law.

Beth McBride provided an update on a recent community pet food drive organized in response to a request from the FISH food pantry, which had run out of cat food and was low on dog food. With support from local businesses the group collected approximately 900 pounds of pet food within two to three weeks. She thanked the community, including Gary

Bland for initiating the request and assisting with distribution, and praised the collaborative effort among residents and businesses.

Tami Kramer with the Westminster Dog Park Guardians shared updates on recent activities by the Guardians, including flyer distribution and community turnout for the Great Global Cleanup event. She noted the park looked noticeably cleaner and thanked the city for the volunteer barbecue. She invited Council members to the upcoming "Celebrate and Educate" event on May 17, which will include a ribbon-cutting by Mayor McNally, dog treats, professional pet photos, and educational sessions from Standley Lake Rangers and animal control.

Shari Griffin raised concerns and questions regarding the Rocky Mountain Greenway Trail and the bridge construction over Indiana Street. She asked whether Broomfield is formally abandoning part of the trail, citing a map shown at the April 21 study session. She also questioned why construction on the Indiana bridge is paused, referencing shifting timelines and lack of activity since October. Griffin inquired whether air or soil testing halted progress and requested transparency regarding any findings. Additionally, she criticized current efforts around public signage near Rocky Flats, arguing they lack adequate warnings about radiation risks. She urged the city to support clearer, more informative signage and offered a copy of the documentary *Half-Life of Memory* for further education, encouraging a public screening or viewing by Council members.

Parker Brown, Chair of the Westminster Chamber of Commerce, expressed the Chamber Board's strong support for the Downtown Westminster Activation Plan. He emphasized the importance of activation efforts in turning development into a true destination that encourages community gathering, economic investment, and regional competitiveness. He noted that vibrant public spaces increase customer traffic and sales for small businesses and help build civic pride and a sense of belonging. Brown urged City Council to approve the plan, stating that funding comes from a metro district tax paid solely by downtown residents and businesses, not from general taxpayer funds.

Jamie Chavez, President and CEO of the Westminster Chamber of Commerce, voiced strong support for the Downtown Westminster Activation Plan. Chavez emphasized that downtown activation is vital to the city's economic health, community engagement, and quality of life. Chavez noted that over 400 local businesses, including 100 new members in the past year, are calling for increased foot traffic and public programming to attract and retain both customers and businesses. Chavez stated that activation aligns with the city's strategic priorities, fosters a sense of belonging, and offers a strong return on investment through increased tax revenue, tourism, and civic pride. Chavez concluded by urging Council to support the plan and affirmed the Chamber's commitment to being a collaborative partner in its implementation.

Matte Simmons, a financial advisor with Edward Jones and Head Ambassador for the Downtown Westminster Business Association, expressed strong support for the Downtown Activation Plan. Speaking as both a professional and an investor in the area, he stressed that the plan is about building momentum and fulfilling the original vision of downtown as a vibrant, connected hub. He emphasized the need for consistent foot traffic, noting that current activity levels are insufficient for small businesses to thrive. Simmons stated that many business owners are feeling pressure and need support to sustain and grow. He described activation as the missing piece to transform existing infrastructure into a thriving destination. Concluding on behalf of the DWBA and downtown business owners, he urged the Council to approve the plan.

Craig Russell, resident and member of the Advisory Committee for the Systematic Rental Inspection Program (SRIP), expressed frustration regarding the committee's indefinite postponement. The speaker noted the group had met monthly from June to November following City Council direction, but after a staff change, meetings ceased without formal notice. An email from staff on February 18 indicated the committee was postponed indefinitely, and the speaker questioned whether staff had the authority to make that decision unilaterally. They emphasized the importance of transparency and collaborative governance

and asked when the advisory committee would resume its work. The speaker also highlighted the efforts of the 20 committee members who had volunteered their time to develop balanced and equitable recommendations for both tenants and landlords in Westminster.

Giselle Herzfeld representing the Rocky Mountain Peace and Justice Center and young residents of the Colorado Front Range, thanked City Council for its decision to withdraw from the Rocky Mountain Greenway project on Westminster land. She emphasized the significance of this action, noting that it has encouraged other local governments—specifically Lyons and Superior—to pass similar resolutions opposing public recreation at Rocky Flats. Herzfeld praised the Council's leadership and urged them to go further by implementing community education measures such as informative signage with radioactive warnings, links to the Rocky Flats Right to Know website, and references to proposed state legislation highlighting contamination risks. Additionally, she advocated for air monitoring to provide transparency around potential airborne plutonium contamination and recommended consulting independent experts.

Chris Allred representing the Rocky Mountain Peace and Justice Center, thanked the Council for opposing the Rocky Mountain Greenway and praised their leadership. He noted growing regional opposition, criticized the project's lack of public support, and urged continued community education about contamination at Rocky Flats. He recommended installing multilingual warning signage, including radioactive symbols and QR codes, and encouraged air monitoring efforts.

Tom Lampo offered a prayer for the city.

Jim Fenimore expressed concerns about the effectiveness of the local Chamber of Commerce, noting difficulty finding open hours or staff present, despite the Chamber receiving significant city funding to promote a small section of Westminster. The speaker questioned why the Chamber focuses on only a few blocks instead of the entire city. They also discussed the importance of incorporating water-wise landscaping during initial development planning rather than retrofitting later, criticizing the city's practice of spending additional funds to encourage water conservation after projects are completed. The speaker suggested that money saved could better support departments like police or fire.

Karen Kalavity expressed concern about mature trees being marked for removal at City Hall, emphasizing that large trees provide significant environmental benefits that smaller trees cannot immediately replace. They also raised serious concerns about the city's water treatment plant project, noting it does not meet environmental standards and is excessively costly. Citing a recent legal challenge to Denver Water's Gross Reservoir project, the speaker urged the city to reevaluate its water treatment plans thoroughly before proceeding with construction.

John Palmer criticized the city for losing recordings of recent Inclusivity Board meetings, arguing it violates city code requiring recordings or transcripts. He expressed frustration with misinformation from staff, lack of response from the City Manager's office, and broader concerns about transparency and recordkeeping across all boards and commissions.

#### 6. CITY MANAGER'S REPORT

City Manager Andrews provided a brief update, mentioning ongoing projects, upcoming agenda items, and upcoming meetings and events.

There were two information-only items: 2024 Water Bill Assistance Programs Update and 2024 Water Conservation and Efficiency Programs Update

#### 7. CITY COUNCIL COMMENTS

McNally addressed a public comment regarding the recording of board and commission meetings and the Clerk confirmed that the code requires public hearings to be recorded, but not regular meetings if minutes are taken.

DeMott asked for a follow up on the advisory committee in terms of the rental program.

Ireland thanked residents for their input, expressed support for the Guardians' pet food efforts, and acknowledged concerns about lighting issues at Walnut Creek and the city's focus on building rental apartments rather than homeownership, emphasizing the importance of helping residents build equity. She appreciated the Chamber of Commerce's comments on downtown revitalization, acknowledged John Palmer's points about meeting code compliance, and noted her own concerns about missing a meeting link and the importance of receiving minutes. Ireland emphasized the value of all public comments and their role in guiding the council's focus.

Carmelia thanked the engaged community for their input and acknowledged concerns raised, especially about lighting in new developments. She praised the Guardians for their ongoing community impact, including their recent food drive. She supported ongoing public awareness efforts about the Greenway Trail and Rocky Flats, emphasizing Westminster's duty to set a national example regarding development near Superfund sites. Carmelia reassured residents that signage plans are still in progress and that community input is being incorporated. She expressed strong support for downtown revitalization efforts, stressing the importance of placemaking, strategic investment, and partnerships to drive civic pride, local business growth, and tourism.

DeMott mentioned attending the final courthouse meeting, where they gathered feedback on the construction project's impact on the community, including how to better notify residents about changes. He also shared plans to participate in the National Day of Prayer, emphasizing its role in celebrating faith and freedom of speech. He then read aloud the 2024 National Day of Prayer proclamation, reflecting on his belief in the importance of prayer in strengthening the nation and promoting unity.

McNally apologized on behalf of the City Council for the use of terms like "deceptive," "bait and switch," and "doomed" in discussions about the Greenway Trail project. She acknowledged City Manager Andrews for acting swiftly after concerns arose, pausing the project, clarifying the situation, and communicating effectively with council members. She emphasized that public comments may not always reflect the full story and expressed gratitude to the City Manager for his handling of the situation.

#### 8. CONSENT AGENDA

The following items were presented on the consent agenda for City Council's action: Second Reading of Councillor's Bill No. 10 Re: Clean-Up Amendments to the 2040 Comprehensive Plan; Second Reading of Councillor's Bill No. 11 Re: Supplemental Appropriation of Funds to the 2025 General Capital Improvement Fund for the North Huron Urban Renewal Area Fire Station Project; Quarterly Insurance Claims Report - January through March 2025; and Authorize the City Manager to Execute a Contract Amendment with Western States Reclamation, LLC Establishing a Guaranteed Maximum Price for Deconstruction Services at the Former Sheridan Green Elementary School.

DeMott moved, seconded by Nurmela to approve consent agenda items 8A-8D. The motion passed **(7-0)**.

DeMott moved, seconded by Nurmela to approve consent agenda 8E; Authorization of Golf Course Toro Maintenance Equipment Purchases from LL Johnson Distributing Company Utilizing the Sourcewell Cooperative Purchasing Contract. The motion passed on a **(7-0)** roll call vote.

#### 9. APPOINTMENTS AND RESIGNATIONS

There were no appointments or resignations this evening.

#### 10. PUBLIC HEARINGS

There were no public hearings this evening.

11. NEW BUSINESS

There was no new business this evening.

12. OLD BUSINESS AND PASSAGE OF ORDINANCE ON SECOND READING

- A. Second Reading of Councillor's Bill No. 7 Re: Comprehensive Plan Amendment and Consideration of a Preliminary Development Plan Amendment for Uplands Filing 3, Block 1, Tract A, and Block 3

DeMott moved, seconded by Nurmela to pass Councillor's Bill No. 7 on second reading to approve the Comprehensive Plan amendment for Uplands Filing 3, Block 1, Tract A, and Block 3. The motion passed **(6-1)** with Councillor Ireland voting no.

13. MISCELLANEOUS BUSINESS AND EXECUTIVE SESSION

14. ADJOURNMENT

The meeting was adjourned at 8:39 p.m.

THE WESTMINSTER CITY COUNCIL

ATTEST:

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Mayor

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Deputy City Clerk