



Karen Weitkunat, Mayor
Kelly Ohlson, District 5, Mayor Pro Tem
Ben Manvel, District 1
Lisa Poppaw, District 2
Aislinn Kottwitz, District 3
Wade Troxell, District 4
Gerry Horak, District 6

Council Chambers
City Hall West
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Fort Collins, Colorado

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Darin Atteberry, City Manager
Steve Roy, City Attorney
Wanda Nelson, City Clerk

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ADJOURNED MEETING

October 23, 2012

6 p.m.

1. Call Meeting to Order.
2. Roll Call.
3. Items Relating to the I-25/SH 392 Interchange Project. (staff: Rick Richter, Steve Roy; 10 minute staff presentation; 20 minute discussion)
 - A. First Reading of Ordinance No. 117, 2012, Establishing a Special Fee to Be Paid by the Owners of Property Within Close Proximity to the Reconstructed Interchange at the Intersection of Interstate 25 and State Highway 392.
 - B. First Reading of Ordinance No. 118, 2012, Approving the First Amended Intergovernmental Agreement Pertaining to the Development of the Interstate 25/State Highway 392 Interchange.

On December 21, 2010, the City Council approved an Intergovernmental Agreement with the Town of Windsor (the "IGA") pertaining to the development of the I-25 interchange at the intersection of State Highway 392 (the "Interchange"). The IGA states that, by March 31, 2011, the City and Windsor will take certain actions to implement the fee requirements identified in the IGA. City Council has adopted several resolutions extending this deadline, the most recent extension being to October 16, 2012.

Ordinance No. 117, 2012, will establish the specifics of a special fee to be paid by the Property Owners near the interchange. The fee includes two parts and is summarized as follows:

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- The first part of the fee is in proportion to the anticipated appreciation in property value as a result of the interchange improvements. This amount has been determined from an appraisal report prepared by a licensed MAI appraiser (the "Foster Study").
- The second part of the fee is based on the relative impacts that the development or redevelopment of the properties will have on the Interchange, as measured by the estimated number of additional vehicular trips that will be generated by the developed use of the properties.

Based on negotiation with the Property Owners, the City and Town have created a second option for Property Owners. Property Owners signing an agreement with the City would be permitted to defer payment of the entire amount of the fee until their properties are developed or redeveloped, the amount of their fee would be capped at the amount estimated in the agreement, and no interest would accrue on their fee for a period of two years from the date of execution of the agreement.

Ordinance No. 118, 2012, adopts the modified IGA first approved by City Council on December 21, 2010, now revised to be consistent with the implementation of the fees as described above.

Similar ordinances will be presented for consideration to the Windsor Town Board on October 22, 2012.

This item was continued by the City Council to this date for First Reading. The version of the fee Ordinance being presented to the Council now has an additional provision (Section 1. - Special Fee, subparagraph (c)(1)(a)) stating that the fee amounts shown in the spreadsheet in Section 1. - Special Fee, subparagraph (c)(1)(a) may be adjusted by the City Manager, either in the event of a successful appeal of a property owner or to reflect new information about the amount of developable square footage contained in a particular CAC property

4. Resolution 2012-097 Ratifying the Appointment of Maddy Wawro to the Poudre River Public Library District Board of Trustees. (staff: Wendy Williams; no staff presentation; 5 minute discussion)

On February 20, 2012, the Library Trustee Selection Committee, comprised of Mayor Karen Weitkunat and Councilmember Lisa Poppaw and Larimer County Commissioners Lew Gaiter and Steve Johnson, unanimously recommends the appointment of Kipp Lyons for a four-year term. On September 26, 2012, Mr. Lyons resubmitted a letter of resignation, effective October 15, 2012.

5. Resolution 2012-098 Authorizing the Execution of an Intergovernmental Agreement Between the City and the Poudre River Public Library District Regarding the Donation to the District of Library Project Funds. (staff: Wendy Williams; 5 minute staff presentation; 10 minute discussion)

The City and the Poudre River Library District entered into an Intergovernmental Agreement (IGA) on December 18, 2007, in which the City agreed to use City Library Impact Fee revenue to complete construction, tenant finish, furnishings and purchase of materials for a Southeast Branch Library. The Facility project budget included "General Fund Productivity Savings" funds, which were appropriated to the Facility project, but not spent. A balance of \$329,839 remains.

6. Other Business.

7. Adjournment.

- a. Motion to adjourn to 6:00 p.m. Tuesday, October 30, 2012.



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Kelly Ohlson, Vice-President
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URBAN RENEWAL AUTHORITY MEETING October 23, 2012 (after the Adjourned Council Meeting)

1. Call Meeting to Order.
2. Roll Call.

CONSENT CALENDAR

The Consent Calendar consists of Items 3 through 6. This Calendar is intended to allow the Urban Renewal Board to spend its time and energy on the important items on a lengthy agenda. Staff recommends approval of the Consent Calendar. The Consent Calendar consists of resolutions of no perceived controversy.

3. Resolution No. 042, Adopting Amendments to the Bylaws of the Fort Collins Urban Renewal Authority.

The Urban Renewal Authority (URA) Board will be asked to create formal Rules of Procedures for governing the conduct of Board meetings. By doing so, it creates a redundancy in the existing URA Bylaws because the Bylaws also contain a small section regarding meeting order. Staff recognized this redundancy and consequently reviewed the Bylaws and found other, minor inaccuracies. Therefore, several amendments to the Bylaws are proposed for consideration and are considered housekeeping in nature.

4. Resolution No. 043 Adopting Rules of Procedure for the Conduct of Meetings of the Board of Commissioners of the Fort Collins Urban Renewal Authority.

Resolution No. 043 creates formal Rules of Procedure for the Fort Collins Urban Renewal Authority Board. The purpose of the document is to provide a clear structure for meetings, and would establish the order of business, time and length of meetings, procedures for citizen comment and Commissioner question/debate, and the basic rules of order.

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5. Resolution No. 044, Establishing a Board Finance Committee and Appointing Committee Members.

This Resolution establishes an Urban Renewal Authority (URA) Finance Committee. This committee of the URA Board would consist of the same members that serve on the Council Finance Committee. Having a separate committee allows the URA Finance Committee to discuss all matters related the URA, including receiving and discussing privileged and confidential URA information.

*****END CONSENT*****

*****DISCUSSION ITEMS*****

6. Resolution No. 045 Adopting Updated Policies and Procedures for the Fort Collins Urban Renewal Authority.

The Resolution makes several changes to the Fort Collins Urban Renewal Authority's (URA) Policies and Administrative Procedures document. This document provides guidance to the Board, staff, and community stakeholders when considering whether to provide tax increment financing (TIF) assistance to a project in a URA Plan area. Revisions to the existing 2010 policies have been discussed over the past year at several Board work sessions. Only select changes are being brought forward at this time; remaining controversial changes will be postponed until additional benchmarking research is completed.

7. Resolution No. 046 Adopting a Relocation Assistance and Land Acquisition Policy for the Fort Collins Urban Renewal Authority. (staff: Bruce Hendee, Josh Birks, Megan Bolin; 10 minute staff presentation; 30 minute discussion)

The Resolution for consideration would adopt a Relocation Assistance and Land Acquisition Policy to be used by the Urban Renewal Authority (URA) in cases where a URA-assisted project results in the displacement of residents and/or businesses, or the URA intends to acquire real property. The Policy is based on federal and state regulations, and provides a uniform process by which relocation services and financial assistance is offered, and/or real property is acquired.

8. Consideration of Pulled Consent Items.

9. Other Business.

10. Adjournment.

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WORK SESSION

October 23, 2012

after the Urban Renewal Authority Meeting

1. Call Meeting to Order.
2. Redevelopment Displacement Mitigation Strategies. (staff: Ken Waido; 1 hour discussion)

City policies contained in *City Plan*, the City's Comprehensive Plan, and the *Affordable Housing Strategic Plan 2010-2014*, list manufactured housing/mobile homes as an important component of the community's housing stock, encourage the preservation of existing affordable housing units, and call for the mitigation of impacts on residents displaced through the closure of mobile home parks due to redevelopment activities. The City Council placed the development of an "Affordable Housing Relocation Strategic Plan" on its 2012 Work Plan. The purpose of the strategic plan would be to develop City policies and requirements applicable to redevelopment projects by defining the City's role, responsibilities, obligations, and involvement in redevelopment projects which cause the displacement of low-income people from their homes (with an emphasis on mobile home parks), whether they are located inside the City limits or within the City's Growth Management Area (GMA), within the restrictions of the City Charter.

The strategic plan under development will deal with more than just the relocation of low-income residents displaced by redevelopment. The expanded scope of the project will

investigate optional techniques to preserve and stabilize some mobile home parks to reduce economic pressures to convert the parks to other uses. In cases where a mobile home park is subjected to redevelopment and the displacement of park residents, the project will develop relocation assistance requirements to be covered by the park/property-owner and/or developer of the redevelopment activity.

3. Harmony Road Enhanced Travel Corridor Alternatives Analysis. (staff: Aaron Iverson; 45 minute discussion)

This purpose of this agenda item is to brief City Council on the status of the Harmony Road Enhanced Travel Corridor Alternatives Analysis . City Council was provided with an update memo in February discussing the start and intent of the study. Since that time, the project team looked at existing conditions, modeled future traffic conditions, developed a vision and goals for the study, conducted the first public outreach, and began the development of future concepts for Harmony Road.

4. Other Business.
5. Adjournment.