



**Planning and Economic Development
MINUTES**

Date: April 14, 2021
Time: 8:30 am

Members Present Marsha Berzins, Dave Gruber, Angela Lawson

Others Present Councilmember Curtis Gardner, Councilmember Francoise Bergan

Aja Tibbs, Allison Hiltz, Andrea Amonick, Andrea Barnes, Becky Hogan, Bob Gaiser, Bob Oliva, Brad Pierce, Brandon Cammarata, Brian Rulla, Brianna Medema, Bruce Dalton, Caine Hills, Cathy DeWolf, Cesarina Dancy, Chad Argentar, Chad Argentar, Chance Horiuchi, Chris Dodson, Cindy Colip, Claire Dalby, Commander Lanigan, Curtis Bish, Curtis Gardner, Daniel Brotzman, Daniel Krzyzanowski, Daniel Money, Danielle Hufford, Danielle Hufford, Danielle Hufford, Debbie Bickmire, Dennis Lyon, Diana Rael, Elena Vasconez, Eric Sakotas, Frank Butz, Gayle Jetchick, George Adams, Haley Busch Johansen, Heather Lamboy, Jacob Cox, Jake Zambrano, Jason Batchelor, Jennifer Orozco, Jessica Prosser, Jose Rodriguez, Joshua King, Julie Patterson, Karen Hancock, Kelly Bish, Kevin Hougen, Kristin Tanabe, Marisa Noble, Melissa Rogers, Melvin Bush, Michael Pate, Michelle Gardner, Mike Dean Mike Franks, Mindy Parnes, Morgan Cullen, Nancy Freed, Nicole Wojtkiewicz, Nikki Huggins, Rachid Rabbaa, RD Sewald, Sarah Wile, Scott Berg, Stephen E Rodriguez, Stu Hinton, Tay Costa, Thomas Blevins, Tim Joyce, Tod Kuntzelman, Trevor Vaughn, Victor Rachael, Will Polk

1. Call to Order

2. Approval of Minutes

2.a March 10, 2021 Draft Minutes - Council Member Berzins

March 10, 2021 minutes were approved with recommendation to spell out acronyms initially.

3. General Business

3.a Solutions to Improving Public Works -Engineering Development Review Performance Metrics

Summary of Issue and Discussion:

Cindy Colip, Public Works Director & Victor Rachael, Deputy Director Public Works Engineering

- Cindy & Victor presented a broad overview of Public Works, current workflow processes, staff challenges and approaches with steps to improve performance metrics at the management level. There was also a discussion regarding partnering with the development community to discuss upcoming projects to help with forecasting workload.
 - Councilmember Berzins asked about timing once an application is submitted or if the applicant makes a mistake how quickly is the applicant notified? Victor responded once the application is received various departments review to confirm it includes all the information requested by the city. Victor added the new Accela software program will allow the process to be more transparent.
 - CM Berzins asked if they need more staff. Victor responded yes.
 - CM Lawson asked what gap issues are contributing to the low percentage rate on the within 5 days review period? Cindy responded it is resources and staffing in large part.
 - CM Gruber asked if it would be helpful for the applicant to have a better defined master and site plan process Victor responded they are continuing to work with planning through the Unified Development Ordinance (UDO) on technical terms. Currently they have specific criteria when you go through of a master plan process versus a site plan process.
 - CM Bergan related an instance where a constituent became frustrated by the multiple comment exchanges that carried on for months. Victor responded that issue will be address in the presentation.
 - CM Berzins asked if they have a project manager for each project or by project size to manage plan comments to ensure issues are addressed and applications are not hung up? She commented that it is the back and forth comments that are frustrating the applicants. Victor responded in Public Works Engineering they have a goal and proposal to have supervisors and managers engaged earlier in the process. Jason Batchelor added that ODA

provides the project management. Nancy Freed added that Tod Kuntzelman looks at the overall process and helps with integrating the process and process improvements.

- CM Bergan asked about the metrics for on-time performance and review within 5 days review. Is there is a correlation between the review times and workload? Victor responded they balance the workload between staff and utilize Bohannan Huston and HR Green to catch up at times of increased workloads.
- CM Lawson asked if the consultants will be utilized on an ongoing basis to hit the metrics or just short term? Victor responded it is temporary. They want to retain the consultants to get through some of the high-volume periods. Cindy added they will be working with the development community for leading indicators to help project staffing needs.
- CM Berzins asked if the late comments are because it goes through so many hands? Victor responded on the civil plan side that comes through Public Works, it's only one staff member, their supervisor, and the city engineer who signs off. It's always the same three. The goal is to not change staff members for that reason. They should be commenting and providing feedback based on the code and specification requirements. Cindy added the reorganization of engaging the senior engineers & supervisors at the beginning will allow them to identify issues up front. Nancy Freed added therefore the pre-app meeting is very important.
- CM Berzins asked if there is still a backlog of pre-apps? How long does it take to get a pre-app meeting? Has consideration been given to increasing pre-app meetings to more than one day a week? Victor, Nancy & Jacob responded that pre-apps are scheduling four to six weeks out. They occur all day on Thursdays and are coordinated through ODA. The pre-app meetings currently have a waiting list, it's difficult to add more time but that is something that could be considered. Library times are also used for staff to establish an internal set of notes then meet with the developer. CM Berzins stated if you need more staff funding to get it done faster and help cut down on the wait, let us know. George Adams responded the same staff are reviewing the development applications are also in the pre-application meetings. They are working to balance staff time for active applications as well as to bring new applications into the system. Nancy added they will review staff needs and come back to the committee in May.

- Becky Hogan asked via Chat if the library meetings include the applicant or not? Jacob responded they do not include the applicant. It is a internal review for when an applicant has made slight site plan changes and request staff feedback. prior pre-app meeting for their project and allows us to review a change in the plans more quickly.
- CM Berzins commented she would like staff to come back with UDO changes if something isn't working and needs to be updated or streamlined.
- CM Gruber commented this is the number one complaint that he receives from developers. The comments and changes were coming back late in the review process which cost the developer money. The changes would be much less expensive if identified earlier in the review process. Lately, he's heard that the process has improved, and wanted to thank the staff for making significant effort to improve this process.
- CM Berzins commented she looks forward to the updated manual.
- CM Berzins commented she appreciates collaboration with the joint task force to work through problems. She added "It's not a good thing when developers are saying they'll pay for overtime or I'll pay if you to hire one more person".
- CM Gruber responded he is pleased with Cindy's final comments. Developing a way to understand the situational awareness and see what's coming down the pike is very powerful. He'd like to see the metric every month of how engineering is doing right now.
- CM Gruber recommended that this committee continue to monitor this item until they get into the 80 percent plus then it won't need to be tracked anymore. This is an issue due to many concerns from the development community and with housing prices rising the committee will keep an eye on this as they move forward. CM Berzins and CM Lawson agree.

3.b FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, ADDING SECTION 146-4.7.9.D.2 TO THE CITY CODE AND AMENDING SECTIONS 146-4.7.9.E.1, AND 146-6.2 OF THE CITY CODE PERTAINING TO BATTERY- CHARGED FENCES

Summary of Issue and Discussion:

Dan Money, Senior Assistant City Attorney/Tim Joyce, Assistant City Attorney

- Council Member Curtis Gardner introduced this item and has worked on it for over a year to find something that will work in Aurora to help business owners protect their property. This item allows the battery charged fence that lives behind the regular fence to deter criminals and help business owners protect valuable inventory, and equipment.
- George Adams introduced the staff presentation with various department concerns that have surfaced during the process. He highlighted that currently in the UDO electrically charged fences are prohibited. He added there is a concern that the draft ordinance permits battery charged fences in all mixed-use zoning districts which included areas such as Southlands MU-R, Gaylord/High Point MU-A, Anschutz Campus MU-OI, and Hyatt Hotel MU-FB. George added other concerns are the draft ordinance will permit a battery charged fence to be two feet higher than what is currently permitted; Aesthetics and fence materials used are also not compatible with current fence material requirements in the UDO. George stated if the ordinance is permitted to move forward electric fences should be limited to industrial zones.
- Josh King presented a brief history on the code enforcement actions for two locations in Aurora with the battery charged fences. Currently all enforcement is on hold pending the outcome of this ordinance. Both properties are currently zoned I-1.
- Josh also presented the concerns from staff in Housing and Community Services. Visual and aesthetic impacts to areas along the right-of-way, maintenance issues, and police officer and public safety.
- Mike Dean presented Public Works – Life Safety concerns. The draft ordinance references the International Electrotechnical Commission which is not an adopted standard of the city. Another concern is regarding access to sites by emergency responders. He recommended that any site review process that coordinates gate locations should incorporate a siren system.
- Caine Hills with Aurora Fire presented concerns regarding site access by emergency responders, delay of fire mitigation, predictable gate mechanisms, predictability deenergizing fencing, and fire personnel safety. He suggested access by adding and using Opticom on the gates.
- Commander Lanigan with Aurora Police presented concerns of safety impacts to police officers and the public, mixed use areas where there are children, quickly deenergizing the fences, and additional signage.
- George Adams added information on other metro city standards on allowing electric fences.

- Michael Pate with AMAROK addressed the staff concerns. They are not interested in operating in residential areas. The height of the fences is dictated by the city code. AMAROK's devices are installed behind the existing, previously permitted, fence. The shock value is light and deters people. AMAROK devices are leased with monitoring and maintenance by AMAROK.. Basically, this is an alarm that operates on a 12-volt battery which is connected to an energizer. This device should not require a conditional use process. In Denver they go through the building department then go to zoning which takes two days online. Michael requested that this item be moved forward to City Council.
- Jake Zambrano asked if UniFirst and Budfox could speak for a moment on their experiences.
- Budfox stated currently they've had zero break-in attempts; The staff feel safe working there. Currently there is a homeless encampment outside of the front door so there is crime in the area just not in the fenced area. Chris with UniFirst stated they have not had any break-ins inside the fence.
 - CM Gardner commented there were discussions last year to have a permit process, even in mixed-use zoning, that allowed staff who finalize the ordinance to make the final decision.
 - CM Gruber asked would this be a conditional use where it would come back to staff or council for approval? George responded that is one possible approach.
 - CM Gardner asked would we allow businesses to have the same fencing we allow at our police stations? If not, what should I tell business owners? George responded our code does allow a metal picket fence and chain link fence.
 - CM Berzins asked about the maximum fence height allowed and commented maybe we could limit the height. George responded under certain conditions you could go up to eleven feet.
 - CM Berzins asked if there are different ways to turn off the system and get in, other than a key? Mike responded the Knox key and automatic gate opening system are electrical components. The building permit process could vet out the elements that may cause problems when you integrate a battery-operated system with electrical components.
 - CM Gruber asked if Knox keys are available to police and all fire vehicles. Mike Dean responded they are not provided to police.

- CM Gruber stated if this is not 100% supported by staff, he would like to explore a compromise and conditional use.
- CM Lawson agreed with CM Gruber but is concerned with the public safety concerns mentioned.
- CM Berzins commented she drove by the site on Moncrief and suggested that others go by. She was pleased at how clean and good it looked. She suggested to start in the industrial zone. She supports a compromise on this item.
- CM Berzins added we will move this to the Council Study Session. CM Gruber & CM Lawson agreed.
- CM Bergan asked if this moves to Study Session is it for all zones and is there a way to move quickly for the applicant? Jake responded the draft only allows for I-1 & I-2 zones. George responded with a proposal to work with Mr. Zambrano and CM Gardner to find a compromise then bring that forward to the Council Study Session as soon as possible.
- CM Gardner added we have come to the table previously and are working to address as many staff concerns as possible.
- CM Lawson asked CM Gardner if the Fire and Police were included in previous discussions? CM Gardner responded part of the AMAROK presentation was going to address the discussion from last fall with Life Safety, Police, Fire, and AMAROK.
- CM Lawson stated she is concerned that the Fire and Police concerns are not being addressed.
- CM Berzins stated they will work through and change this ordinance and change where this fence will be allowed then bring it back to Council Study Session as soon as possible.

3.c City Center Vision Project Update

Summary of Issue and Discussion:

Daniel Krzyzanowski, Planning Supervisor / Daniel Money, Senior Assistant City Attorney

- CM Berzins commented there is not enough time to go over this information however, she had a couple of questions. Daniel responded we will work with this committee's schedule to provide the presentation at a later meeting. Daniel added this same presentation will be presented at this

evening's Planning and Zoning Commission meeting, and the Housing Neighborhood Services and Redevelopment meeting on May 5th . .

- o CM Berzins voiced a concern that projects are not being completed before another is begun. Is the public comment process slowing down the process? Daniel responded this study was not intended to slow or stop any processes. They are continuing to schedule pre-application meetings for other developments in the study area and staying connected to developers participating in this study. Daniel added the public comments are not slowing the process down.
- o CM Lawson asked if they are collaborating with RTD? Daniel responded RTD is on the steering committee.
- o CM Gruber noted the size of the city's vote into what happens on private property should be directly proportional to the amount of money the city provides into the overall project.

4. Miscellaneous Matters for Consideration

4.a Aurora Economic Development Council

4.b Havana Business Improvement District

- Chance Horiuchi provided a brief update during the meeting. See below for the full update.

There is a new car dealership and a couple of restaurants are re-branding with COVID-19 recovery. They have a \$500 giveaway for Eat on Havana Street happening May 5-12. See attached for additional updates.

- Closed - Mark Vissering State Farm relocated to Denver after 30 years and Mazal Motors purchased the property, Mr. Super Panda Buffett closed (reopening and rebranding to Old Town Hot Pot), and Uncle Maddios Pizza will not reopen and will remained closed.

NEW - Mazal Motors & Old Town Hot Pot

GEICO - John Sanchez at the Gardens On Havana opened and hosted their ribbon cutting yesterday.

Shin Myung Gwan Korean BBQ Restaurant – temporary closed until May 1, 2021

- Continued to focus on Covid- 19 Recovery Support and Resources shared with BID and community (Rent Rescue Grant from Arapahoe County)

- Promoting workshops, trainings and grants for businesses with SBDC, CoA, Mile High United Way - United for Business, CRA, chambers, and many other organizations
- Co- hosted and supported vaccination clinics On Havana Street at the Stampede and at various churches with the over 20 partner organizations with the BAB, City of Aurora & Council, Colorado Primary Care Clinic <https://cpcci.net> & Colorado Alliance for Health Equity and Practice (CAHEP) <https://cahep-denver.org>
Pre- Registration and Appointments: Call Medicine Clinic for Health Equity / Colorado Alliance for Health Equity and Practice (CAHEP) 303- 954- 0058
Colorado Primary Care Clinic 303- 343- 9500
- 2nd Asian Eats To- Go Events for On Havana Street with Asian Avenue Magazine beginning in April 28, 2021. for \$30, Register at <http://tinyurl.com/asianeats-katsu> This event supports 4 small businesses and allows a guest to enjoy items from all 4 restaurants. Lunch from Katsu Ramen, Appetizer from Tofu House, Boba drink from Snowl, and Dessert from Milk Rolled Ice Creamery
- Replacing and working on on- going maintenance of the On Havana Street District Marker On Havana Street signs (audit, survey, & work with stakeholders and city for replacement of signs)
- 2 businesses remain closed due to the State of Colorado Industry Specific Health Orders or By Choice, & 22 permanent closures as of 4/9/2021
- Construction On- Going - Argenta (Havana & 3rd), Schomp Mazda (redevelopment & relocated across from Schomp Subaru), Ross, AFC URGENT CARE, & Stevinson Toyota East redevelopment coming soon!
- Multi- Modal Study Collaboration continues until July/Aug 2021
Learn more here <https://engageaurora.org/havana-street-corridor-study>
- We continue to receive inquiries from other businesses wanting to relocate and open in Aurora On Havana Street. Chance began hosting driving tours of Havana to prospects,

marketing companies, and developers. If interested in a tour, then please contact Chance at Chance@OnHavanaStreet.com to schedule a Havana tour.

•\$500 Eat On Havana Street Month Giveaway

Enter Here: <https://onhavanastreet.com/events/2021-eatonhavanast-giveaway/>

•Eat On Havana Street Week will be on Wednesday, May 5th, 2021 to Wednesday, May 12th, 2021.

Travel the world through global cuisines On Havana Street and support our 100+ restaurants in the corridor.

4.c Aurora Chamber of Commerce

4.d Planning Commission

4.e Oil and Gas Committee

4.f Business Advisory Board

See full update below for BAB as provided by Elena Vasconez.

BAB Report 4/14/2021

Business Advisory Board Update

Presented by Elena Vasconez (Board Chair Garrett Walls could not attend)

1. Presentation from Seneca Holmes, Director of The DEN Commerce Hub. He provided an update regarding the construction of the Great Hall and the business services offered by the Commerce Hub. He requested that we promote the Community Panelist program.

The DEN is looking to make its procurement opportunities more transparent and wants the involvement of the business community in the procurement evaluation process.

2. On April's meeting, the Board will be electing their Chair and Vice-Chair

4.g Retail

4.h Small Business

See full update below for SBDC as provided by Elena Vasconez.

PED Meeting: April 14, 2021

Aurora-South Metro SBDC Update (Business Services)

Presented by Elena Vasconez (Marcia McGilley on vacation)

1. Advance Colorado Procurement Expo – virtual event on April 20, 2021, 9-10am, City of

Aurora/AURA is a co-presenter of the event with the State of Colorado – OEDIT, Department of Minority Business, Dept. Transportation and the Dept of Personnel &

Administration. Mayor Coffman will give a welcome and there will be a slide presentation of the procurement process at the City. Registration:

<https://oedit.colorado.gov/advance-colorado-procurement-expo>

2. Leading Edge: Homebased Childcare Business Planning program – Spanish language, 6-

session webinar (April 6th – May 12) from 6-8:30 pm. Number of participants 10, SBDC

consultant, Claudia Yanez teaching the course with assistance from Elena Vasconez. There will be 2 Spanish language and 2 English language courses in 2021. Partnering with Colorado Early Childhood Education Council.

3. Partnering with COA Tax & Licensing department for a webinar on “Aurora Business

Licensing and Sales Tax” on April 7th – 33 registered for the webinar.

4. We are assisting with the Business Rent Rescue program from Arapahoe County – open

April 2 - April 16th. Grant up to \$100,000 for commercial lease payments, up to 500

employees, lost at least 25% income due to COVID-19 pandemic

5. SBDC Outreach - Media

a. SBDC Client – Rustic Nomads success story featured on AuroraTV

b. Mayor Mike Live – 3/10/21 – Interview with Marcia McGilley, Executive Director

c. Mayor Coffman – interviewed on Spanish Radio re: SBDC services

d. Spanish Radio – Elena Vasconez– Interview with Hispanic Chamber regarding SBDC services e. Spanish language - Video for Energize Colorado – Climber

Loan Fund – Elena

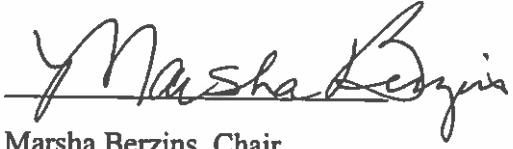
Vasconez

4.i Visit Aurora

5. Confirm Next Meeting Date

6. Adjournment

DRAFT


Marsha Berzins, Chair