

Washington Park East Neighborhood Association

October 8, 2019

Board Meeting Minutes

Board Members Present:

Lance Musselman, Christine Franck, Jacquelyn Mabry

Board Members Not Present:

Tim McHugh, Lee Berkey, Bill Tracy

It was announced that Lee Berkey, Board Member and member of the Zoning Committee, will step back from general Board duties for awhile but will remain active on the zoning committee.

As the three Board members present did not comprise a majority of the six-member Board, a quorum was not present at the meeting.

The Board meeting was brought order by Christine at 6:45 p.m. at St. John's

Approval of agenda.

Introduction of Board members.

The minutes for the September 10, 2019 meeting were brought up for discussion. Christine asked that the version of the minutes with her revisions be accepted. Lance asked that acceptance of the September minutes be tabled for the November meeting to allow time for he and Christine to discuss a compromise. The September minutes were tabled.

Matt Grimsley, DPD Community Resource Officer

Unable to attend.

Presenters:

Lexi Williams, Denver Water Lead Reduction Program; Rachele DiFebbo, Insight Strategy Results; and Gianna Lombardi, Community Relations Specialist.

Denver Water has proposed a city-wide project to replace all lead pipes over the next fifteen years. If approved by both the State Health Dept and the EPA, the city will pay for the replacement of all lead service lines, mostly serving homes and other buildings built prior to 1951. Denver has banned lead pipes since 1971, and the discovery of lead levels exceeding EPA standards in 2012 prompted this project. Early parts of the project will include education on how to reduce your intake of lead from your home water, increasing the PH level of the water, distribution of water filters that remove lead, and the use of orthophosphate to reduce leaching of lead into the water.

Questions included:

- Who should test for lead? People who live in buildings built before 1951.
- Will Denver Water also pay for replacement of lead pipes inside the house? No. Just from the water meter to the point of entry into the house.
- If orthophosphate is required as part of the program, when will it begin? Target is March of 2020.
- Will use of orthophosphate increase water costs? Yes, and will be included in general rate hikes to cover the cost of pipe replacement.
- Are there side effects for ingesting orthophosphate? It is safe, and used in soda pop.
- Does our water have dangerous levels of lead? No, not since 2012 has the level exceeded EPA's safe level.
- How does our situation compare with Flint (Michigan)? Flint decided to re-source their water supply, which introduced new chemicals to the water supply that dissolved the coatings inside pipes. Flint's staff were not as well trained and committed as Denver Water staff.
- Were elevated levels detected in water or in blood samples? Water.

Paul Kashmann, City Councilman

The University of Denver is adding dormitories to the campus to bring more students onto the campus and away from off-campus housing. There will be a public meeting at DU this fall to share the plans.

The city is in the process of hiring new design and construction teams for the work on DIA. DIA was designed and built before 9/11, and many of the changes are to update the building to accommodate this. Security will be moved from the basement to the fifth floor to enable them to better monitor the area, for example.

Minimum wages will increase incrementally to \$15.87 per hour over the next couple of years. The living wage needed in Denver is about \$27-28 per hour, and this can bring more families closer.

The city budget includes about \$1.4 billion from the general fund and \$2.1 from fee funded programs that include golf, DIA.

Increasing affordable housing continues to be a priority, as well as increasing alternate transportation choices and improving sidewalks and bike lanes.

The CDOT property east of Colorado Blvd. has been rezoned to mixed use, allowing up to five or six stories. 900 living units and 100 thousand feet of retail will increase local traffic from 1500 cars to 11,000 daily.

The Kmart property has been sold and will include new retail and residential. A water supply pipe named Goldsmith Gulch runs underneath the property and will either be replaced with a larger pipe or brought to the surface as a ditch.

Questions included:

- Why is the city allowing offices on S. Gaylord? The city cannot block allowable use of the land.
- What will happen to parking on S. Gaylord? The city is exploring whether to expand the permitting process for resident parking.
- Will the office building have its own parking? Paul will check this.
- When is WPE slated for review by the city plan initiative? There are 78 statistical neighborhoods in Denver, and the plan is to combine them into 14 groups, with two or three reviewed every year. WPE's plan is relatively new, and includes S. Gaylord as a historic area allowing two stories. The comprehensive plan for 2040 has been updated, as has Blueprint Denver.

Concerns were expressed about the changes in the character of the neighborhood and how S. Gaylord is losing some of its charm. Paul said that replacement is usually guided by the market, which looks at the best and highest use for the property.

Treasurer's Report:

Christine presented Bill Tracy's report on revenues and expenses for the past month. The balance of the WPENA bank account is \$11,646.67. The report was accepted.

Committee Reports:

Communications: Christine Franck, Chair

Christine, Jacquelyn and Leslie MacRossie have met to coordinate communications and discuss how to track membership. Access to all of WPENA's social media sites has been completed, as have the addition of Instagram and You Tube. The committee will continue working on website, email and social media information; a neighborhood poll; keeping neighbors up to date on news about the neighborhood, the city and opportunities for civic involvement via social media posts, digital and print newsletters; encourage neighborhood engagement with WPENA; keep neighborhood businesses by keeping website current; and presenting images, oral and written histories, ,business member and neighbor features through the website and social media.

Crime and Safety:

No report.

Zoning: Biddie Labrot, Chair

1103 S. High St.: request to maintain non-alley access for a new garage. Committee reviewed case and recommended 3-0 to oppose the appeal.

276 S. Gilpin St.: request to allow two-story garage with deck in the rear 35% of the zone lot. Committee reviewed and recommended 3-0 to oppose the appeal.

Park/FANS: Tim McHugh, Chair

Next speaker is Alan Polonsky, who will discuss water quality and algae.

Membership: Jacquelyn Mabry, Chair

Discussion centered around the need for regular membership reports, including the number of current, new and non-renewing members. It was suggested that Jacquelyn contact Bill Tracy about getting direct access to the Quick Books account for updating purposes.

Jacquelyn asked how many member emails WPENA has, and the reply was about 1060.

INC: Tim McHugh and Susan Payne, INC Representatives

Christine reported that Susan Payne attended the September meeting, which discussed the Community Planning and Development process to design area plans and the effects on RNO's.

Traffic: Bill Tracy, Chair

Reckless driving on East Exposition Ave has been reported by neighbors.

Old Business:

Future Speakers:

Robin Kneich, Councilperson at Large and Tim O'Brien, City Auditor

The Board also wanted to explore the possibility of getting someone who can represent the owner, developer or business association on South Gaylord to discuss upcoming construction and new businesses.

Happy Hour:

October 17th at Wash Park Grille, sponsored by Leslie MacRossie, from 5:30 till 7:30 p.m.

Denver Solar Co-Op:

Meeting at District 3 DPD station October 23, 6-7:30 p.m.

New Business:

South High School:

Community Partnership form completed and submitted.

South High Food Bank support is being organized by Leslie MacRossie, in November.

DIA:

Contact by Rachel Gruber, Manager of Community Affairs. No further information available.

Get to Know Your Neighbor video:

Episode 1 by Leslie MacRossie posted on You Tube with link on WPENA website. Her interview with Darcy Barlow with the Neighborhood Watch program brought faces to WPE neighbors and a new era to WPENA's presence in the neighborhood.

There being no more business, the meeting was adjourned at 8:45 by Christine Franck.

Lance Musselman

Secretary

Washington Park East Neighborhood Association