

**WINSTON DOWNS COMMUNITY ASSOCIATION**  
**AUGUST 20, 2019 BOARD MEETING - BMH BJ SNYAGOGUE**

**Present:**

Board: Tim Rooney, Terry Telfer, Jane Lorimer, Joanna Milewski, Marsha Badanes, Wendy Glazer, Jerry Shustrin (Quorum present)

Committee Chairs: Harvey Cohen, Zoning

Special guests: District 5 Councilwoman Amanda Sawyer, Council Aide: Melissa Horn, Officer Lt. Kevin Edling, Community Resource Officer Matthew Grimsley, Bradley Whitfield, Assistant City Attorney

Residents: Fran Cohen, Sandy Thimmig, Derek Cocovinis, Anne Callison, Carlyn Parker

Called to order 7:10p. Introduction of all attending the meeting

**Welcome to special guests who were attending to discuss/explain the situation at 660 S Monaco Pkwy.**

- The home had a history of nuisance abatement citations over a five year period for weeds, too much trash, rats, etc. Recently was found to have criminal activity(stolen property, drugs) and rodent infestation which led to condemnation of the property.
- The owner was found to be mentally disabled and has been moved by family. Family lawyer indicated home would be cleaned up and sold.
- Processes included civil complaints re weeds, rats, trash overflow and criminal complaints related to domestic issues and a car being stolen
- Abatement plan includes 30 days to clean up, conditions of occupancy, no controlled substances, sell to approved buyer. Home is currently uninhabitable. Probation term is three (3) years and if has future violations, the DA can close property for up to two (2) years.
- **Learning:** See something, say something to merge nuisance issues with criminal; Denver City departments need to have overlapping data exchange
- Concerns: The RNO was not advised of the SWAT raid, conditions, etc.
- How NIS complaints are resolved, especially when multiple citations have been issued. Bottom line is liens are placed on the home but very little other consequences.
- 311 must have records of complaints so other agencies can be held accountable

**Councilwoman Sawyer Report**

- She cannot speak to the financial issues at DIA
- Supports retaining the *conservation easement at Park Hill Golf Course*. Council can vote to remove the easement; vote to rezone. She does not plan to vote to rezone.
- *Neighborhood Planning Initiatives*- CW Sawyer has found process issues and will not support the NPI in her district currently being done
- Re WDCA education re NPI and conversation overlays (COD): Because our area is up next in late 2020, we are advised to consider if it is worth the effort and the money to establish a COD. She would require "upwards of 80%" to back us on a COD.
- *Sidewalk repairs*: "world's slowest plan" and will not arrive to WD for long time as plans address issues in Districts 10, 7, 9 before 5. Homeowners pay. The gap program is funded primarily by **GO Bond dollars approved by voters in November 2017**. The bond included \$47.7 million to build sidewalks where they are currently missings, with \$17 million specifically earmarked to close gaps in the Globeville, Elyria and Swansea neighborhoods. Other sources of funding to address missing sidewalks include \$2.5 million in 2017 and \$1.5 million in 2018 to address sidewalk gaps along city-owned property.
- What about *park for this neighborhood*? Process about looking into park here.
- *Alameda crosswalk* is a start within 2 years. Design is done but budget to fabricate it was NOT funded
- *Upgrades to library*. Plans online.

## **City agency guests left at this juncture**

### **Officer Reports**

Newsletter: Summer edition of newsletter has been distributed. Team effort between Jane and Tim. We need several added volunteers to deliver the newsletters for upcoming issues.

Donation follow up: Need to follow up with added donation to BMH for added meeting use. \$240 approved by Board in prior meeting. WDCA also needs to follow up with janitor gift of \$50

Website: Terry Tefler will chair the website transition from Go Daddy old platform to Word Press. Two residents with experience have offered to support the efforts.

Vegetation: Overgrown vegetation on Quebec and Oneida St/Leetsdale steps. Tim will follow up with Jeff Herman re resource for spraying. Also noted: RTD right of way not completely mowed recently (E. Exposition/Quebec)

### **Treasurer/Membership - Joanna**

As of 7/31/19: Savings \$8006.83; Checking \$2146.64 (Total: \$10,153.47)

153 members. (68 donated extra money)

2020 Renewal Efforts: We have a set of preaddressed envelopes we could consider using in December to generate 2020 members and insert into newsletters as well.

Jane is doing data analysis from current membership applications. Will present no later than October board meeting.

### **Safety/Crime Chair -Jerry**

WD Crimes 7/18-8/18: 5 crimes including theft from motor vehicle, meth and alcohol possession, auto theft, violation of a restraining order, 660 S Monaco multiple

Cop Shop donation: Cop Shop Donation to Cop Shop at Windsor Gardens is run by volunteer, Susan Vasalle **Did we take action on this?**

### **Zoning Committee Chair - Harvey**

Final neighborhood education meeting was held at BMH on Sunday, August 18 at 1:00P. 13 new people came to meeting. 67 total homeowners attended the three main educational meetings and represented 55 households

Survey from Jul 30 meeting was presented. At this point we are not close to the 60% in favor.

In 2006, 2007 same zoning issues came up when areas of stability were defined by the City (see attachment pdf) and we went against it. We said then to retain single family zoning with exception of "granny flats".

### **New Business – Jane**

Jane asked WDCA to approve support for INC Resolution to conserve easement at Park Hill Golf Course.

Jerry moved that Winston Downs send a letter to Denver City Council

([dencc@denvergov.org](mailto:dencc@denvergov.org)) to stand in support of INC Resolution to keep the conservation easement at Park Hill Golf Course. Second by Marsha. Passed (see addendum B).

Unanimous approval.

Meeting Adjourned 8:40p

Next WDCA Meeting: September 17, 2019 7:00PM BMH BJ Synagogue

Addendum B- WDCA supporting this resolution

**INC RESOLUTION IN SUPPORT OF PRESERVING THE PARK HILL GOLF COURSE PERPETUAL OPEN SPACE CONSERVATION EASEMENT**

**WHEREAS**, on November 4, 1997 under the administration of Mayor Wellington Webb, the City and County of Denver (“Denver”) purchased a perpetual open space conservation easement covering the Park Hill Golf Course land from the George W. Clayton Trust (“Clayton”) in exchange for \$2 million paid to Clayton;

**WHEREAS**, in granting the perpetual open space conservation easement, Clayton in perpetuity relinquished its right to develop the Park Hill Golf Course land in exchange for the \$2 million payment;

**WHEREAS**, on July 11, 2019 Clayton sold the Park Hill Golf Course land to Bushwood LLC, an associated company of Westside Investment Partners, a real estate developer;

**WHEREAS**, the perpetual open space conservation easement prevents development on the Park Hill Golf Course land unless Denver City Council might both modify or remove the perpetual open space conservation easement and rezone the land from its current OS-B (Open Space-Recreation) zoning;

**WHEREAS**, for many reasons, preservation of this 155-acre parcel of open space is critical to the health and well being of Denver citizens in this increasingly densifying city;

**NOW THEREFORE**, Inter-Neighborhood Cooperation respectfully urges the members of the Denver City Council to reject any effort either to materially modify or remove the perpetual open space conservation easement or to rezone the Park Hill Golf Course land from its open space zoning.

***Approved by Inter-Neighborhood Cooperation Parks & Recreation Committee on this 16th day of July, 2019***

***Approved by the delegates of Inter-Neighborhood/INC on this 10th day of August, 2019***

Submitted by:

*President, Inter-Neighborhood Cooperation/DenverINC*