

Councilperson Hoffman

Councilperson Shul

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF CASTLE PINES NORTH, COLORADO
OPPOSING BALLOT QUESTION 300 WHICH WOULD ABOLISH
THE CASTLE PINES URBAN RENEWAL AUTHORITY**

WHEREAS, the City Council of the City of Castle Pines North (“City”) is a legislative body and is vested with authority to adopt resolutions in support of or opposition to local, state and federal legislation; and

WHEREAS, Ballot Question 300, one of the local ballot questions to be presented to the registered electors of the City at the November 2, 2010 election, asks whether the Castle Pines Urban Renewal Authority, established by City Council in April, 2010, should be abolished; and

WHEREAS, Ballot Question 300 is the result of a citizen initiated petition which the City Council was required under state law to accept and to place on the ballot; however the City Council does not support its passage for the reasons stated in this Resolution; and

WHEREAS, within the State of Colorado, urban renewal authorities are exceptionally common and have been established to assist in local redevelopment projects in more than fifty (50) communities, including the municipalities of Parker, Centennial, Wheat Ridge, Arvada, Lakewood, Aurora, Denver, and Longmont; and

WHEREAS, following notice published in the Douglas County News Press on March 18, 2010 and a public hearing on April 27, 2010, the City Council formed the Castle Pines Urban Renewal Authority (“Authority”) in accordance with Part 1 of Article 25 of Title 31, Colorado Revised Statutes (the “Urban Renewal Law”); and

WHEREAS, in addition to the newspaper publication informing the residents of the City and other interested parties of the public hearing on the formation of the Authority, the City held numerous public informational meetings regarding the Authority, both prior to and following the formation of the Authority; and

WHEREAS, the City’s website, www.cpngov.com, also included information concerning the Authority and the adoption of an urban renewal plan; and

WHEREAS, in formation of the Authority, the City Council exceeded the legal requirements for public notice and took additional steps to educate City residents on the purposes and impacts of an urban renewal authority through publicized community meetings, ward meetings, and newsletter mailings; and

WHEREAS, members of the governing board of the Authority are currently the members of City Council, as authorized under the Urban Renewal Law, with the transition to a citizen-appointed board to occur as soon as reasonably feasible within the process underway; and

WHEREAS, as an interim measure prior to appointment of a citizen board of the Authority, the Authority has established an advisory citizen committee, known as the Castle Pines Urban Renewal Authority Advisory Committee, to facilitate public input on projects and activities of the Authority and provide recommendations to the Authority; and

WHEREAS, it is the intent of the City Council and the Authority to encourage full and active citizen participation in the Advisory Committee as well as in the Authority board, when such board is transitioned to a citizen-appointed board in the near future; and

WHEREAS, the City Council's intent in forming the Authority is to attract new businesses and retain and revitalize existing businesses through local reinvestment of tax revenues generated from private development to improve and upgrade the City's existing commercial areas; and

WHEREAS, the Authority's primary purpose and benefit lies in its ability to utilize future tax revenues generated from new development within the urban renewal plan area to pay for public improvements and amenities, including for example, new streets, sidewalks, traffic signals, benches, fountains, planters, and parking, to revitalize the City's existing commercial areas; and

WHEREAS, the Authority's reinvestment of public money, in partnership with private development, within the existing commercial area of the City will allow the City to remain competitive with its neighboring municipalities and to prevent further deterioration of the City's commercial area with more storefront vacancies and declining business activity; and

WHEREAS, the Authority has adopted a policy, entitled *The Incentive Policy and Guidelines for Public Sector Participation*, to establish clear guidelines under which the Authority would provide revenue from tax increment financing to new development in order to bridge funding gaps which are often created by the high costs of development; and

WHEREAS, the Authority's ability to use tax increment financing to assist in paying for public improvements and infrastructure benefits the community in terms of promoting a stronger local economy and a more vibrant "downtown" commercial area; and

WHEREAS, the formation of the Authority:

1. DOES NOT raise property taxes or the sales tax rate within the City; and
2. DOES NOT diminish property values within the City or impair individual property rights; and
3. DOES NOT condemn private property; and
4. DOES offer opportunities for revitalization of the City's commercial district through improved public infrastructure; and

WHEREAS, since formation in April, 2010, the Authority has successfully negotiated intergovernmental agreements with the Parker Water and Sanitation District as well as the Castle Rock Fire Protection District to ensure that future services provided by these entities are not impaired by any future urban renewal project; and

WHEREAS, the Authority is currently negotiating intergovernmental agreements with South Metro Fire Rescue Authority and Douglas County in an effort to ensure that future services of these governmental entities is maintained; and

WHEREAS, the City Council strongly believes the formation of the Authority is a necessary and positive step for the City of Castle Pines North, its residents, business owners and for the community at large, and thus urges the citizens to vote against Question 300 on the November 2, 2010 ballot.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CASTLE PINES NORTH, COLORADO, THAT:

Section 1. The City Council supports a “NO” vote on Question 300, and urges its citizens to vote against Question 300 in order to help protect the City’s local economy through the Castle Pines Urban Renewal Authority.

Section 2. If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution, the intent being that the same are severable.

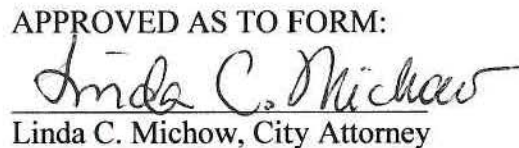
Section 3. Effective Date. This Resolution shall take effect upon its approval by City Council.

INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES NORTH by a vote of four (4) in favor, one (1) against and two (2) absent this 28th day of September, 2010.


Jeffrey T. Huff, Mayor

ATTEST:

Sharon DeRouen, City Clerk

APPROVED AS TO FORM:

Linda C. Michow, City Attorney