

WeCAN General Membership Meeting
Minutes
June 10, 2014
Prepared by Leah Rounds

Agenda

- 6:00 Call to order and Announcements
- 6:10 Police Officer Report
- 6:20 St Anthony's Update and Announcement
- 6:30 Announcement of a new "Solar Garden" in Denver and announcement of upcoming solar power and energy efficiency fair in West Colfax
- 6:45 Presentation by Denver Neighborhood Inspection Services.
- 7:00 Adjourn

Minutes

Call to order at 6:05pm by Co-President Art Mareck

Announcements

- Big thanks to all who attended, donated to or worked at our 5th Annual WeCAN Garage Sale on June 7th, 2014 – We raised over \$1300 for the WeCAN cares fund. Most of which will go to support upgrades at Confluence Ministries' computer lab.
- Pool party fundraiser for the new library – originally scheduled June 14th – Has been postponed
- Free Family Film + Entertainment sponsored by EFG and Alamo Drafthouse – June 21st at Sloans Lake Park (17th & Utica). Gates open at 5:00pm, food trucks will be on site, and beer will be on sale (beer proceeds to benefit Escuela Tlatelolco). Special events begin at 6:00pm. *The Sandlot* will be the featured movie, and will begin at dusk (approx. 8:30) running for 90 minutes.
- WeCAN and BID partnering for a Walking Audit of West Colfax – Thurs June 19th 5pm at the BID, Sat June 28th at 3pm at Confluence, and Sat July 19th 9am at 3610 W. Colfax. Gather info on where sidewalks need improvement, where bushes, etc impede walkway, routes to lightrail, and more. Bring your smartphone to use the walkscope.org app to gather the data. Routes are 2 miles max in length. Attendance by community members helps West Colfax earn points toward its Sustainable Neighborhood Certification
- West Colfax Neighborhood Festival – Sat Aug 9 – 11am-4pm at Paco Sanchez Park
- WeCAN's Board Meeting: Will be on June 18th at 6pm downstairs, all are invited to attend

- WeCAN's next General Meeting: will be on July 8th, at 6:00 pm. The will consist of a potluck dinner (with barbecued burgers and brats by supplied by WeCAN), announcements and a special thanks to some of our volunteers.
- Two volunteers are needed to deliver the newsletters. Contact Bill or Art if interested
- Recycle metal to support WeCAN: call Bill Baker, 303-946-8230 or email bigbuddy2@comcast.net . This directly supports WeCAN's newsletter.
- "Box Tops for Education" program, bring your box tops to WeCAN meetings and Leah Rounds will take them to the local schools to support their programs.

St. Anthony's/EFG Update and Announcements

- There will be an open house and community meeting on June 12th from 6-7pm at the West End Flats community room, 1490 Zenobia. They will announce the new developer of block 1 (NW corner of Raleigh and 17th) and show concepts and plans for the for-sale condos to be built there. The condos will be over the 5 stories the block is currently zoned for, and will need to be re-zoned
- EFG is asking for a variance to get rid of a loading zone on ground level along Quitman. It would impede the pedestrian experience. The developer intends to use the parking garage instead. Land Use committee and WeCAN board have already written letters in support of this variance. There is not enough information or visuals to present to the general membership to get their vote at this time to approve the variance.
- Groundbreaking ceremony on June 17th at 11:15am with the Mayor, Susan Sheppard, and others. Will take place at Stuart and Conejos in front of the Chapel.

"Solar Garden" in Denver

- More homes are switching to renewable energy, and a "solar garden" will move solar panels off roof-tops and into fields
- SunShare is building a solar garden in Denver and commercial and residential can buy a share in the garden. Xcel gives you back credits of energy on your bill. Not all residents can do rooftop solar, so this system will open solar up to a lot more people.
- There will be no physical panels on your roof, so no upkeep or maintenance, everything taken care of by Sun Share
- Can get into the program at different levels. Can buy a minimum of 3.5 panels with the option to add more
- The Denver solar garden is going out near the airport. It is a county by county program right now
- Q&A

- What if you move? The solar will follow you, not your house. People living in high-rises, multi-unit housing, etc. can use this program
- What if you move out of state? Can sell your share or donate it. The company will keep a waiting list of people wanting to buy into the program, so there will likely be someone ready to buy it
- What are the different costs? There is an upfront cost to homeowners and renters, then you receive 20 years worth of solar up-front. Pay your normal bill to Xcel minus the solar credits (roughly 7.5cents per kilowatt hour). \$2,400 for 1kw/h - 10% of that due up-front to reserve a spot, 40% due when signing the solar agreement, and final 50% due when the system is turned on
- When will power be turned on? Early this fall. Permits are ready to go, need to sell the service first
- What happens if SunShare should dissolve? Their lenders will back their services
- Contact Antoine for questions or provide feedback. Feedback is very welcome. Antoine@mysunshare.com

Solar Power and Energy Efficiency Fair

- There will be a solar power and energy efficiency open house on Saturday, June 28th from 2-5pm at Confluence Ministries, 1400 Quitman. Can learn about solar energy options, affordable energy options, talk to SunShare, and more.
- This project will earn WeCAN points towards the Sustainable Neighborhood Certification

Presentation by Robbin Bruning of Denver Neighborhood Inspection Services

- Robbin's area covers from Alameda to Sloan's Lake and Federal to Sheridan
- Robbin deals with code enforcement on private property/responds to neighbor complaints (uncut grass, weeds, trash, furniture/appliance outside, etc.)
- Vehicles on property – inoperable vehicles (flat tires, wrecked, etc) will get a notice to remove
- Individuals are responsible for their property from the street top the middle of the alley.
- Q&A
 - Aren't dumpsters going away? West of Tennyson the barrels are replacing dumpsters. Illegal dumpsters will go to where there's already trash. Barrels keep the alleys cleaner.
 - Confluence gets a lot dumped in their dumpster on 14th and Quitman, what can be done? Try to get a license plate number and a ticket can be sent to them. Ask DPD for extra patrols
- As a zoning inspector, Robbin checks for permits for building (builders are adhering to the property lines, height, etc) and businesses

- On neglected homes and buildings – It is illegal to have a vacant, boarded-up home. The home would be monitored, notices sent to owners, after three months fines would be given, and then a possible hearing
- There was concern from a member about a vacant home at 1250 Quitman that had been vacant 10 years. Robbin said he would look into it the next day
- What can be done about repeat offenders? “Ask Denver” 311 app, you can file a complaint online
- Home owners are given a notice and 2 weeks to take care of it, then another notice and 2 weeks, then fines begin at \$150 a day, up to \$1000 after 2 weeks. City will take a lean on the house and contact collection agencies. The city will clean up the property and charge the owners. 3-4 fines given and unpaid, the owners would be taken to court, but the city tries to avoid this.
- Concern from a member about the car dealerships doing work on Saturday and Sunday to the lighting. They’re grandfathered in and installing lights on weekends. There are new codes in place restricting the lighting, making it point down. Robbin can come monitor the lights with a meter.
- Concern from a member on the bright lights in the alley, why doesn’t the city require these shine down? Would need signatures from all surrounding neighbors to get it dimmed.
- There is an 8 foot 6 inch tree height requirement above the sidewalk. Need to call the forestry division to file a complaint on that.

Dan Pabon left fliers with information on his end of session accomplishments, and a invite to his town hall meeting.

The meeting was adjourned at 7:05pm

Respectfully submitted,

Leah Rounds
Secretary
West Colfax Association of Neighbors (WeCAN)