



ADAMS COUNTY

COLORADO
BOARD OF COUNTY COMMISSIONERS

Eva J. Henry - District #1
Charles "Chaz" Tedesco - District #2
Erik Hansen - District #3
Steve O'Dorisio - District #4
Mary Hodge - District #5

STUDY SESSION AGENDA
TUESDAY
March 6, 2018

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE

- | | |
|-------------------|---|
| 10:30 A.M. | ATTENDEE(S): Abel Montoya / Adam Burg |
| | ITEM: Legislative Update |
| 11:00 A.M. | ATTENDEE(S): Kristin Sullivan / Eric Guenther |
| | ITEM: Neighborhood Services / Code Compliance Update
and Non-Expiring CUP's |
| 11:30 A.M. | ATTENDEE(S): Nancy Duncan / Randy Brodersen, North Metro
Community Services |
| | ITEM: Special Revenue Fund Developmentally Disabled
Fund 20 |
| 12:00 P.M. | ATTENDEE(S): Raymond Gonzales |
| | ITEM: Administrative Item Review / Commissioner
Communications |

(AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE)

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION AGENDA ITEM

DATE:	March 6, 2018
SUBJECT:	Code Compliance Overview
FROM:	Kristin Sullivan, Director of Community & Economic Development
AGENCY/DEPARTMENT:	Community & Economic Development
ATTENDEES:	Kristin Sullivan, Eric Guenther, Christine Francesceni, Christy Fitch
PURPOSE OF ITEM:	Provide an overview of current code compliance procedures and resources
STAFF RECOMMENDATION:	Discussion, direction on fine policies, input on resource allocation

BACKGROUND:

Code Compliance is tasked with enforcement of violations of the County's Development Standards and Regulations. The purpose of this study session is to provide an overview of the role of Code Compliance, an analysis of the approach and roles of Code Compliance, a process overview, a discussion of resources, information on legal non-conforming uses and conditional use permits without expiration dates, and a discussion of our current legal strategy for enforcement.

In addition, staff has provided information in the presentation about fines that are imposed through the Code Compliance process in order to facilitate a policy discussion around this practice. Through the court process, fines are frequently imposed as penalties for non-compliance. In many cases, property owners fail to adhere to the court's direction and incur additional fines that are filed as liens on the properties. Even with thousands of dollars in assessed fines, certain properties remain in a state that is in violation of the County's Developmental Standards and Regulations. Staff will provide information regarding this issue to facilitate a discussion.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney

ATTACHED DOCUMENTS:

PowerPoint presentation

FISCAL IMPACT:

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

Fund: _____

Cost Center: _____

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			_____

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			_____

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

No FTE is being requested at this time; however, we intend to have a discussion regarding the appropriate level of resources to devote to Code Compliance.

APPROVAL SIGNATURES:



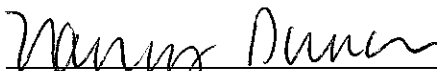
 Raymond H. Gonzales, County Manager

 Alisha Reis, Deputy County Manager

 Bryan Ostler, Deputy County Manager

 Patti Duncan, Deputy County Manager

APPROVAL OF FISCAL IMPACT:



 Budget / Finance

Neighborhood Services Code Compliance Overview

Community and Economic Development Department
March 6, 2018 Study Session



Background and Overview

- Summary of issues and challenges
- Evaluation of the existing resources dedicated to these issues
- Information on Conditional Use Permits without expiration dates
- Policy discussion regarding fines

Approach & Roles

- CED oversees the enforcement of the Adams County Development Standards & Regulations on private property, property maintenance code for private property, and the County's blight ordinance
- Dumping in the public right-of-way and on County owned property is handled by Public Works
- CED refers certain issues to the Sheriff's Office, such as abandoned vehicles and parking violations

Process Overview

Zoning Violation Process

- Complaint
- Inspection Process
- Escalation
- Legal Process begins
- Resolution often involves the imposition of fines

Blight Ordinance Process

- Documentation prepared
- Notice to property owner
- CAO requests warrant from judge
- Warrant is issued
- Abatement company completes work
- Property owner invoiced for work
- If not paid in 30 days, lien filed on property

Resources & Allocation

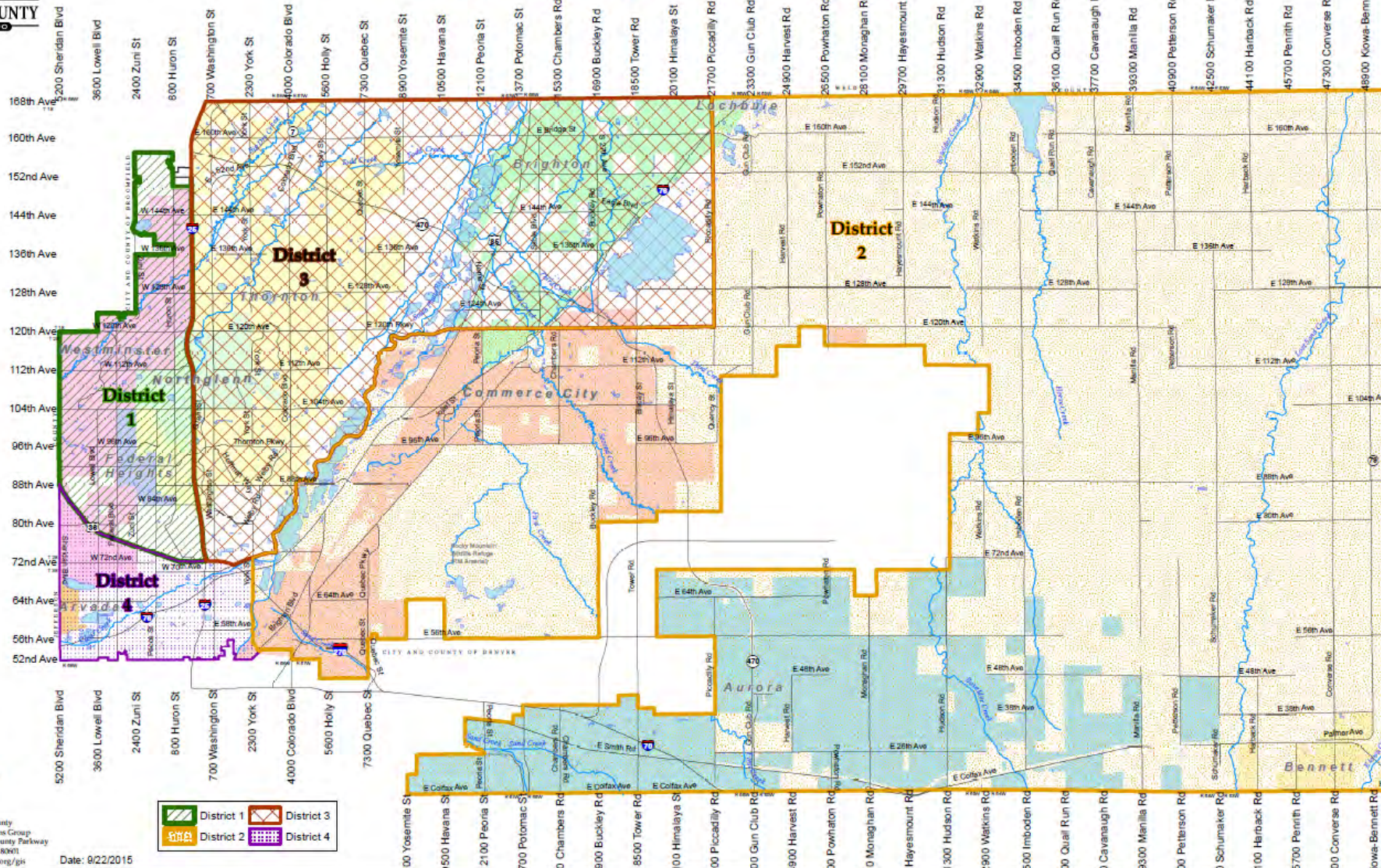
Five code compliance officers

- All five are trained on all aspects of zoning enforcement
- Each is assigned to a district of the County
- Two of the five officers also complete graffiti abatement



ADAMS COUNTY
COLORADO

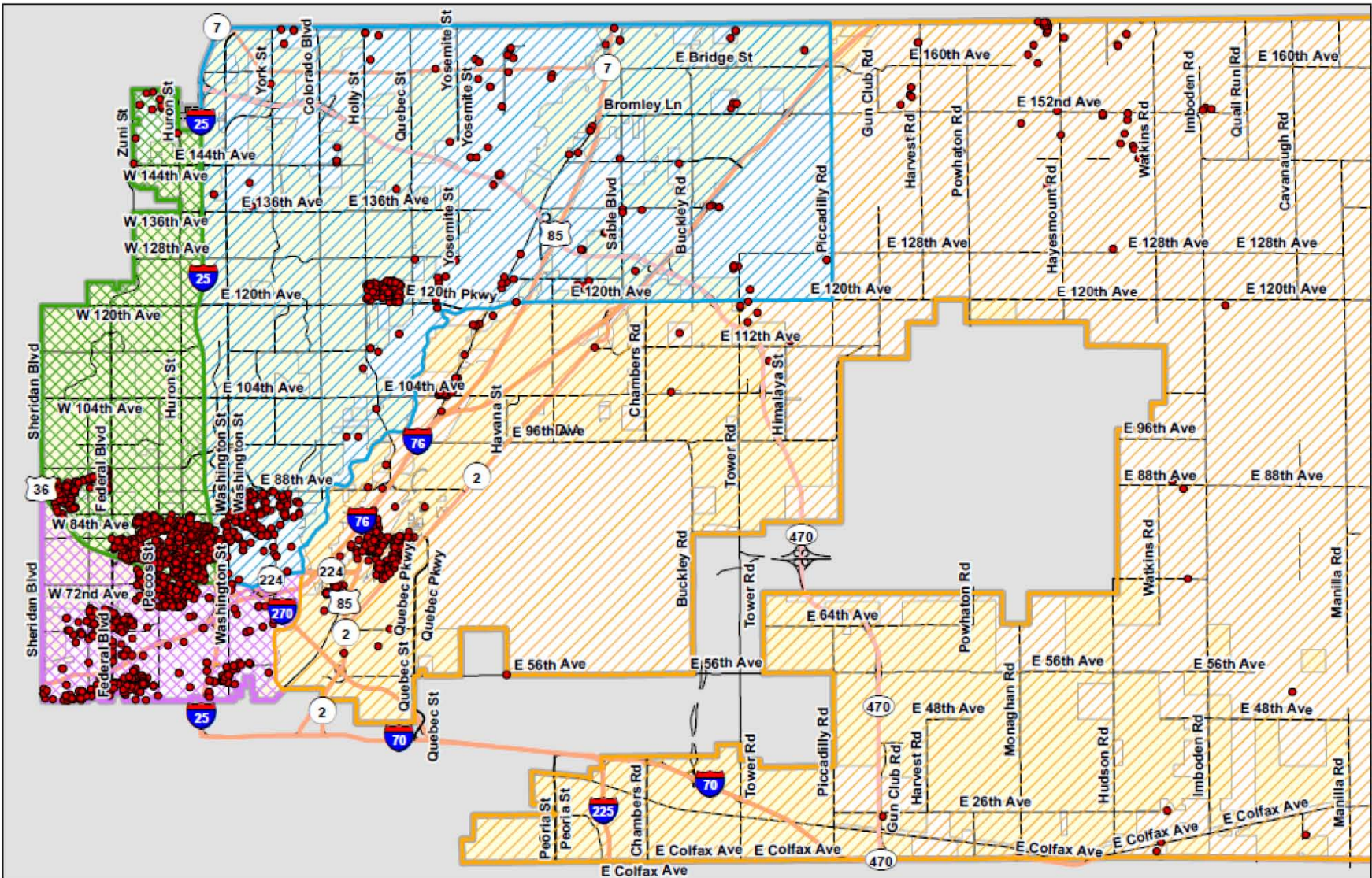
Code Compliance Districts



	District 1		District 3
	District 2		District 4

Adams County
Business Solutions Group
4430 South Adams County Parkway
Brighton, CO 80601
www.adco.gov/gis

Date: 9/22/2015



- District 1 (715)
- District 3 (378)
- District 2 (381)
- District 4 (477)
- Incorporated Areas

VIO Cases 2017



Code Compliance Data



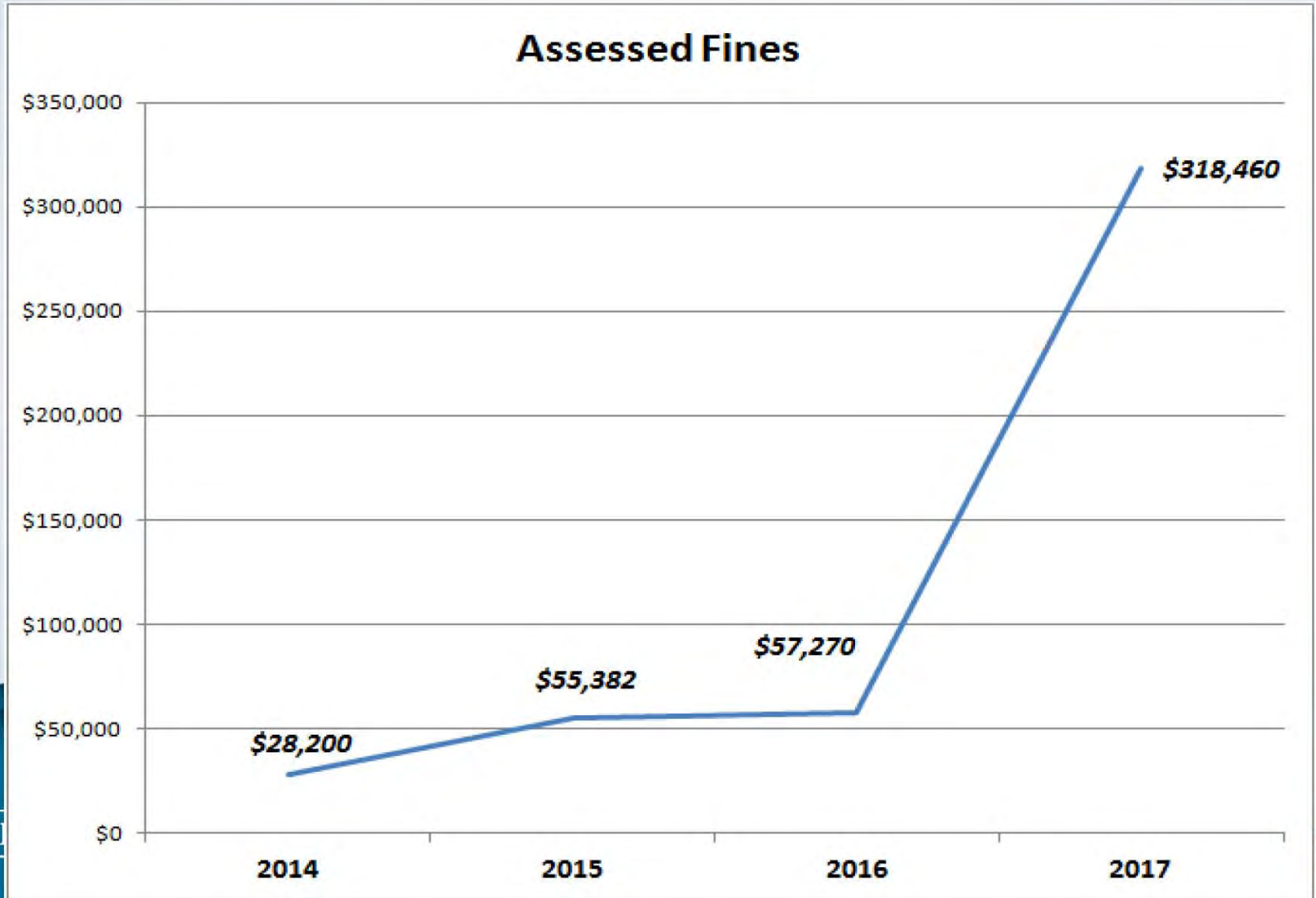
Communication & Coordination

- Process for reporting complaints
 - Complaints taken in through dedicated phone number, assigned to officer by division manager
 - Internal complaints inspected within 24 hours
 - Resident complaints inspected within 48 hours
- Internal coordination and communication
 - Extensive use of Accela to document status and communications for centralized coordination
- Coordination with County Attorney's Office

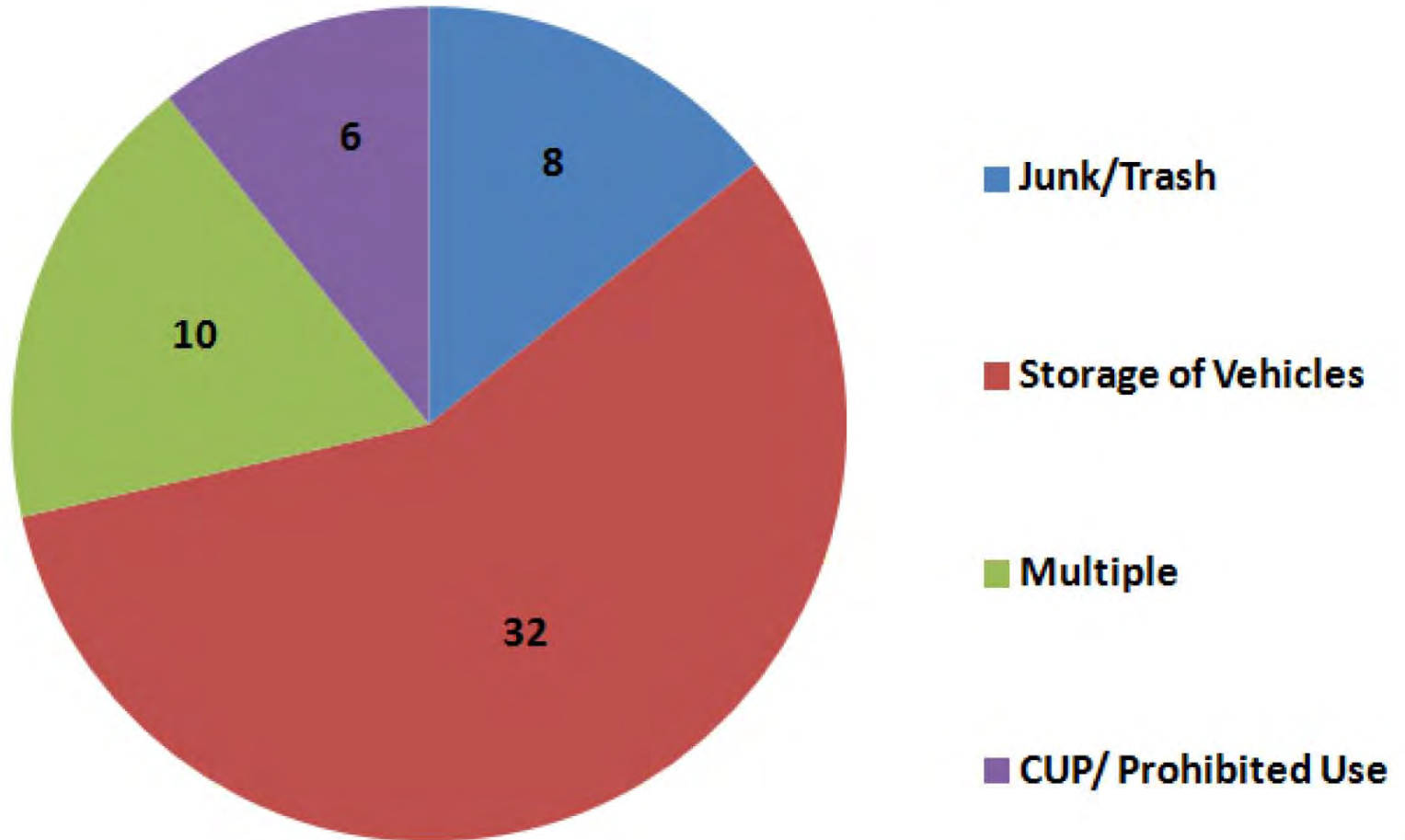
Legal Strategy

- Civil complaints and settlement agreements
- Injunctions
- Blight ordinance
- Imposition of fines and liens

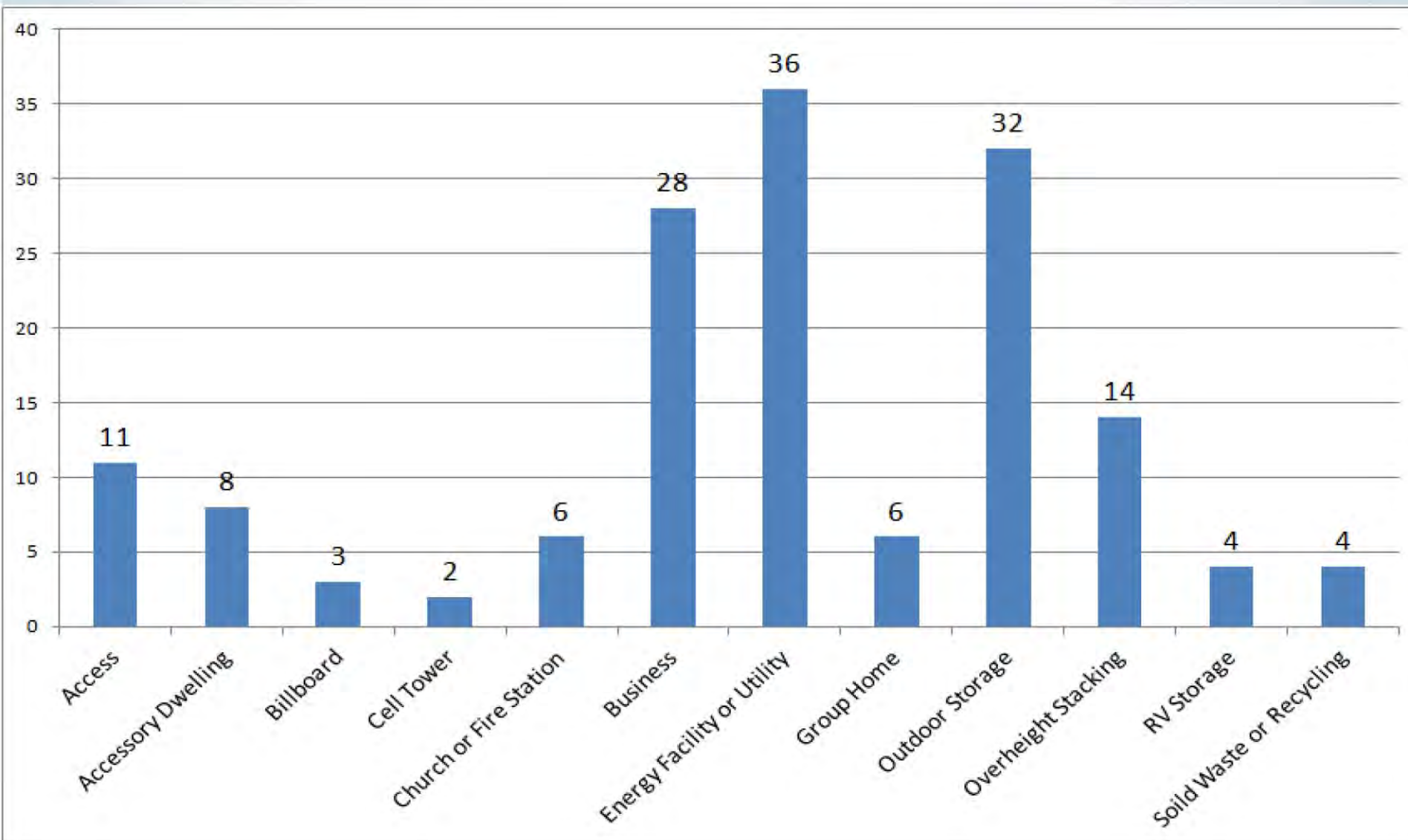
Policy Considerations for Fines Imposed



2017 Violations With Pending Fines



CUPs and Legal Non-Conforming Uses



Recommendations

- Implement enhancements to the zoning violation case review process prior to filing a case with the County Attorney's office
- Additional resources may be needed to expand enforcement for conditional use permits, most intense land uses such as landfills, gravel mines, inert fill operations, and other environmentally sensitive operations
- Discussion regarding use of fines to compel compliance
- Continued focus on education and outreach



STUDY SESSION AGENDA ITEM

DATE:	March 6, 2018
SUBJECT:	Special Revenue Fund Developmentally Disabled Fund 20
FROM:	Randy Broderson, Executive Director, North Metro Community Services and Nancy Duncan, Budget Manager
AGENCY/DEPARTMENT:	North Metro Community Services and Budget Office
ATTENDEES:	Randy Broderson and Nancy Duncan
PURPOSE OF ITEM:	Provide information regarding the growth of Fund 20 and the need expressed by Developmental Pathways which serves Adams County Residents.
STAFF RECOMMENDATION:	Staff recommends using the additional Mill Levy Property Tax Revenue to address the need at Developmental Pathways which serves Adams County residents.

BACKGROUND:

Community Centered Boards like North Metro Community Services were created in the mid-1960s. At some point shortly after the creation of North Metro and Developmental Pathways, the board that serves Arapahoe and Douglas Counties, an agreement was reached between those two boards that Developmental Pathways would serve people with intellectual and developmental disabilities (IDD) who lived in the Adams County portion of Aurora. Logistically this made sense and that arrangement has remained in place to this day.

Obviously there has been huge growth in the metro area since the 1960s and the Adams County portion of Aurora has grown dramatically especially since the opening of DIA. Some of this growth has been residential but much of it has been commercial, which has a significant impact on the assessed valuation of Adams County Aurora. At the same time the nature of the older residential portion of Adams County Aurora has also changed and is now a lower-income area that uses more IDD services than it did 50 years ago.

A change to address Developmental Pathways need would be discussed for 2019 Budget Development.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

North Metro Community Services and Developmental Pathways

ATTACHED DOCUMENTS:

PowerPoint

FISCAL IMPACT:

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Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

Any change would need to be addressed in the 2019 Budget Development process.

APPROVAL SIGNATURES:




 Raymond H. Gonzales, County Manager

 Alisha Reis, Deputy County Manager

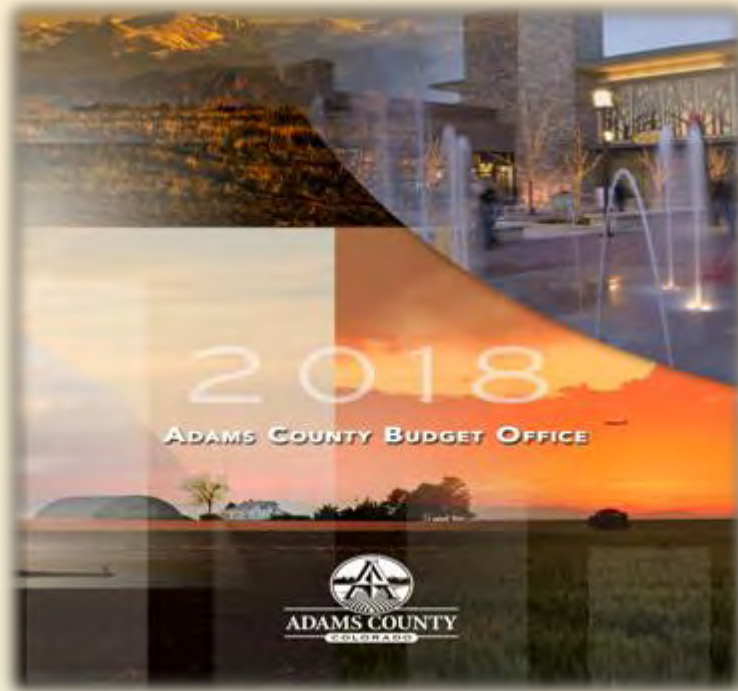
 Bryan Ostler, Deputy County Manager

 Patti Duncan, Deputy County Manager

APPROVAL OF FISCAL IMPACT:



 Budget / Finance

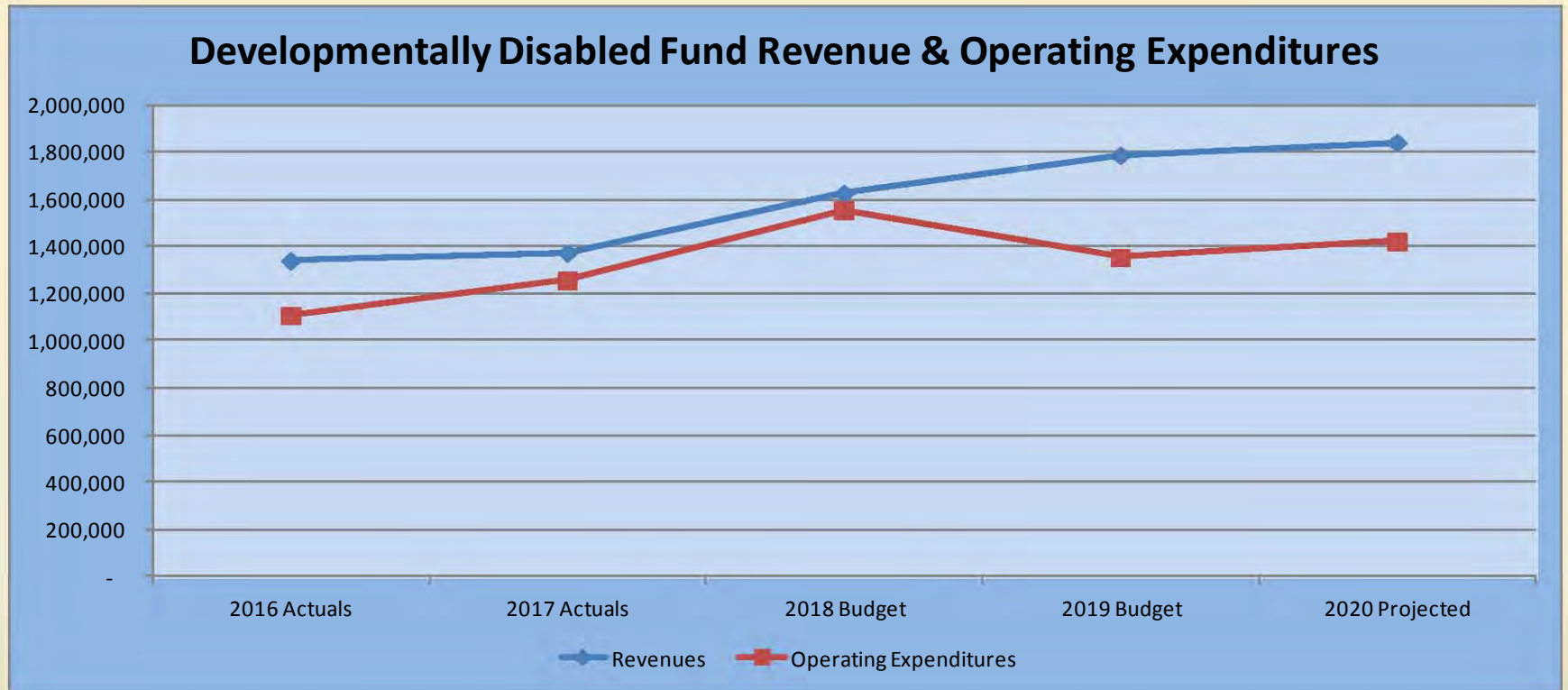


Developmentally Disabled Fund Discussion
BoCC Study Session
March 6, 2018

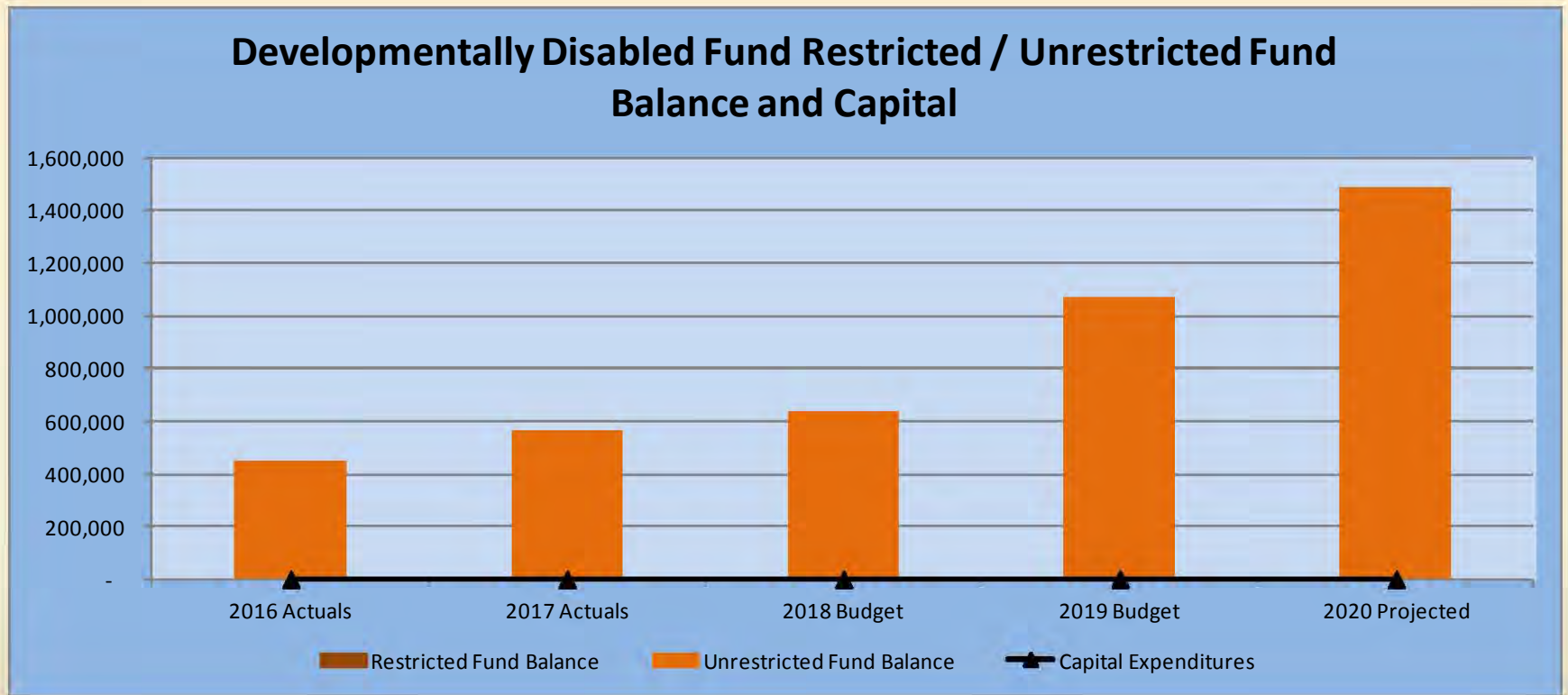
Background

- The Fund Balance in the Developmentally Disabled Fund (DDF) has continued to grow with the growth in Adams County. DDF is a Property Tax Fund currently funded at .257 Mills.
- The need for service to Intellectual and Developmentally Disabilities has also grown.
- With the current Fund Balance growth, Adams County could fund both North Metro Community Services & Developmental Pathways which serves Adams County residents who live in the City of Aurora.
 - 2018 North Metro Amount for Base Services is \$1,267,815. In 2018, Adams County contributed an additional \$263,034 for the purchase of passenger vans.
 - Based on assessed valuation for the area they serve, Developmental Pathways would receive approximately \$272,000 in 2019.

Fund Balance Analysis



Fund Balance Analysis



Conclusion

- Developmental Pathways and North Metro Community Services can both be funded within the DDF without a reduction in funding to North Metro Community Services.