



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
August 15, 2017**

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE.

11:30 A.M.	ATTENDEE(S):	Norman Wright / Kristin Sullivan / Nana Appiah / Justin Blair
	ITEM:	Fire District Impact Fees
12:00 P.M.	ATTENDEE(S):	Norman Wright / Kristin Sullivan / Jen Rutter
	ITEM:	Riverdale Property Remediation
12:30 P.M.	ATTENDEE(S):	Norman Wright / Jeanne Shreve
	ITEM:	Regional Transportation Priorities
1:00 P.M.	ATTENDEE(S):	Nancy Duncan
	ITEM:	3rd Amendment to the 2017 Adams County Budget
1:30 P.M.	ATTENDEE(S):	Nathan Mosley / Marc Pedrucci / Aaron Clark
	ITEM:	Open Space Projects – Littlefield Conservation Easement and Falcon Resources Acquisition
2:00 P.M.	ATTENDEE(S):	Jeffery Maxwell
	ITEM:	York Street Project Change Order Requests
2:30 P.M.	ATTENDEE(S):	Raymond Gonzales
	ITEM:	Administrative Item Review / Commissioner Communications
3:00 P.M.	ATTENDEE(S):	Heidi Miller
	ITEM:	Executive Session Pursuant to C.R.S. 24-6-402(4)(b) and (e) for the Purpose of Receiving Legal Advice and Advising Negotiators Regarding Commerce City Urban Renewal Area
3:30 P.M.	ATTENDEE(S):	Heidi Miller
	ITEM:	Executive Session Pursuant to C.R.S. 24-6-402(4)(b) and (e) for the Purpose of Receiving Legal Advice and Instructing Negotiators Regarding Proposed RTA

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

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION AGENDA ITEM

DATE: August 15, 2017
SUBJECT: Fire Districts Impact Fees
FROM: Norman Wright, Director of Community and Economic Development
AGENCY/DEPARTMENT: Community and Economic Development
ATTENDEES: Norman Wright, Kristin Sullivan, Nana Appiah, Justin Blair
PURPOSE OF ITEM: To provide a status update concerning authorization for Fire Protection Districts to Impose an Impact Fee for New Development (House Bill 16-1088)
STAFF RECOMMENDATION: Continue working with the Fire Districts to review and complete studies and an Intergovernmental Agreement for collection of the Fee.

BACKGROUND:

On June 6, 2016, the House passed a Bill to authorize local governments to confer with Fire and Emergency Service Providers within local government jurisdictions to impose impact fees for new developments. In accordance with the Bill, the impact fee must be directly related to proposed new developments, and for the purpose of defraying impacts of new development on the Fire and Emergency Services Providers. In addition, the fee cannot be imposed to remedy any deficiency in capital facilities that exists without the proposed new development.

After the passage of the Bill, the ten Fire Districts in the County requested to work with staff to formulate a process of fulfilling the Bill. On April 13, 2017, staff met with all the ten Fire Districts that provide services to the County to discuss measures towards fulfilling requirements of the Bill. After the meeting, staff and the Districts decided that each District will be required to conduct a study to determine potential impacts of new developments and associated fees. Staff and the Districts also discussed alternative and potential processes for collecting the fees. One of the processes discussed was to adopt an intergovernmental agreement (IGA) to authorize the Districts to collect the Fees directly. After the meeting, four of the Districts; Adams County Fire Protection, Bennett Fire, Brighton Fire, and South Adams County submitted a completed study with a proposed impact fee for residential and non-residential developments. The Districts also submitted a draft IGA to be reviewed by staff and the Board of County Commission that could authorize them to collect the fee directly. In addition, all the Districts have communicated their intent to adopt the draft IGA, if that becomes the process for collecting the fees. On June 7, 2017, staff met again with the Districts to discuss a review of the submitted studies and IGA. At this meeting, the six districts who have not submitted a study informed staff that they are

currently working to complete their studies as well, and hope to complete them by end of August. See Exhibit 1 of this report for a complete list of studies and proposed impact fees.

The purpose of this study session is to provide an update to the BoCC and receive guidance on the draft IGA and proposed fees for each district.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office
County Attorney's Office

ATTACHED DOCUMENTS:

PowerPoint Presentation
Exhibit 1-Table of Study and Impact Fee
Exhibit 2- Proposed IGA

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:			<hr/>


	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:			<hr/>

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

APPROVAL SIGNATURES:



Raymond H. Gonzales, Interim County Manager



Bryan Ostler, Interim Deputy County Manager

Patti Duncan, Interim Deputy County Manager

APPROVAL OF FISCAL IMPACT:



Budget / Finance

Fire Districts Impact Fee

Community and Economic Development

Nana Appiah



Background

- On June 6, 2016: House Passed Bill (HB 16-1088)
 - Authorize local governments to confer with Fire Districts and Emergency Services Providers to collect impact fee
 - Fee must be directly related to proposed new development
 - Cannot be used to remedy deficiency in capital facilities
 - Imposed to defray impacts of new development

Background

- On April 13, 2017, staff met with all Fire Districts that provide services for unincorporated parts of the County
- Followed-up meeting on June 7, 2017
- Discussed fee studies and potential IGAs

Summary of Studies/Proposed Fees

Fire District	Current Study	Impact Fee (Single-Family)	Impact Fee (Multi-Family)	Impact Fee (Non-Residential)	Proposed IGA
Adams County Fire	Yes	\$422	\$275	\$0.30 per sq.ft	Yes
Bennett Fire	Yes	\$1,500	\$1,500	\$0.72 per sq.ft	Yes
Brighton Fire	Yes	\$688	\$550	\$433 per 1,000 sq.ft	Yes
Byers Fire	No	-	-	-	Yes
Deer Trail Fire	No	-	-	-	Yes
North Metro Fire	No	-	--		Yes
Sable Altura	Yes	\$679	\$679	\$0.47 per sq.ft	Yes
South Adams County	Yes	\$732	\$337	\$0.46 per sq.ft	Yes
Southeast Weld	No	-	-		Yes
Strasburg Fire	Yes	\$824	\$526	\$0.53 per sq.ft	Yes

Conclusion

Provide an update to the BoCC and receive guidance on the draft IGA and proposed fees for each district

Summary of Current Studies and Impact Fees:

Fire District	Current Study	Proposed IGA	Impact Fee (Single-Family)	Impact Fee (Multi- Family)	Impact Fee (Non- Residential)
Adams County Fire Protection	Yes	Yes	\$422	\$275	\$0.30 per sq.ft
Bennett Fire	Yes	Yes	\$1,500	\$1500	\$720 per 1,000 sq.ft
Brighton Fire	Yes	Yes	\$688	\$550	\$433 per 1,000 sq.ft
Byers Fire	-	Yes	-	-	-
Deer Trail Fire	-	Yes	-	-	-
North Metro Fire	-	Yes	-	-	-
Sable Altura	Yes	Yes	\$679	\$679	\$0.47 per sq.ft
South Adams County	Yes	Yes	\$732	\$337	\$0.46 per sq.ft
Southeast Weld	-	Yes	-	-	-
Strasburg Fire	Yes	Yes	\$824	\$526	\$0.53 per sq.ft

**INTERGOVERNMENTAL AGREEMENT FOR THE ASSESSMENT,
COLLECTION, AND REMITTANCE OF EMERGENCY SERVICES IMPACT FEES**

This INTERGOVERNMENTAL AGREEMENT FOR THE ASSESSMENT, COLLECTION, AND REMITTANCE OF EMERGENCY SERVICES IMPACT FEES ("**Agreement**") is entered into by and between Adams County ("**County**") and the [REDACTED] Fire Protection District ("**District**"). The County and the District are referred to collectively as the "**Parties**" or individually as a "**Party**".

RECITALS

WHEREAS, the County is a political subdivision of the State of Colorado ("**State**"), and the District is a political subdivision of the State organized pursuant to the Special District Act, C.R.S. § 32-1-101, *et seq.*;

WHEREAS, the District was organized to provide fire protection, rescue, and emergency services (collectively, "**Emergency Services**"), as well as other services including fire suppression, public education, hazardous materials, emergency medical, and ambulance services, to the citizens and property within its jurisdiction, and to individuals passing through its jurisdiction, either directly or through third-party providers;

WHEREAS, pursuant to §32-1-1002(1)(d.5), the District has authority to receive and spend impact fees or other similar development charges imposed pursuant to the provisions described in §29-20-104.5, C.R.S.;

WHEREAS, the District obtained an Impact Fee Study dated [REDACTED], 20[REDACTED] to evaluate the nexus between new development within the District's jurisdictional boundaries and the projected impact that such development has on the District's Capital Facilities ("**Nexus Study**"). The Nexus Study recommended an Impact Fee schedule for both residential and non-residential development at a level no greater than necessary to defray the impacts of new development on the District's Capital Facilities ("**Impact Fee Schedule**");

WHEREAS, on [REDACTED], 20[REDACTED], the District's Board of Directors ("**Board**") adopted a Resolution approving the Impact Fee Schedule recommended by the Nexus Study. A copy of the approved Impact Fee Schedule is attached as **Attachment I**; and,

WHEREAS, in accordance with C.R.S. § 29-20-104.5(2)(c), the Parties desire to enter into this Agreement to define the District Impact Fee, and the details of assessment, collection, and remittance, all in accordance with the requirements of C.R.S. § 29-20-104.5 ("**Act**").

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement, the Parties agree as follows:

AGREEMENT

1. Definitions. In addition to the definitions provided elsewhere in this Agreement, the terms "**Development Permit**" and "**Capital Facility(ies)**" shall be defined as provided in Sections 29-20-103(1) and 29-20-104.5(4), C.R.S., respectively, including any amendments thereto.

2. Establishment of District Impact Fee.

a. The County agrees to impose an impact fee on new development that currently is located within both the County and the District, or that in the future becomes located within the County and the District, in accordance with the Impact Fee Schedule attached as **Attachment I**, subject to inflation as set forth herein ("**District Impact Fee**"). The District Impact Fee shall be imposed on all new development for which a Development Permit application is submitted to the County on or after [REDACTED], 2017. On

December 31 of each year to be effective for any District Impact Fees collected beginning on January 1 of the following year, the fees set forth in the attached Impact Fee Schedule (or any Updated Impact Fee Schedule as defined below) shall automatically be adjusted by the increase, if any, in the Denver-Boulder-Greeley Consumer Price Index for All Urban Consumers (CPI-U) over the preceding year.

b. The District will update the Nexus Study no less frequently than every seven years ("**Updated Nexus Study**"). If the Updated Nexus Study recommends any changes to the Impact Fee Schedule, then by September 1 of the then-current calendar year, the District Board shall, after considering such recommendations, adopt a Resolution approving an updated Impact Fee Schedule at a level no greater than necessary to defray the impacts of new development on the District's Capital Facilities ("**Updated Impact Fee Schedule**"). On or before September 10 of the then-current calendar year, the District shall submit to the County a copy of: (i) the Updated Impact Fee Schedule; (ii) the Resolution approving the Updated Impact Fee Schedule; and, (iii) the Updated Nexus Study. Unless the County objects to the Updated Impact Fee Schedule in accordance with Section 5 below, a copy of the Updated Impact Fee Schedule shall be effective January 1 of the following calendar year.

3. Procedures for Assessment, Collection, and Remittance.

a. As part of its Development Permit application process, the County shall require the developer of any proposed new development within the District's jurisdictional boundaries to confer with the District regarding whether, under the Impact Fee Schedule (or any Updated Impact Fee Schedule), a District Impact Fee is owed and, if owed, the amount of the District Impact Fee. The developer and the District may mutually determine whether an in-kind contribution will be made by the developer to the District in lieu of paying all or any portion a District Impact Fee ("**In-Kind Contribution**"). The developer and the District shall sign an Impact Fee Form that is substantially the same as the form attached as **Attachment 2**, stating one of the following: (i) a District Impact Fee is not owed; (ii) a District Impact Fee is owed and the amount of the District Impact Fee; or, (iii) the developer will make an In-Kind Contribution as described in the Impact Fee Form.

b. The developer shall submit the signed Impact Fee Form with the other documentation required by the County as part of the Development Permit application process.

c. The County shall promptly notify the District of the County's final decision on whether to grant or deny the Development Permit application. If the County denies the Development Permit application, the developer shall not be required to pay a District Impact Fee or make an In-Kind Contribution to the District. If the County grants the application and issues a Development Permit, the Development Permit shall require the developer to pay the District Impact Fee or to make the In-Kind Contribution to the District.

d. The District shall be solely responsible for collecting any District Impact Fee owed by the developer, or receiving the In-Kind Contribution from the developer, if applicable. The County shall have no responsibility for collecting any District Impact Fee owed by any developer or ensuring a developer makes any In-Kind Contribution to the District. The District shall promptly notify the County when it has collected the District Impact Fee or accepted the In-Kind Contribution from the developer, and the County shall not issue any building permit in connection with the new development until it has received such notification from the District. For purposes of this paragraph 3(d), if an In-Kind Contribution to be made by the developer constitutes construction of improvements, or the conveyance of any apparatus, equipment, or real property, then "acceptance" shall mean a written agreement between the District and the developer for such construction or conveyance.

e. No developer shall be required to provide any site-specific dedication or improvement to meet the same need for Capital Facilities for which the District Impact Fee is imposed, and no District Impact Fee shall be imposed on a developer if the developer already is required to pay an impact fee or other similar

development charge for another Capital Facility used to provide similar Emergency Services, or if the developer has voluntarily contributed money for such other Capital Facility.

f. The District shall account for all District Impact Fees in accordance with Part 8 of Article 1 of Title 29, Colorado Revised Statutes.

g. Nothing contained in this Agreement shall invalidate any existing agreement for impact fees or development charges between the District and a developer to pay for Capital Facilities.

4. Effective Date and Term. This Agreement is effective as of the date the last Party signs this Agreement, and shall continue in effect until terminated in accordance with its terms.

5. Termination.

a. The Parties may at any time mutually agree in writing to terminate this Agreement.

b. The District may at any time terminate this Agreement upon 30 calendar days prior written notice to the County.

c. Within 30 calendar days of receiving an Updated Impact Fee Schedule and an Updated Nexus Study, the County may send the District written notice that it objects to the Updated Impact Fee Schedule. The Parties shall promptly meet to determine if they can agree upon a mutually acceptable Updated Impact Fee Schedule, or to continue the then-current Impact Fee Schedule. If the Parties are unable to agree upon a mutually acceptable Updated Impact Fee Schedule, or to continue the then-current Impact Fee Schedule, the County may terminate this Agreement upon 30 calendar days prior written notice to the District, and the County shall cease imposing the District Impact Fee as of the effective date this Agreement is terminated.

6. Default. If either Party defaults in its performance under this Agreement, the non-defaulting Party shall notify the defaulting Party of the default. The defaulting Party shall have the right to cure, or to make substantial efforts to cure, the default within 10 calendar days after the non-defaulting Party's notice of default is given. If the defaulting Party fails to cure, or to make substantial efforts to cure, the default within the 10 day period, the non-defaulting Party, at its option, may immediately terminate this Agreement or may elect to treat this Agreement as being in full force and effect. If the non-defaulting Party elects to treat this Agreement as being in full force and effect, then the non-defaulting Party shall have the right to bring an action for any remedy available to such Party in equity or at law.

7. Governmental Immunity. Nothing in this Agreement shall be construed as a waiver of the limitations on damages or any of the privileges, immunities, or defenses provided to, or enjoyed by, the Parties under common law or pursuant to statute, including but not limited to the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*

8. Entire Agreement. This Agreement is the entire agreement between the Parties with respect to the matters covered by it, and supersedes any prior understanding or agreements, oral or written, with respect thereto.

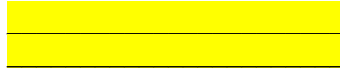
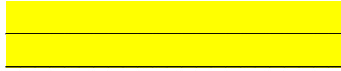
9. Notices and Requests. Any notice permitted or required by this Agreement shall be in writing and shall be hand-delivered or sent by certified or registered mail, postage prepaid, return receipt requested, to the following addresses. Notices are effective upon receipt.

Adams County

Attn: [REDACTED]

[REDACTED] Fire Protection District

Attn: Fire Chief



10. Miscellaneous. Colorado law governs this Agreement. Jurisdiction and venue shall lie exclusively in the Adams County District Court. This Agreement may be amended only by a document signed by the Parties. Course of performance, no matter how long, shall not constitute an amendment to this Agreement. If any provision of this Agreement is held invalid or unenforceable, all other provisions shall continue in full force and effect. Waiver of a breach of this Agreement shall not operate or be construed as a waiver of any subsequent breach of this Agreement. This Agreement shall inure to the benefit of and be binding upon the Parties and their legal representatives and successors. Neither Party shall assign this Agreement. This Agreement is not intended to, and shall not, confer rights on any person or entity not named as a party to this Agreement. This Agreement may be executed in counterparts and by facsimile or electronic PDF, each of which shall be deemed an original and all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement.

ADAMS COUNTY, a political
Subdivision of the State of Colorado

[REDACTED] FIRE PROTECTION DISTRICT, a political
subdivision of the State of Colorado

By: _____
Name Title

By: _____
_____, Board President

Date: _____

Date: _____

ATTESTED:

ATTESTED:

_____, County Clerk

_____, Board Secretary

Attachment 1

**[REDACTED] FIRE PROTECTION DISTRICT
EMERGENCY SERVICES IMPACT FEE SCHEDULE
Effective [REDACTED], 2017**

Residential	
Unit Type	Fee Per Dwelling Unit
Single Family	\$
Multifamily	\$

Nonresidential (Commercial, Industrial, etc.)	
Fee Per Square Foot	\$

No individual landowner is required to provide any site specific dedication or improvement to meet the same need for capital facilities for which an impact fee is imposed pursuant to this schedule.

SUBMITTED TO ADAMS COUNTY (16-30-17)

Attachment 2

**FIRE PROTECTION DISTRICT
IMPACT FEE FORM**

Developer Information			
Development Company		State of Incorporation	
Address			
Telephone		Fax	
Contact Person			
Name		Title	
Telephone		Cell Phone	
Email Address			
Development Information			
Name of Development		Location (Address or Cross Streets)	
Residential Units		Non-Residential Square Footage	
Single Units (\$ ___ per unit)		Commercial (\$ ___ per square foot)	
2+ Units (\$ ___ per unit)		Office/Industrial (\$ ___ per square foot)	
Manufactured Homes (\$ ___ per unit)		Industrial/Flex (\$ ___ per square foot)	
Impact Fee			
Check one: <input type="checkbox"/> No impact fee owed <u>or</u> <input type="checkbox"/> Impact fee owed in the amount of \$ _____			
If applicable: <input type="checkbox"/> An in-kind contribution will be made in lieu of paying all or a portion of an impact fee. Description of the in-kind contribution (attach additional information if necessary) and amount of impact fee off-set:			

The developer must submit this signed Impact Fee Form with the other documentation required by Adams County as part of its development permit application process. If the County denies the application, the developer is not required to pay the Impact Fee or make an In-Kind Contribution to the District. If the County grants the application and issues a development permit, the developer must pay the Impact Fee and/or make the In-Kind Contribution or enter into a written agreement with the District before the County will issue a building permit in connection with the development.

DEVELOPER:

FIRE PROTECTION DISTRICT:

By: _____
Date: _____

By: _____, Fire Chief
Date: _____



STUDY SESSION AGENDA ITEM

DATE:	August 15, 2017
SUBJECT:	Riverdale Property Remediation
FROM:	Norman Wright, Director of Community & Economic Development Jen Rutter, Senior Environmental Analyst
AGENCY/DEPARTMENT:	Community & Economic Development
ATTENDEES:	Norman Wright, Jen Rutter, Kristin Sullivan, Doug Edelstein
PURPOSE OF ITEM:	Update the BOCC on the status of the remediation of the property that was previously used as the Sheriff's shooting range (14451 Riverdale Road)
STAFF RECOMMENDATION:	The Board approves the completion of the remediation of the property.

BACKGROUND:

The former Adams County Sheriff's Shooting Range, located at 14451 Riverdale Road, has been closed since 2012 when the Sheriff's Offices moved to the Flatrock Facility. Since that time, Adams County hired Quantum Water & Environment (Quantum) to perform a Phase I and a Phase II Environmental Site Assessment on the property in order to determine what actions need to be taken to clean up the site. Several environmental issues were identified, including dispersed lead and contaminated soil from the shooting range, a non-operational oil and gas well, a collapsed CMP intended to provide drainage for an adjacent subdivision, and a former municipal solid waste landfill.

Quantum developed a Corrective Action Plan that will allow the County to clean up the property in accordance with the requirements of Colorado Department of Public Health and Environment (CDPHE), which has reviewed and approved the plan. The Corrective Action Plan includes remedies such as treating or removing the lead-contaminated soil, digging a drainage swale, and constructing a landfill cover. The total cost for remediating the site will be approximately \$5,000,000. After the property is cleaned up, CDPHE will issue the County a No Further Action letter. Several cost-savings have already been realized, for example, the abandoned oil and gas well will be plugged and abandoned by the Colorado Oil and Gas Conservation Commission through its orphaned well program.

While exploring the feasibility of installing solar panels on the property, the County has had conversations with United Power, Ameresco, CDPHE, the Environmental Protection Agency, the National Renewable Energy Laboratory, and the Colorado School of Mines (CSM). Solar panels

can be placed on nine acres of the 29 acre property and Ameresco performed a financial feasibility study for the County through modeling. United Power is very interested in purchasing energy generated from solar on the property and would like to pursue a battery storage unit on-site.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Facilities Planning & Operations
Outside Legal Counsel: Gablehouse Granberg, LLC

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: 25

Cost Center: 9295.7685

	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:			\$2,500,000*
Add'l Capital Expenditure not included in Current Budget:			\$2,500,000
Total Expenditures:			<u>\$5,000,000</u>

New FTEs requested: YES NO


Future Amendment Needed: YES NO


Additional Note:

*The \$2,500,000 that was budgeted for this project from the Waste Management Fund will need to be reduced to \$1,600,000 due to statutory limitations on the Fund. With the total project cost being approximately \$5,000,000, it now appears that \$3,400,000 will be needed from additional sources in order to complete the project.

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:


Raymond H. Gonzales, Interim County Manager


Budget / Finance


Bryan Ostler, Interim Deputy County Manager

Patti Duncan, Interim Deputy County Manager



Riverdale Property Remediation

Closure Plan & End Use Update

August 15, 2017





Recommendations

- The Board approves the \$165,125 Change Order #3.
 - Public Hearing on August 22, 2017
- The Board approves the letter to Anadarko requesting the vacation of their empty pipeline easement.



Summary

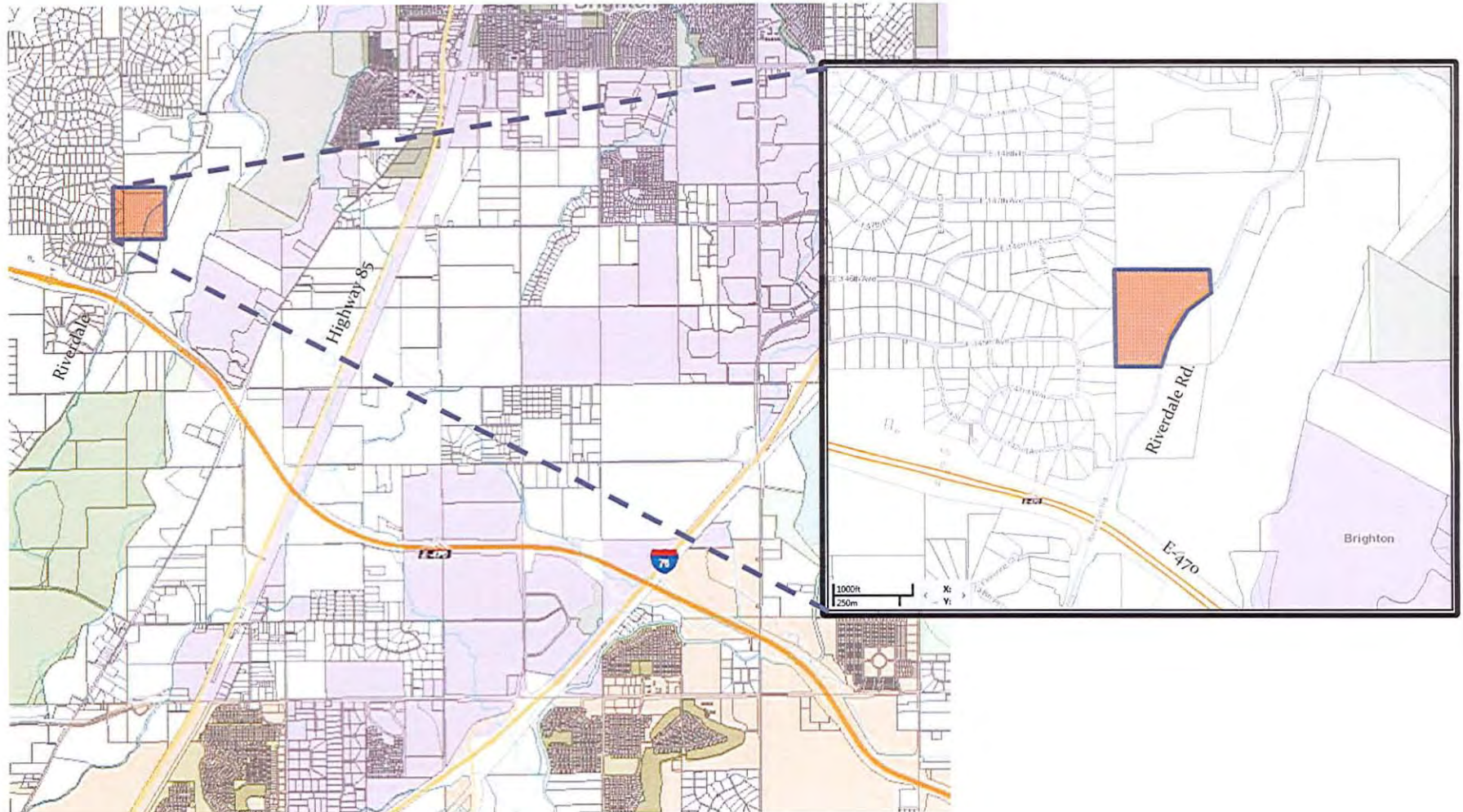
- Project Background
- End Use: Solar Farm & Fenced-off Open Space
 - Partnerships
 - Projected revenue
- Project Timeline & Next Steps
- Current Change Order Request
- Unresolved Issue: Anadarko Easement
- Recommendations



Project Background

- What We Have Done
 - Phase I Environmental Site Assessment
 - Phase II Environmental Site Assessment
 - Closure Plan
 - Coordination with state and federal agencies
- What We Have Found
 - Landfill, lead, drainage issues, oil and gas well
- End Use: Solar and fenced-off open space

14451 Riverdale Road



Environmental Conditions





Closure Plan & End Use

- Property is 29 acres
 - 9 acres solar
 - 7.5 acres on landfill cover
 - 2 acres on south range
 - 20 acres fenced-off open space
 - Seeded and reclaimed with native vegetation
- 80,000 cy of fill needed for cover

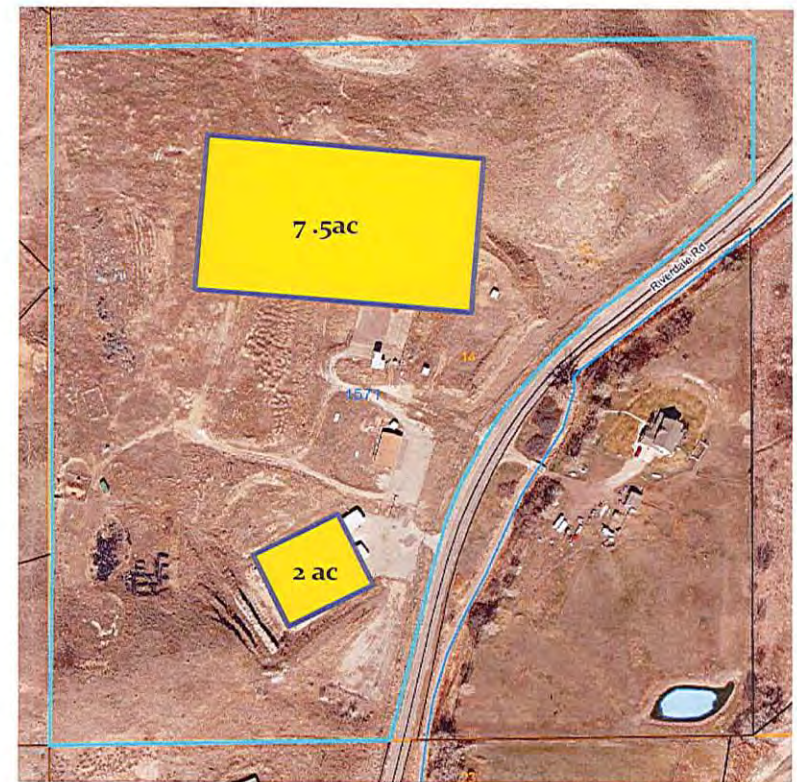


Solar Farm

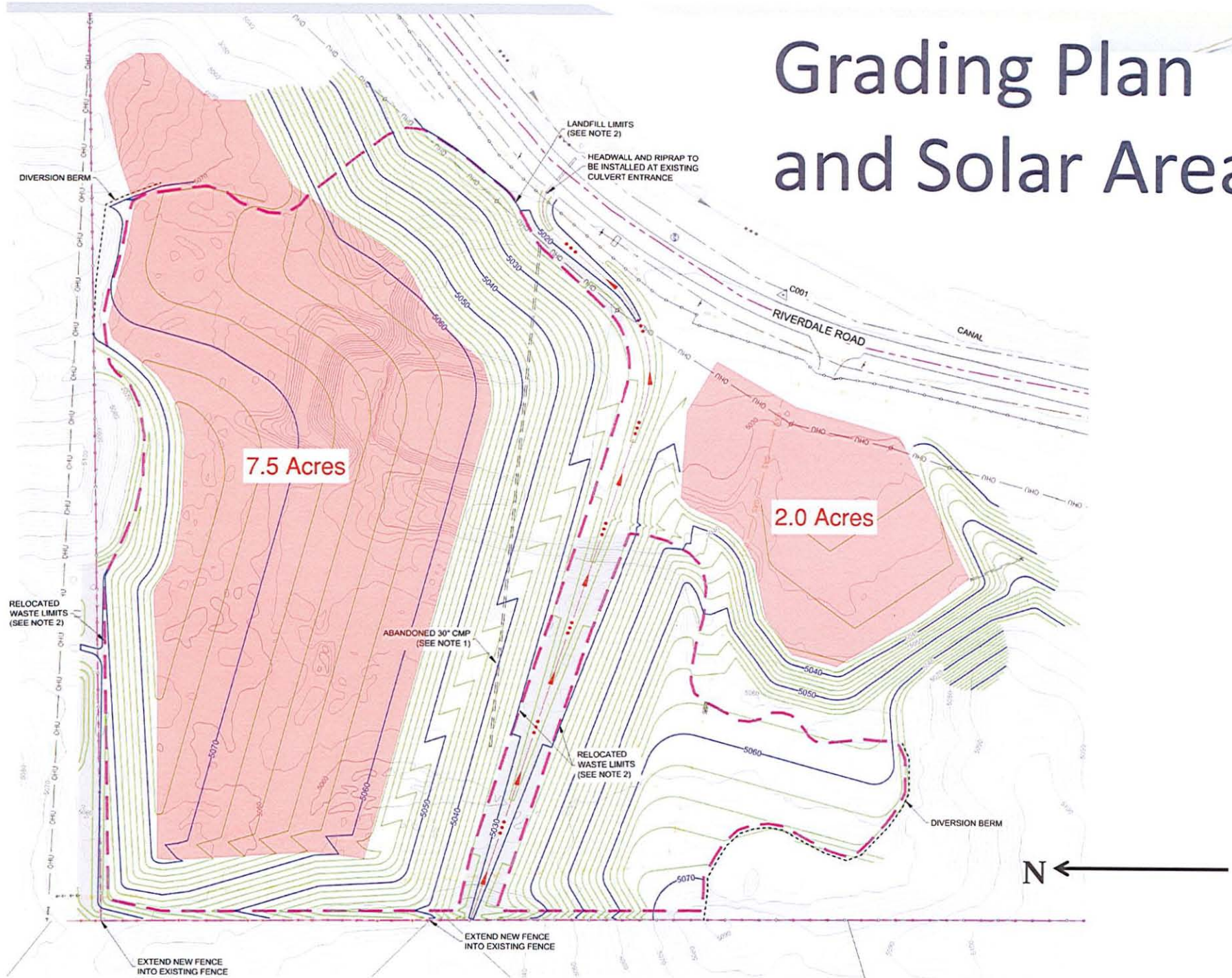
- Outreach and Partnerships:
 - **CDPHE**
 - Supportive of the direction we are going
 - **United Power**
 - Interested in solar farm and battery storage
 - **Ameresco**
 - Provided financial modeling
 - **NREL & EPA**
 - Feasibility studies and technical assistance
 - **Colorado School of Mines**
 - Students in Capstone Project to design drainage and solar on landfill cover

Solar Farm

- Land lease with a solar company (20-25 years)
- Sell electricity to United Power
- 1.5 – 2 MW Facility
- Battery storage on-site
- Projected Revenue
 - ~ \$40,000-\$50,000 per year



Grading Plan and Solar Areas





Project Timeline & Next Steps

- Coordination with CSM
 - Capstone Project will run Fall 2017 through Spring 2018
- Remediation/Construction
 - Fall 2018 – Building demolition, lead remediation; continue work on cover design
 - April 2018 – Final cover design and solar design complete
 - May 2018 – Issue RFP for swale and cover construction
 - Summer 2018 to Winter 2018 – Construction and site work
 - Spring 2019 – Solar farm installation
- Long-term groundwater monitoring & cover maintenance (up to 30 years)



Original RFP SOW and Contract

- Phase I Environmental Site Assessment
 - Interviews, research, reporting
- Phase II Environmental Site Assessment
 - Testing, surveying
- Engineering (Grading, runoff, SWMP, etc.)
- Hazardous material removal & remediation planning
- Development of bidding documents for remediation
- Remediation/Construction administration, inspections, and report review to ensure compliance
- Develop plan for future maintenance, testing, inspections

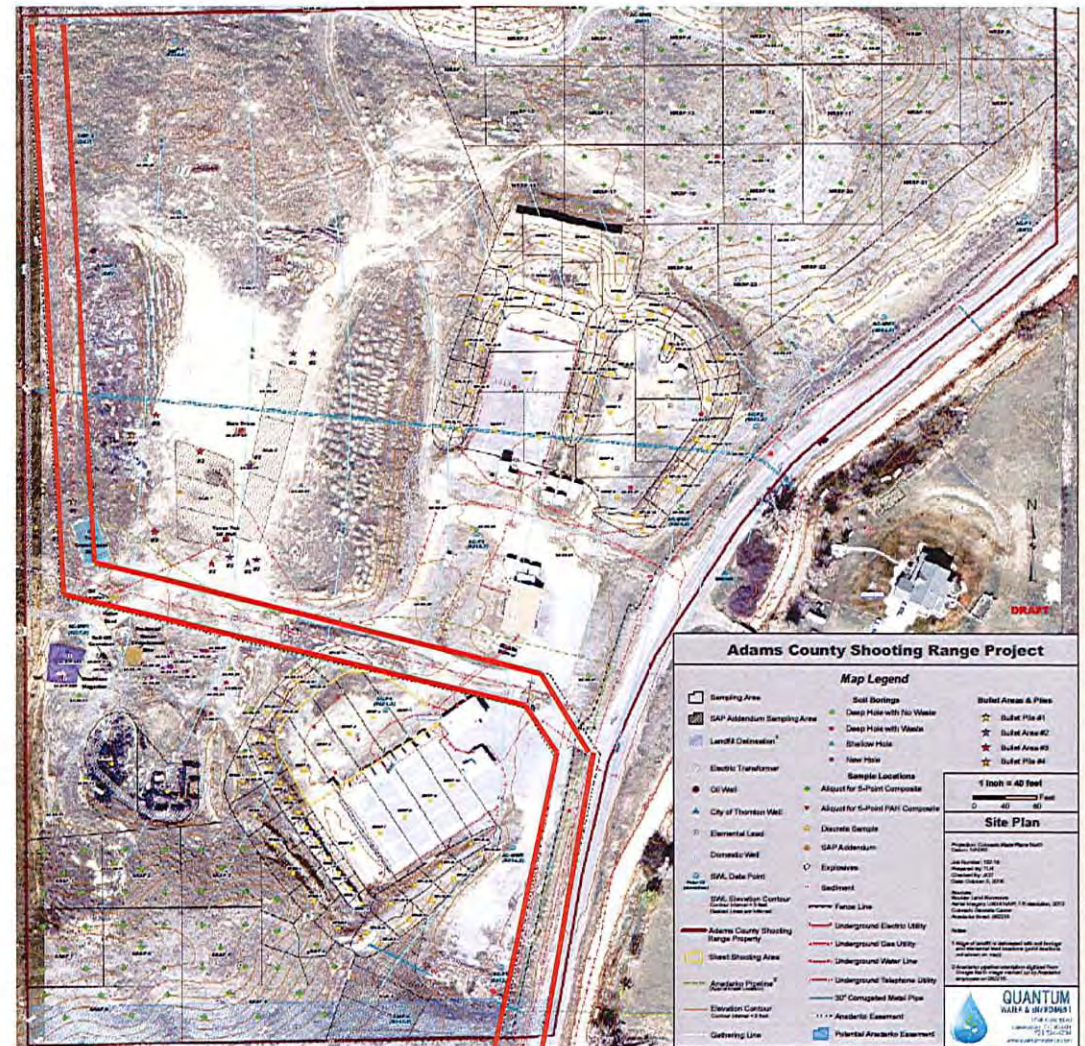


Change Order Requests

- Original Contract (October 2015): **\$100,000**
 - Phase I Environmental Site Assessment
 - Sampling and Analysis Plan
- Change Order #1 (April 2016): **\$270,000**
 - Phase II Environmental Site Assessment
 - Corrective Action Plan
- Change Order #2 (March 2017): **\$98,960**
 - Cover Design
 - Waste delineation (United Power poles)
- **Request: Change Order #3: \$165,125**
 - Cover Design
 - Quarterly Groundwater Monitoring
 - Coordination Meetings with CDPHE & CSM

Anadarko Easement

- Granted to Vessels in 1983
- Pipeline is located outside of and adjacent to easement
- Anadarko plugged and abandoned the pipeline in 2016
- No pipelines exist within easement
- Crosses landfill and future swale
- We will request that Anadarko vacate the easement





Recommendations

- The Board approves the \$165,125 Change Order #3.
 - Public Hearing on August 22, 2017
- The Board approves the letter to Anadarko requesting the vacation of their empty pipeline easement.



Questions?



STUDY SESSION AGENDA ITEM

DATE:	August 15, 2017
SUBJECT:	Regional Transportation Priorities
FROM:	Jeanne M. Shreve
AGENCY/DEPARTMENT:	Community & Economic Development
ATTENDEES:	Jeanne M. Shreve, Norman Wright, Kristin Sullivan, Jeff Maxwel
PURPOSE OF ITEM:	Reoccurring study sessions held prior to monthly ADCOG breakfasts for regional transportation priorities and DRCOG Hybrid TIP Process
STAFF RECOMMENDATION:	Informational/general feedback on fiscally constrained regional transportation plan projects and general direction on policy areas for ADCOG process.

BACKGROUND:

The purpose of the monthly meetings is to update the board and receive their direction on reprioritizing the regional transportation projects and key issues for the DRCOG TIP hybrid allocation process.

The county and its cities (ADCOG) have an already-established process in place to prioritize regional transportation needs ahead of DRCOG's Transportation Improvement Program (TIP) 'call for projects' and funding updates to CDOT's State Transportation Improvement Plan (STIP). The purpose behind this effort is for the county and its cities to collectively advocate for investment in these priorities from CDOT, DRCOG, and other agencies, as applicable.

Because DRCOG is considering a hybrid regional-subregional model for the 2020-2023 TIP process at the same time ADCOG is reprioritizing its regional projects, the county has the opportunity to help shape regional policy discussions for the TIP allocation process.

The study sessions are planned to occur prior to the monthly ADCOG functions. This will help focus discussion at the breakfast on our regional priorities and preparing our DRCOG elected officials for the key discussions taking place about the TIP hybrid process.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community & Economic Development, Transportation, CDOT, RTD, DRCOG

ATTACHED DOCUMENTS:

Study Session Presentation
2017 Transportation Project Selection Process Chart & ADCOG Priorities Update

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:			<hr/>

	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:			<hr/>

New FTEs requested: YES NO

Future Amendment Needed: YES NO

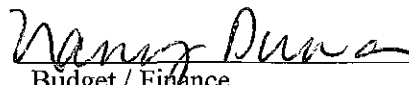
Additional Note:

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:



Raymond H. Gonzales, Interim County Manager



Nancy Duncan
Budget / Finance



Bryan Ostler, Interim Deputy County Manager

Patti Duncan, Interim Deputy County Manager

Transportation Update

Adams County Commissioners'

Study Session

August 15, 2017



Regional Transportation Agenda

- *Introduction to 2014 Priorities Projects Status Sheet*
- *Draft NATA Criteria*
- *ADCOG Breakfast Items*
- *Specific Project Updates*
- *DRCOG TIP Process Updates*

Regional Transportation Agenda

- *Draft NATA Criteria*



North Area Transportation Alliance Draft Evaluation Criteria

The following evaluation criteria for NATA Priority Projects was developed by NATA staff representatives during two project prioritization committee meetings. It was agreed that keeping the criteria limited in number and focused at a high level would facilitate utilization by elected officials.

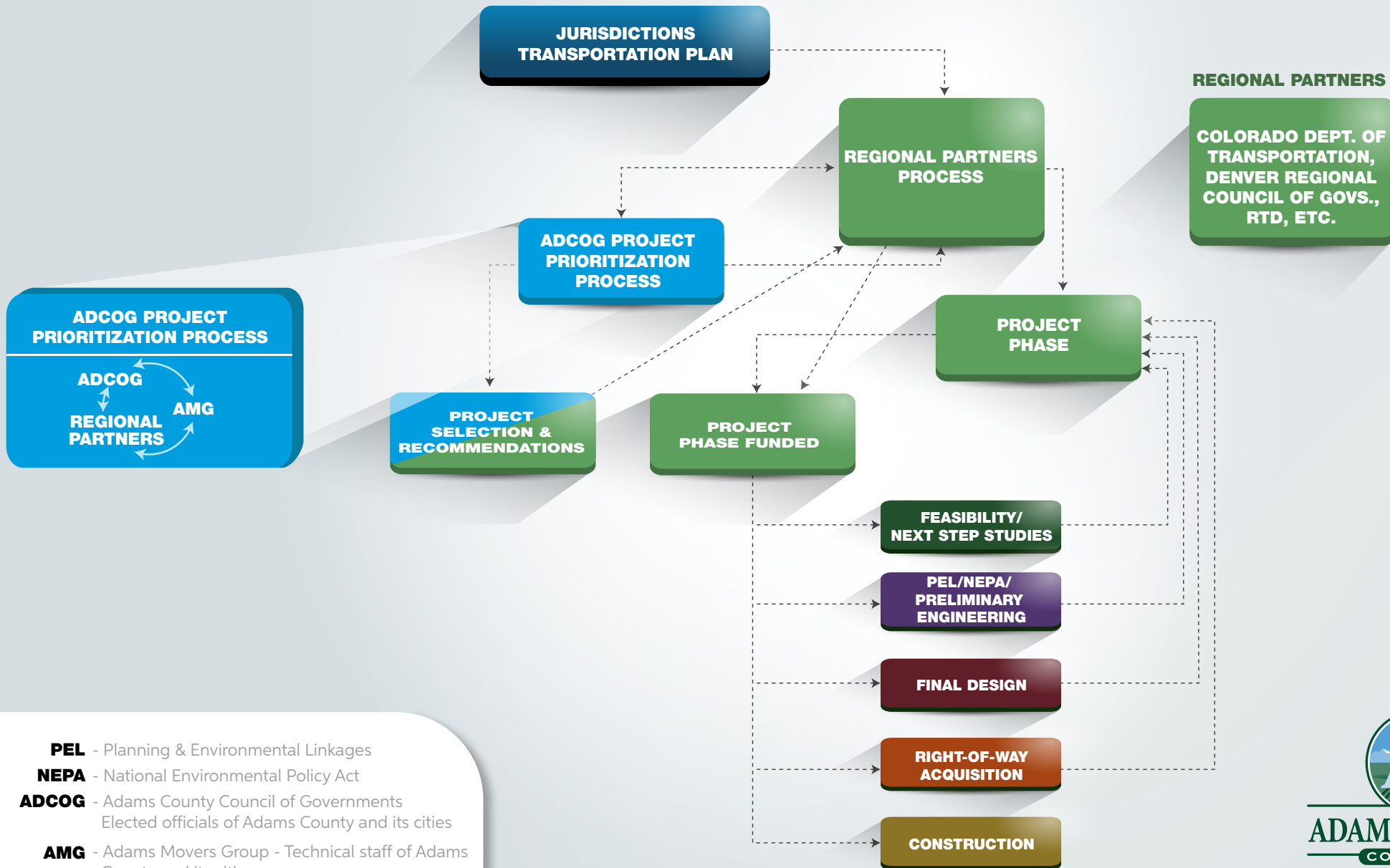
The feedback of the SPC is requested.

<i>Criteria</i>
Safety
Regional Significance - -> Number of Sub-regions Served within DRCOG Boundaries
Congestion Rating
Vehicle Miles Traveled (VMT)/Person Miles Traveled (PMT)
System Connectivity
Environmental Justice
Serving Economic Development Activity Centers & Future Households and Employment
Supports Multi-modal/Inter-modal Connections & Reduction of Single Occupant Vehicles (SOVs)
Project Readiness & Proposal Advancing Project / Fund Leveraging (INITIAL REQUIREMENT TO BE ADDED TO THE LIST AND SERVES AS A TIE BREAKER BETWEEN PROJECTS; NOT A RATING OR PRIORITIZATION CRITERIA)

Regional Transportation Agenda

- *ADCOG Breakfast Items*
 - *Possible IGA amendments*
 - *Adding Aurora & Lochbuie*
 - *Outline for Dual Model Framework*
 - *Countywide Bike Share Program*
 - *Schedule for execution (is October possible?)*
- *Specific Project Updates*
 - *SH 7 Bus Rapid Transit (BRT) Corridor*
 - *Northwest Rail SCIP Funds*
 - *North Metro Quiet Zone Designation*
- *DRCOG TIP Process Updates*

TRANSPORTATION PROJECT SELECTION PROCESS



PEL - Planning & Environmental Linkages

NEPA - National Environmental Policy Act

ADCOG - Adams County Council of Governments
Elected officials of Adams County and its cities

AMG - Adams Movers Group - Technical staff of Adams County and its cities



2014 ADCOG Priorities Status Sheet

Regional Priority	Limits	Project Element(s)	Most Current Phase	Next Phase	Links to Project Elements in Plans and Programs	Additional Links	Current Major Funding Partners (CDOT, DRCOG, RTD, etc.)
S.H. 7 Aerial Bus Rapid Transit (BRT) Corridor	Service from Boulder to Brighton	Bus Rapid Transit (BRT)	Feasibility Study -- Wrapping up BRT Study, 2017	Next Step Study -- BRT Stations Study, starting 2017 Ensure it is reflected in the upcoming RTD Regional BRT Study	RTD's Northwest Area Mobility Study (NAMS), 2014 (excerpt of study area corridors)	I-25 & SH 7 Mobility Hub Concept	DRCOG -- \$200k for BRT Study AdCo -- \$25k towards local match BoCo -- \$25k towards local match DRCOG -- \$160k for BRT Stations Study AdCo -- \$13k towards local match Broomfield -- \$10k towards local match Thornton -- \$17k towards local match
					SH 7 BRT on DRCOG 2040 Metro Vision Regional Transportation Plan, 2017	I-25 & SH 7 Mobility Hub transit flows for SH 7 BRT	
					SH 7 PEL, 2014 (transit excerpt)	SH7 BRT Feasibility Study Preliminary Findings	
120 Arterial BRT Corridor	Service from Broomfield P&R @ Wadsworth to AdCo Gov't Ctre	Bus Rapid Transit (BRT)	Feasibility -- Northwest Area Mobility Study, 2014	Next Step Study: RTD Regional BRT Study	RTD's Northwest Area Mobility Study (NAMS), 2014 (excerpt of study area corridors)	NAMS -- 120 BRT Route Information	DRCOG -- \$1 million
					120BRT on DRCOG 2040 Metro Vision Regional Transportation Plan, 2017	RTD Regional BRT Study TIP Information	
Sheridan Arterial BRT	U.S. 36 to I-76	Bus Rapid Transit (BRT)	Feasibility -- Northwest Area Mobility Study, 2014	Next Step Study: RTD Regional BRT Study	RTD Regional BRT Study TIP Information		
<p>Legend for 'Current Phase' & 'Next Phase' Columns</p> <ul style="list-style-type: none"> = Feasibility/Next Step Studies = PEL/NEPA/Preliminary Engineering = Final Design = Right-of-Way Acquisition = Construction 							

2014 ADCOG Priorities Status Sheet

Regional Priority	Limits	Project Element(s)	Most Current Phase	Next Phase	Links to Project Elements in Plans and Programs	Additional Links	Current Major Funding Partners (CDOT, DRCOG, RTD, etc.)
120th & 85 interchange		Build new interchange	NEPA/30% Design	Construction	Conceptual interchange layouts from 85 PEL Study	Highest Priorities from the 85 PEL Study	\$1 m -- CDOT for PEL \$50k -- AdCo & Weld for local match \$5 m -- CDOT NEPA/30% Design
85 & 60th intersection improvements		Evaluate safety and operational alternatives	Vasquez Interchange PEL -- ongoing	NEPA/30% Design	Link to Vasquez PEL Study		
I-270 Improvements	I-25 to I-70	Vasquez interchange alternatives analysis	Vasquez Interchange PEL -- ongoing	NEPA on 270 corridor, including Vasquez interchange and 60th & 85 improvements	Link to Vasquez PEL Study	Vasquez Interchange Options being evaluated under PEL Study	\$1 m -- CDOT for Vasquez PEL \$1.75 m -- CDOT in FY18 for NEPA/30% on Vasquez PEL and 85&60th base project elements identified in PEL
		Need NEPA and alternatives analysis for capacity improvements for entire corridor from I-25 to I-70	N/A	NEPA/30% Design			
S.H. 79 & Union Pacific Grade Separation	I-70 to north of Old Victory Road	Realign SH 79 and grade separate the Union Pacific Railroad from SH 79 along new alignment.	NEPA/30% Design	Construction	Link to SH 79 PEL	SH 79 designation as a strategic corridor in AdCo Trans Plan and PEL excerpts	DRCOG -- \$1 m CDOT -- \$500k
<p>Legend for 'Current Phase' & 'Next Phase' Columns</p> <ul style="list-style-type: none"> = Feasibility/Next Step Studies = PEL/NEPA/Preliminary Engineering = Final Design = Right-of-Way Acquisition = Construction 							

2014 ADCOG Priorities Status Sheet






Regional Priority	Limits	Project Element(s)	Most Current Phase	Next Phase	Links to Project Elements in Plans and Programs	Additional Links	Current Major Funding Partners (CDOT, DRCOG, RTD, etc.)
I-76 & Bridge Interchange		Build new interchange	Next Step Study -- Economic analysis/ Final Design	Construction	Link to City of Brighton's Project Page	Preferred Alternative from NEPA EA/FONSI	Econ Study and Final Design Brighton -- \$100k AdCo -- \$75k
S.H. 44 (104th) widening	Grandview Ponds to 85	Widening to four lanes	N/A	NEPA/30% Design	DRCOG FC-RTP		
		From 2010 -- Substantially completed SPR bridge/Bull Seep canal in 2015 -- finalizing project -- need water quality maintenance agreement between county and CDOT	Awaiting maintenance IGA with CDOT	Open for traffic			CDOT -- \$24 m AdCo -- \$1 m local match Commerce City -- \$500k local match Thornton -- \$\$500k local match
120th Widening	Pecos to Zuni	Intersection improvements at Zuni and Pecos Street	N/A	NEPA/30% Design			
Sheridan Improvements	87th - 91st	Transit/Ped/bike underpass	Final Design	Construction	DRCOG FC-RTP		
		Widening and replacement of BNSF bridge		Construction			Westminster
<p>Legend for 'Current Phase' & 'Next Phase' Columns</p> <ul style="list-style-type: none"> = Feasibility/Next Step Studies = PEL/NEPA/Preliminary Engineering = Final Design = Right-of-Way Acquisition = Construction 							

2014 ADCOG Priorities Status Sheet

Regional Priority	Limits	Project Element(s)	Most Current Phase	Next Phase	Links to Project Elements in Plans and Programs	Additional Links	Current Major Funding Partners (CDOT, DRCOG, RTD, etc.)
North Metro	124th to SH 7		NEPA/30% Design	Construction	North Metro EIS	Regional Rail Partners (contractor)	RTD
I-25 Regional Bus Service, including Larkridge P&R (PEL Improvements)	Downtown Denver to Ft. Collins	88th /Thornton P&R mobility hub	NEPA/30% Design	Construction	I-25 PEL (preferred alternatives map)		CDOT -- Portion of \$8.5 m for PEL Improvements
		Conceptual Design -- 144th & I-25 P&R	Preliminary Engineering	NEPA/30% Design	I-25 PEL (preferred alternatives map)		AdCo -- \$100k
		I-25 & 7 Mobility Hub (Larkridge P&R)	30% design	Construction (phased)	North I-25 EIS (preferred alternatives map) SH 7 PEL, 2014 (transit excerpt) I-25 PEL (preferred alternatives map)	Bustang future stop at I-25 & 7 Mobility Hub layout Mobility Hub Transit and bike/ped flows	AdCo -- \$500k
<p>Legend for 'Current Phase' & 'Next Phase' Columns</p> <ul style="list-style-type: none"> = Feasibility/Next Step Studies = PEL/NEPA/Preliminary Engineering = Final Design = Right-of-Way Acquisition = Construction 							

2014 ADCOG Priorities Status Sheet

Regional Priority	Limits	Project Element(s)	Most Current Phase	Next Phase	Links to Project Elements in Plans and Programs	Additional Links	Current Major Funding Partners (CDOT, DRCOG, RTD, etc.)
I-25 widening (includes capacity & operational improvements identified in PEL)	E-470 - SH 7	Managed Lanes	Final design	Construction	North I-25 EIS (preferred alternatives map) I-25 PEL (preferred alternatives map)	Managed Lanes x-section	CDOT -- \$8.5 m (for design)
	120th - E-470	Managed Lanes	Construction -- ongoing	Open to Public	North I-25 EIS (preferred alternatives map) I-25 PEL (preferred alternatives map)	CDOT Project Page	CDOT -- \$105.5 m (design/construction)
		Accel/decel lanes from 136th-144th		Open to Public			
	US 36 - 120th	(Interim) Managed Lanes/sound walls	Open to Public	N/A	North I-25 EIS (preferred alternatives map)	CDOT Project Page	CDOT -- \$39.727 m TIGER Grant -- \$15 m DRCOG -- \$5 m Local Jurisdictions -- \$8.025 m
		Ramp metering @ SB 120th, 136th, 144th	Construction -- completed	Open to Public			
		Ramp metering @ NB Thornton PKWY, 104th, 120th		Open to Public			
		88th/Thornton P&R mobility hub	NEPA/30% Design	Construction	I-25 PEL (preferred alternatives map)		CDOT -- Portion of \$8.5 m for PEL Improvements
		Widening from 84th to Thornton Pkwy	NEPA/30% Design -- ongoing	Construction		I-25 by 2025 & 2035 PEL Elements	CDOT -- \$2 m for design
	accel/decel lanes from 270-104th	NEPA/30% Design -- ongoing	Construction	I-25 PEL (preferred alternatives map)			

Legend for "Current Phase" & "Next Phase" Columns	
	= Feasibility/Next Step Studies
	= PEL/NEPA/Preliminary Engineering
	= Final Design
	= Right-of-Way Acquisition
	= Construction

2014 ADCOG Priorities Status Sheet

Regional Priority	Limits	Project Element(s)	Most Current Phase	Next Phase	Links to Project Elements in Plans and Programs	Additional Links	Current Major Funding Partners (CDOT, DRCOG, RTD, etc.)
Smart Commute TMO (PEL Improvements)	US 36 to SH 7	<p>Create Bike Map</p> <p>Commuter Cash Program</p> <p>Corridor transit guide</p> <p>Incident Management Plan</p> <p>Implement education campaign on driving thru managed lanes</p> <p>Pool program subsidies</p> <p>Secure bike facilities</p> <p>TDM marketing</p> <p>Transit subsidies</p> <p>Bike share program</p> <p>Employer outreach</p> <p>First & final mile programs</p> <p>Flexible work schedule resources</p>	Smart Commute is implementing majority of TDM measures (highlighted in red to the left)	N/A	I-25 by 2025 & 2035 PEL Elements	Link to Smart Commute's I-25 Program Page	CDOT -- \$80k
Smart Commute TMO	120th - SH 7	Shuttle service/transit service between Wagon Road P&R and Orchard/SAN at 144th	Service				
SH 7 Widening	164th to Holly (per SH 7 PEL improvements)	Developers responsible	Developers built from York to Big Dry Creek	164th to York	DRCOG FC-RTP	SH 7 PEL, 2014 (x-sections excerpt)	Developers
		Government/Developer responsible	N/A	30%/NEPA on gov't portions and construction for developer portions -- York to Holly	DRCOG 2040 Metro Vision Regional Transportation Plan, 2017	PEL -- S.H. 7 Planning & Environmental Linkages Study, 2014	
Northwest Rail	Westminster Station to Downtown Westminster		Feasibility Study -- conceptual phased service plan	Construction	RTD's Northwest Area Mobility Study (NAMS), 2014 (excerpt of study area corridors)		RTD
North Metro Extension	SH 7 to Longmont-points north		Feasibility Study -- North I-25 Commuter Rail Update, 2015/ Interconnectivity Study (ICS), 2017	TBD	I-25 North Commuter Rail Study Report, 2015	North I-25 EIS Preferred Alternative Map	
<p>Legend for 'Current Phase' & 'Next Phase' Columns</p> <ul style="list-style-type: none"> = Feasibility/Next Step Studies = PEL/NEPA/Preliminary Engineering = Final Design = Right-of-Way Acquisition = Construction 							

2014 Priorities --
Based on the next reasonable phase in 2017,
here's some suggested 'next reasonable phases' we could ask our regional partners to work with us on
for the 2018 County Hearing and TIP Process

Feasibility/ Next Step Studies	PEL/NEPA/Preliminary Engineering	Final Design	ROW Acquisition	Construction/Service
	SH 7 BRT Clearances & Preliminary Engineering			
		120th & 85		
	Advanced Route 120 BRT Corridor Feasibility Study			
		Phase I 85 & 60th		
	Advanced Route 120 BRT Corridor Feasibility Study			
		Phase I of 270 improvements, per EA/FONSI		
		104th Widening		
		S.H. 79 & Union Pacific Grade Separation		
				I-76 & Bridge Interchange
		Phased Infrastructure for I-25 Regional Bus Service -- 144th		
				120th Widening (Pecos & Zuni)
		SH 7 Widening		
				Sheridan Improvements (widening & trail underpass)
				Phased North Metro
				Phased Infrastructure for I-25 Regional Bus Service (SH 7)
			I-25 Widening (PEL Improvements)	
			Phased Northwest Rail	
Note: Devolution continues to be an alternative CDOT advocates on State-owned arterial facilities				



STUDY SESSION AGENDA ITEM

DATE: August 15, 2017
SUBJECT: Third Amendment to the 2017 Adopted Budget
FROM: Nancy Duncan, Budget Manager
AGENCY/DEPARTMENT: Budget Office
ATTENDEES: Budget Office Staff
PURPOSE OF ITEM: Review requested amendment items with the Board of County Commissioners and answer any questions regarding these items.
STAFF RECOMMENDATION: After review of the Third Amendment, to adopt the 2017 First Budget Amendment at a future Public Hearing.

BACKGROUND:

This is to amend the 2017 Adams County Adopted Budget.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office and Budget Office

ATTACHED DOCUMENTS:

2017 3rd Amendment Summary
2017 3rd Amendment Detail

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:			<hr/>

	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:			<hr/>

New FTEs requested: YES NO

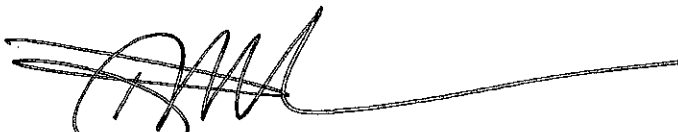
Future Amendment Needed: YES NO

Additional Note:


Due to the length of the amendment, please see attached Amendment Summary and Detail for fiscal impact.

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:



Raymond H. Gonzales, Interim County Manager



Budget / Finance

Bryan Ostler, Interim Deputy County Manager

Patti Duncan, Interim Deputy County Manager

Exhibit A - Amendments

Third Amendment to the 2017 Budget
 Resolution No. TBD
 For Adoption on: August 22, 2017
 Study Session on: August 15, 2017



Purpose of Resolution:

A resolution to amend the 2017 Budget. Summary information by Fund and Department is listed below. Additional detailed information is attached for consideration and review.

Fund	Department	Expenditure Amount	Revenue Amount	Use of Fund Balance	FTE
GENERAL FUND	Admin/Org	\$130,000	\$0	\$130,000	0.00
	Assessor's Office	57,153	0	57,153	2.00
	Community & Economic Development	100,000	0	100,000	0.00
	Coroner's Office	124,300	0	124,300	0.00
	Deputy County Manager Admin Services - Budget Office	0	0	0	1.00
	Facilities	(554,959)	0	(554,959)	0.00
	General Fund Intra Fund Transfers	869,959	865,970	3,989	0.00
	Social Services - Poverty Reduction	27,350	0	27,350	1.00
	Regional Affairs	27,350	0	27,350	1.00
	Sheriff's Office	302,925	302,925	0	0.00
CAPITAL FACILITIES FUND	Animal Shelter	869,959	0	869,959	0.00
	Justice Center	(200,000)	0	(200,000)	0.00
	Capital Facilities Fund Intra Fund Transfers	200,000	869,959	(669,959)	0.00
ROAD & BRIDGE FUND	Public Works - Transportation	552,638	0	552,638	0.00
SOCIAL SERVICES FUND	Social Services - Child Welfare	303,642	273,278	30,364	11.00
	Social Services - County Administration	216,684	173,347	43,337	10.00
	Social Services - Child Care Assistance	40,456	36,006	4,450	2.00
DIA NOISE MITIGATION & COORDINATING FUND	DIA Restricted Legal Fees	665,970	0	665,970	0.00
FLEET MANAGEMENT FUND	Fleet & Facilities - Fleet	33,750	0	33,750	1.00
INSURANCE FUND	Insurance - Care Here Clinic HSB	187,318	0	187,318	0.00
FLATROCK FACILITY FUND	FLATROCK	35,000	0	35,000	0.00
Total Appropriation		3,989,495	2,521,485	1,468,010	29.00

Fund Summary	Expenditure Amount	Revenue Amount	Use of Fund Balance	FTE	
GENERAL FUND	\$1,084,078	\$1,168,895	(\$84,817)	5.00	
CAPITAL FACILITIES FUND	869,959	869,959	0	0.00	
ROAD & BRIDGE FUND	552,638	0	552,638	0.00	
SOCIAL SERVICES FUND	560,782	482,631	78,151	23.00	
DIA NOISE MITIGATION & COORDINATING FUND	665,970	0	665,970	0.00	
FLEET MANAGEMENT FUND	33,750	0	33,750	1.00	
INSURANCE FUND	187,318	0	187,318	0.00	
FLATROCK FACILITY FUND	35,000	0	35,000	0.00	
Total Appropriation		\$3,989,495	\$2,521,485	\$1,468,010	29.00

AMENDMENTS

**Third Amendment to the 2017 Budget
Resolution No. TBD
For Adoption on: August 22, 2017
Study Session on: August 15, 2017**



Department - (Division)	Project Name or Description	Source of Funding (Carryover, Fund Balance, Grant, Miscellaneous Revenue)	Expenditure Amount	Revenue Amount	Use of Fund Balance	Ongoing (X)	Reason for Amendment	FTE
GENERAL FUND								
Admin/Org	Copier Lease Buyout	Fund Balance	\$110,000	\$0	\$110,000		Due to the buyout of the Canon leases taking longer than originally planned, this additional amount is needed to settle out the non-termed lease contracts. This was approved in AIR on February 7, 2017.	0.0
Admin/Org	Homes for Hope	Fund Balance	20,000	0	20,000		The Homes for Hope design phase will begin in 2017. This was approved in the May 16, 2017 Study Session.	0.0
Assessor's Office	Two FTE in the Assessor's Office	Fund Balance	57,153	0	57,153	X	With the extreme growth in Adams County, two positions, Residential Data Collector and Commercial Data Collector will be instrumental in fulfilling duties presently done by the appraisers. The addition of these two positions will allow the appraisers quality time to focus on the valuation of properties.	2.0
Community & Economic Development	Water Well Testing	Fund Balance	100,000	0	100,000		Community & Economic Development will begin offering Water Well Testing. The budget for this program will be \$100,000. This was approved in the July 25, 2017 Study Session.	0.0
Coroner's Office	Additional Building Needs Related to Radiography Equipment	Fund Balance	34,300	0	34,300	X	The Radiography Equipment approved in the 2017 Adopted Budget requires electrical modifications to the building to meet machine requirements. This amount also includes the cost of year 1 of a three year maintenance contract.	0.0
Coroner's Office	Autopsy Costs	Fund Balance	90,000	0	90,000	X	Due to Colorado Revised Statutes 30-10-606(2) and 30-10-606.5, an additional amount is requested to perform additional autopsies. The growth in Adams County and also the requirement of the Colorado Revised Statutes will require more autopsies in 2017.	0.0
Deputy County Manager Admin Services - Budget Office	One FTE - Performance Analyst	Fund Balance	0	0	0	X	With the recent re-organization, the salary and benefits for the Performance & Sustainability Manager was split between Human Resources and Budget for 2 positions. Human Resources will use the FTE as a Compensation Manager and the Budget Office is requesting the approval of an FTE for a Performance Analyst. There is no fiscal impact.	1.0
Facilities - Admin	Construction Trailer at Strasburg	Fund Balance	50,000	0	50,000		During the All Employee Meetings in May 2017, conditions at the Strasburg location were brought up. This is to install a temporary trailer to address those conditions.	0.0
Facilities - Animal Shelter	Deappropriate and move Budget from GF to Cap Fac Fund	Fund Balance	(869,959)	0	(869,959)		To keep all expenditures related to the Animal Shelter in the Capital Facilities Fund, the design amount currently in the General Fund is being deappropriated in the General Fund and reappropriated in the Capital Facilities Fund.	0.0
Facilities - Sheriff's Office	Mental Health Unit	Fund Balance	200,000	0	200,000		On July 25, 2017, the BoCC approved a transfer from the Justice Center project budget in the Capital Facilities Fund to the Mental Health Unit budget in the General Fund.	0.0
Facilities - Sheriff's Office	Detention Center Projects	Fund Balance	65,000	0	65,000		The bids for 3 projects, Kitchen Floor Refinishing, F-Module Plumbing Access, and Modifications to Chase Ductwork, came in higher than the original budget. This will allow for completion of these 3 projects. This was approved in the July 18, 2017 Study Session.	0.0

Department - (Division)	Project Name or Description	Source of Funding (Carryover, Fund Balance, Grant, Miscellaneous Revenue)	Expenditure Amount	Revenue Amount	Use of Fund Balance	Ongoing (X)	Reason for Amendment	FTE
General Fund	Funding for Animal Shelter	Intra Fund Transfer	869,959	0	869,959		This is the transfer to the Capital Facilities Fund to cover the design amount that had been originally appropriated in the General Fund.	0.0
General Fund	DIA Legal Fees	Intra Fund Transfer	0	665,970	(665,970)		It was determined by the County Attorney, Finance Department, and Budget Office the DIA Legal Fees Committed Fund Balance should be kept in the General Fund instead of the General Fund and the DIA Noise Mitigation & Coordinating Fund.	0.0
General Fund	Mental Health Unit	Intra Fund Transfer	0	200,000	(200,000)		On July 25, 2017, the BoCC approved a transfer from the Justice Center project budget in the Capital Facilities Fund to the Mental Health Unit budget in the General Fund.	0.0
Social Services - Poverty Reduction	Poverty Reduction Administrator	Fund Balance	27,350	0	27,350	X	A Poverty Reduction Administrator was approved by the BoCC on April 25, 2017. This position is anticipated to start in September 2017.	1.0
Regional Affairs	Homelessness Liaison	Fund Balance	27,350	0	27,350	X	A Homelessness Outreach Liaison was approved by the BoCC on April 25, 2017. This position is anticipated to start in September 2017.	1.0
Sheriff's Office - CJCC	CJCC Grant	Grant Revenue	38,250	38,250	0		These fund will be used to procure legal services to develop and execute a jurisdictional wide Information Sharing IGA. Any remaining funds will be used to procure additional OJBC membership hours to improve the existing CJCC Federated Query Portal.	0.0
Sheriff's Office - Detentions	JBBS Grant	Grant Revenue	256,011	256,011	0		This is the continuation of the Jail Based Behavioral Services Grant (JBBS). Adams County Sheriff's Office has been receiving this grant since 2013. This grant provides therapeutic interventions to treat alcoholism, illicit drug use disorders as well as mental health illnesses related to these addictions at the Adams County Detention Center.	0.0
Sheriff's Office - Professional Standards	POST Grant	Grant Revenue	8,664	8,664	0		The Colorado Department of Law, Peace Office Standards & Training (POST) issued a purchase order to reimburse the Sheriff's Office for purchasing training equipment.	0.0
TOTAL GENERAL FUND			\$1,084,078	\$1,168,895	(\$84,817)			5.0

CAPITAL FACILITIES FUND

Facilities - Animal Shelter	Reappropriating GF Budget to Cap Facilities Fund	Fund Balance	\$869,959	\$0	\$869,959		To keep all expenditures related to the Animal Shelter in the Capital Facilities Fund, the design amount currently in the General Fund is being deappropriated in the General Fund and reappropriated in the Capital Facilities Fund.	0.0
Facilities - Justice Center Build Out	Justice Center	Fund Balance	(200,000)	0	(200,000)		On July 25, 2017, the BoCC approved a transfer from the Justice Center project budget in the Capital Facilities Fund to the Mental Health Unit budget in the General Fund.	0.0
Capital Facilities Fund	Transfer from GF related to Animal Shelter	Intra Fund Transfer	0	869,959	(869,959)		This is the transfer to the Capital Facilities Fund to cover the design amount that had been originally appropriated in the General Fund.	0.0
Capital Facilities Fund	Transfer to GF related to Mental Health Unit Increase	Intra Fund Transfer	200,000	0	200,000		On July 25, 2017, the BoCC approved a transfer from the Justice Center project budget in the Capital Facilities Fund to the Mental Health Unit budget in the General Fund.	0.0
TOTAL CAPITAL FACILITIES FUND			\$869,959	\$869,959	\$0			0.0

Department - (Division)	Project Name or Description	Source of Funding (Carryover, Fund Balance, Grant, Miscellaneous Revenue)	Expenditure Amount	Revenue Amount	Use of Fund Balance	Ongoing (X)	Reason for Amendment	FTE
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ROAD & BRIDGE FUND

Public Works - Transportation	Resurfacing of Additional Lane Miles	Fund Balance	\$552,638	\$0	\$552,638		The bid for materials submitted by Martin Marietta exceeded the available budget. At the direction of the BoCC at Public Hearing on May 23, 2017, the budget was increased rather than reduce the lane miles by 8,000 feet.	0.0
TOTAL ROAD & BRIDGE FUND			\$552,638	\$0	\$552,638			0.0

SOCIAL SERVICES FUND

Social Services - Child Welfare	11 FTEs in Child Welfare	State Grant/FB	\$303,642	\$273,278	\$30,364	X	These 11 FTE are mandated by SB 15-242. 10.5 of the FTE request will have 90% state funding. The .50 FTE will be added to an existing FTE using \$36,000 from the Promoting Safe and Stable Families Grant. This is also 90% reimbursable by the State of Colorado.	11.0
Social Services - County Administration	10 FTEs in SS County Admin	State & Fed Grant/FB	216,684	173,347	43,337	X	These 10 FTE in the County Administration Program are reimbursed 80% by State & Federal Funding. These FTE will help clear the backlog of cases.	10.0
Social Services - Child Care Assistance	2 FTEs in Child Care Assistance	State & Fed Grant/FB	40,456	36,006	4,450	X	These 2 FTE are necessary to cover the increase in applications in the Child Care Assistance Program. This is reimbursed 63% by Federal Revenue and 26% by State Revenue.	2.0
TOTAL SOCIAL SERVICES FUND			\$560,782	\$482,631	\$78,151			23.0

DIA NOISE MITIGATION & COORDINATING FUND

DIA Restricted Legal Fees	DIA Legal Fees	Fund Balance	\$665,970	\$0	\$665,970		It was determined by the County Attorney, Finance Department, and Budget Office the DIA Legal Fees Committed Fund Balance should be kept in the General Fund instead of the General Fund and the DIA Noise Mitigation & Coordinating Fund.	0.0
TOTAL DIA NOISE MITIGATION & COORDINATING FUND			\$665,970	\$0	\$665,970			0.0

FLEET MANAGEMENT FUND

Fleet & Facilities - Fleet	Shop Foreman	Fund Balance	\$33,750	\$0	\$33,750	X	With the recent reorganization, the Fleet Shop Foreman position was re-classified leaving the need for a Shop Foreman.	1.0
TOTAL FLEET MANAGEMENT FUND			\$33,750	\$0	\$33,750			1.0

Department - (Division)	Project Name or Description	Source of Funding (Carryover, Fund Balance, Grant, Miscellaneous Revenue)	Expenditure Amount	Revenue Amount	Use of Fund Balance	Ongoing (X)	Reason for Amendment	FTE
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INSURANCE FUND

Insurance - Care Here Clinic HSB	Start up of HSB Clinic	Fund Balance	\$187,318	\$0	\$187,318	X	The Care Here Clinic is opening in the Human Services Building in October 2017. This is to cover the start up costs related to the clinic.	0.0

TOTAL INSURANCE FUND \$187,318 \$0 \$187,318 0.0

FLATROCK FACILITY FUND

FLATROCK	Repairs to Range	Fund Balance	\$35,000	\$0	\$35,000		During an inspection of the Shooting Range, some components, including the bullet trap auger that moves the lead bullets from the trap are wearing to the point of requiring immediate attention/replacement. The components and labor to assemble/install everything over the course of 3 days per range came to a total cost of \$35,000.	0.0

TOTAL FLATROCK FACILITY FUND \$35,000 \$0 \$35,000 0.0

TOTAL ALL FUNDS - 2017 THIRD AMENDMENT

\$3,989,495 \$2,521,485 \$1,468,010 29.0



Human Services

- County Admin (public assistance programs)
 - Allocation increase effective July 1, 2017
 - New allocation **\$11,339,086** (18.65% increase)
 - State fiscal year end expenditures **\$10,701,758**
 - Remaining funding **\$637,328**
 - Annual overtime costs nearly \$200,000



Human Services

- Performance Sustainability

GOAL: Community Enrichment					YTD Met 7/9
Strategy - Help Adams County households meet their nutritional needs and not go hungry	2016	2017	16-17 +/-	Measure	+/- Met Current
Food Assistance Regular Application Timeliness	96.9%	98.3%	+1.4%	95%	+3.3%
Food Assistance Expedited Application Timeliness	91.1%	97.1%	+6%	95%	+2.1%
Food Assistance Redetermination Timeliness	93.4%	96.5%	+3.1%	95%	+1.5%
Strategy - Assist Adams County families in obtaining medical treatment and assistance	2016	2017	16-17 +/-	Measure	+/- Met Current
Medical Assistance Application Timeliness	95.6%	96.0%	+0.4%	95%	+1.0%
Medical Assistance Redetermination Timeliness	97.5%	98.5%	+1.0%	95%	+3.5%
Strategy - Maximize the independence of older and disabled Adams County residents, including assisting them in obtaining medical treatment and assistance	2016	2017	16-17 +/-	Measure	+/- Met Current
Adult Financial Application Timeliness	96.6%	98.6%	+2.0%	95%	+3.6%
Adult Financial Redetermination Timeliness	83.1%	88.0%	+4.9%	95%	-7.0%
Strategy - Support low income residents in becoming self sufficient and increase family stability	2016	2017	16-17 +/-	Measure	+/- Met Current
Colorado Works Application Timeliness	98.9%	98.7%	-0.2%	95%	+3.7%
Colorado Works Redetermination Timeliness	89.3%	94.6%	+5.3%	95%	-4.4%



STUDY SESSION AGENDA ITEM

DATE:	August 15, 2017
SUBJECT:	Open Space Projects: Littlefield Conservation Easement & Falcon Res. Acquisition
FROM:	Nathan Mosley
AGENCY/DEPARTMENT:	Parks & Open Space
ATTENDEES:	Nathan Mosley, Marc Pedrucci, Aaron Clark
PURPOSE OF ITEM:	Update the BoCC on the proposed acquisition of the Littlefield Conservation Easement and Falcon Resources Open Space
STAFF RECOMMENDATION:	That the Board of County Commissioners gives the Parks & Open Space Dept. approval to execute the Agreement for Purchase for a conservation easement on the Littlefield Property, and approval to submit an ADCO Open Space Grant to reimburse the purchase; and also execute an Agreement for Purchase of the 14-acre Falcon Resources parcel for open space.

BACKGROUND:

Littlefield Conservation Easement:

The Parks & Open Space Department (POSD) wishes to purchase a conservation easement on the Littlefield property. The property is approximately 31 acres, situated along Riverdale Road north of the Adams County Regional Park. We are partnering with the Trust for Public Land (TPL) to accomplish the transaction. TPL has assisted the County on many land preservation projects, including the recently concluded Willow Bay purchase. Parks must execute a Purchase and Sale Agreement with TPL to finalize the details of the Littlefield transaction.

The Littlefield property is immediately adjacent to the Van Scoyk property, which Adams County purchased in 2016. This easement will ensure that the Littlefield family will continue to own the property, and that active agriculture will continue. The easement also ensures that the property's water rights, which are some of the oldest on the South Platte River, will remain on the property for agricultural purposes. The property is located within the area covered by the South Platte River Heritage Plan and the Riverdale Road Plan, and is specifically called out for preservation in the 2012 Open Space, Parks and Trails Master Plan. The easement has been appraised at \$938,000. Due to an urgent timeframe on the part of the property owner, Parks would like to purchase the easement now, and apply for Open Space grant funding to reimburse \$450,000 during the fall grant cycle.

Falcon Resources:

The Falcon Resources property is a 14-acre parcel that is directly adjacent to the Van Scoyk and E-470 Open Space properties that have already been preserved by the POSD, and is directly north of the Regional Park along the South Platte River. Preservation of the Falcon Resources property is identified in the 2012 Open Space, Parks & Trails Master Plan. The POSD recently commissioned an appraisal of the Falcon Resources property after we were contacted by the property owner who indicated he was ready to sell the property for open space. The property owner has agreed to sell the property to the county at the appraised value of \$175,000. The POSD wishes to execute a Purchase Agreement with the landowner to acquire the property. The POSD anticipates submittal of an ADCO Open Space Grant in February 2018 to partially reimburse the acquisition costs.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Parks & Open Space, The Trust for Public Land

ATTACHED DOCUMENTS:

PowerPoint Presentation

Map of the Littlefield and Falcon Resources properties, and adjacent open space properties

FISCAL IMPACT:

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

Fund: 27

Cost Center: 6107

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			\$450,000
Total Revenues:			<u> </u>

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	9010	61071705	\$1,113,000
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u> </u>


New FTEs requested: YES NO

Future Amendment Needed: YES NO


Additional Note:

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:



Raymond H. Gonzales, Interim County Manager



Nancy Duncan
Budget / Finance



Bryan Ostler, Interim Deputy County Manager

Patti Duncan, Interim Deputy County Manager



Littlefield/Falcon Resources

Conservation Easement & Fee Acquisition

Adams County Parks & Open Space



Legend

- Littlefield Property
- Parks and Open Spaces

E 142nd Ave

Riverdale Rd

470

Florence Ct

Willow Bay

E 138th Pl

Riverdale Bluffs Open Space

Brighton Road Trailhead

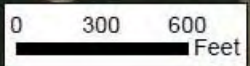
Van Scoyk

E-470 Open Space

Brantner Ditch

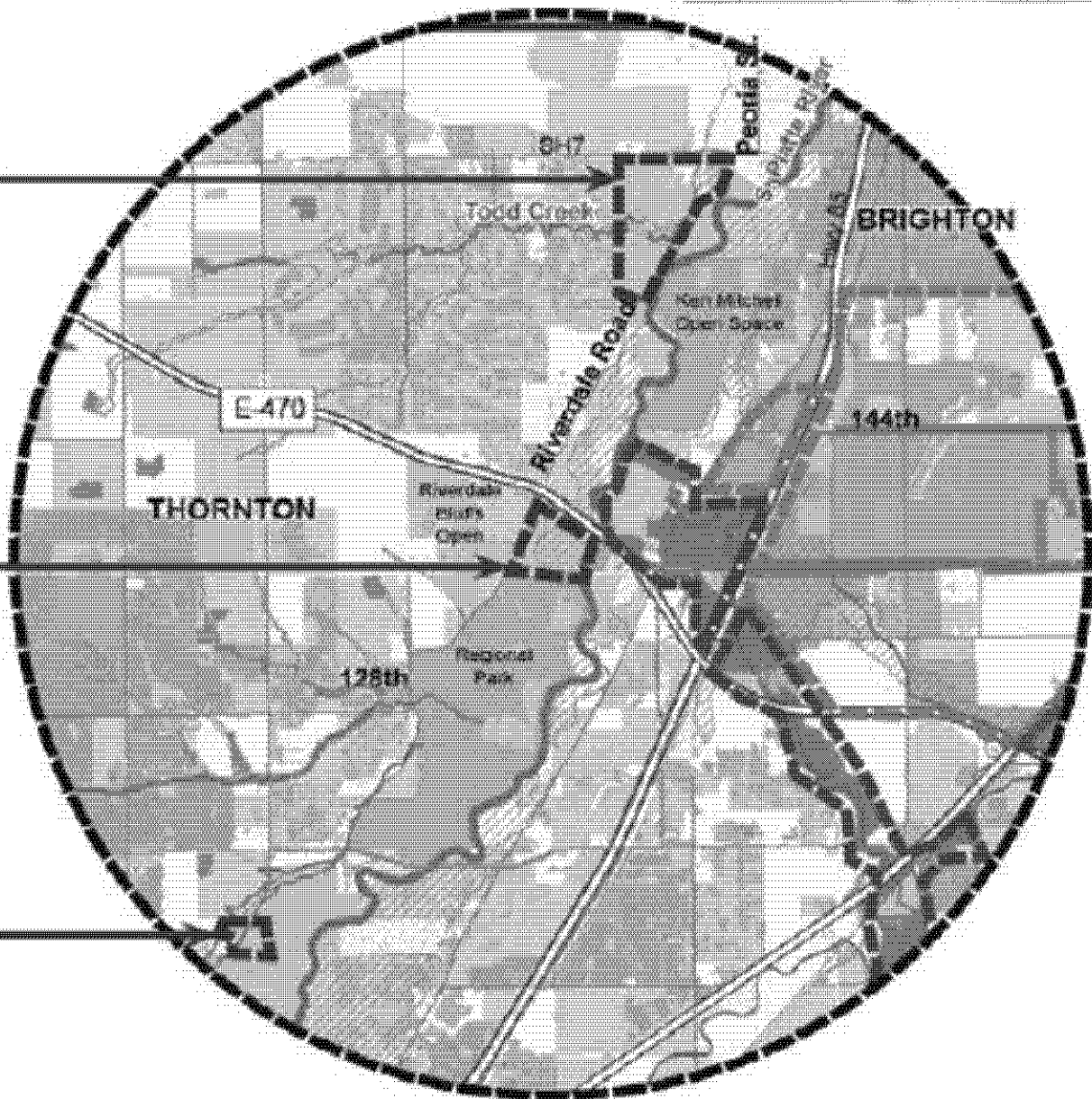
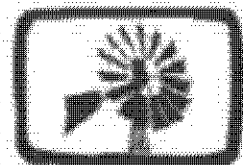
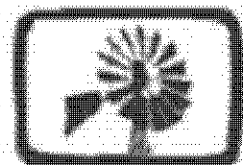
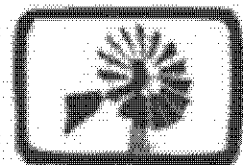
E 136th Ave

Regional Park



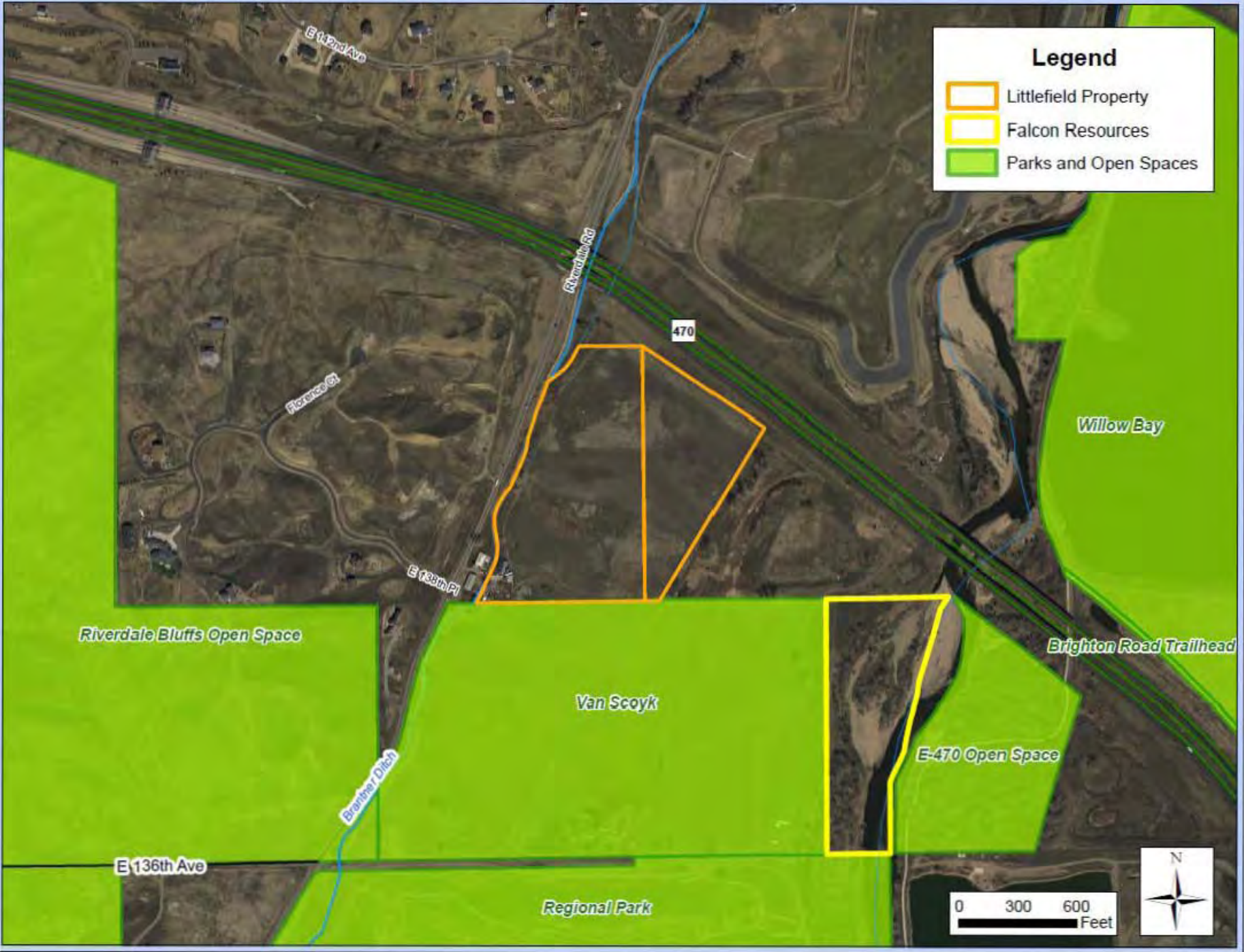
Littlefield Conservation Easement Purchase Request

- Approximately 31 Acres
- Prioritized in 2012 Open Space Master Plan
- Irrigated Agricultural Property
- Conservation Easement will protect 3 shares of Brantner Ditch water, agricultural use
- Landowner will grant county a perpetual First Right of Refusal
- Close Proximity to Other ADCO Open Space
- Easement Appraised at \$938,000



Project Budget

Description of Item	Cost
Easement Purchase (\$450,000 from Open Space Grant)	\$938,000
Due Diligence Costs	\$22,500
BUDGET TOTAL	\$960,500



Legend

- Littlefield Property
- Falcon Resources
- Parks and Open Spaces

Riverdale Bluffs Open Space

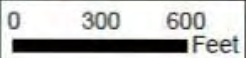
Van Scoyk

E-470 Open Space

Willow Bay

Brighton Road Trailhead

Regional Park



E 136th Ave

Brighton Ditch

E 135th Pl

Florence Ct

Riverdale Rd

470

E 12th Ave

Falcon Resources Fee Simple Purchase Request

- Approximately 14 Acres on S. Platte River
- Prioritized in 2012 Open Space Master Plan
- Adjacent to other ADCO Open Space
- Fee simple acquisition
- Appraised at \$175,000

Project Budget

Description of Item	Cost
Land Purchase	\$175,000
Due Diligence Costs	\$8,000
BUDGET TOTAL	\$183,000



STUDY SESSION AGENDA ITEM

DATE: August 15, 2017
SUBJECT: York Street Project Change Order Requests
FROM: Jeffery Maxwell
AGENCY/DEPARTMENT: Public Works
ATTENDEES: Jeffery Maxwell, Anna Sparks, Brad Boswell
PURPOSE OF ITEM: To present requests for design modifications from residents to the BOCC for consideration
STAFF RECOMMENDATION: That the Board provide direction regarding proposed design modifications and subsequent project cost increases

BACKGROUND:

The Public Works Department is currently designing roadway improvements to York Street from Highway 224 to 78th Avenue. Several requests for design modifications have been made by residents and will require additional project funding. These include undergrounding overhead utility lines, landscaped medians and areas within the right-of-way, and efforts to leave trees intact on one resident's property through installation of a retaining wall. The Public Works Department is requesting guidance from the BOCC regarding these design modifications.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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: 13

Cost Center: 3056

	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:	9135	30561701	3,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

This item would require a 2017 budget amendment in the amount of \$615,000.

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:


Raymond H. Gonzales, Interim County Manager


Manny Dur, Budget / Finance

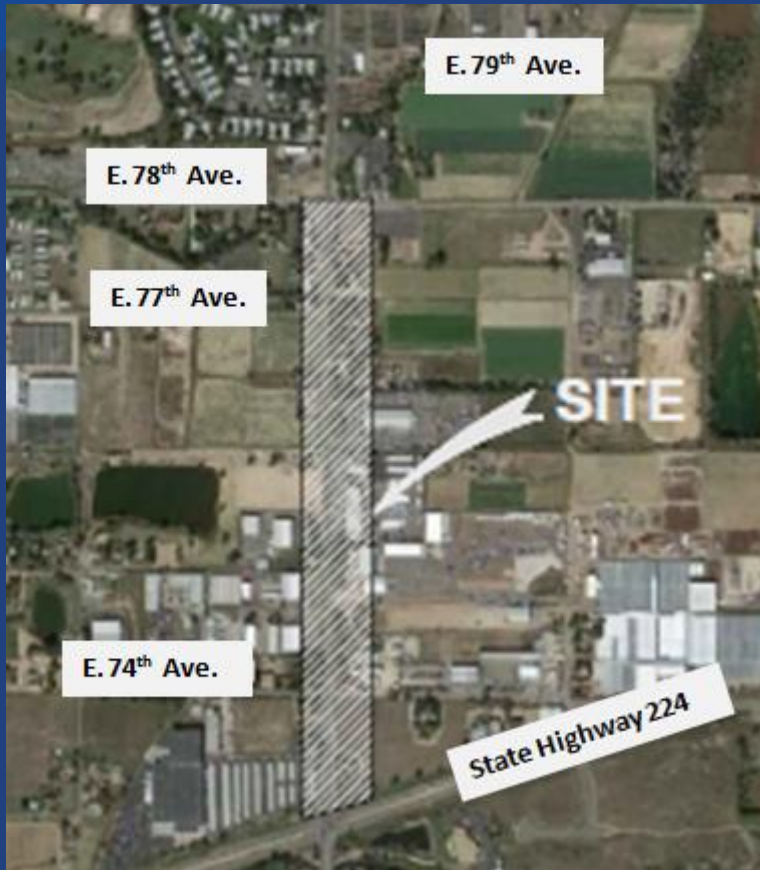

Bryan Oster, Interim Deputy County Manager

Patti Duncan, Interim Deputy County Manager

York Street Improvements



Request Direction for Street Improvement Amenities:



- \$40,000 Irrigation Water Taps for Landscape in Raised Medians
 - From North Washington Street Water and Sanitation District
- \$465,000 Underground Electric Lines
 - Street Lights on Power Poles would become Stand-alone Lights
 - \$50,000 Underground Other Utilities for Complete Power Pole Removal