



ADAMS COUNTY

COLORADO
BOARD OF COUNTY COMMISSIONERS

Eva J. Henry - District #1
Charles "Chaz" Tedesco - District #2
Erik Hansen - District #3
Steve O'Darwin - District #4
Jan Pawlowski - District #5

**STUDY SESSION AGENDA
TUESDAY
December 6, 2016**

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE.

- | | | |
|------------------|-------------------------------------|--|
| 1:00 P.M. | ATTENDEE(S):
ITEM: | Julia Ferguson
Community Solar Garden |
| 1:30 P.M. | ATTENDEE(S):
ITEM: | Dave Young / Terri Lutt / DeAnna Guyer
District Attorney's Salary Discussion |
| 2:00 P.M. | ATTENDEE(S):
ITEM: | Kevin Doran / Jeanne Shreve
Federal Lobbyist Recommendation |
| 2:30 P.M. | ATTENDEE(S):
ITEM: | Sean Braden / Stephanie Wilde
Animal Shelter Project Update |
| 3:30 P.M. | ATTENDEE(S):
ITEM: | Todd Leopold
Administrative Item Review / Commissioner
Communications |
| 4:00 P.M. | ATTENDEE(S):
ITEM: | Terri Lutt
Executive Session Pursuant to C.R.S. 24-6-402(4)(f)
for the Purpose of Discussing Personnel Matters
Involving County Attorney and County Manager |
| 4:30 P.M. | ATTENDEE(S):
ITEM: | Heidi Miller
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 Monitoring of
NSP1 |

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

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION AGENDA ITEM

DATE: December 6, 2016
SUBJECT: Community Solar Garden
FROM: Julia Ferguson
AGENCY/DEPARTMENT: County Manager—Office of Performance, Innovation, and Sustainability
ATTENDEES: Julia Ferguson, Nick Kittle
PURPOSE OF ITEM: To inform the Board of the opportunity to access community solar power for County facilities
STAFF RECOMMENDATION: To move forward with the development of power purchase agreements for community solar gardens to power County facilities.

BACKGROUND:

The Sustainable Adams County Plan calls for a 25% reduction in energy consumed from non-renewable resources in County facilities by 2030. The County subscribed three facilities to a community solar garden in 2015 to begin moving towards that goal, and continues to address energy efficiency opportunities in County facilities. The goal will not be met through efficiency alone, however, and the Office of Sustainability has identified an opportunity to access solar power through community solar gardens for facilities in Xcel Power territory. This project will allow the County to achieve and exceed 2030 energy sustainability goals in 2017, and save the County a significant amount of money over the 20 year term of the agreement.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

Solar Opportunities Presentation

FISCAL IMPACT:

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

Fund: Multiple Funds (see notes below)

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:			See notes below

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

This project will provide projected savings in operating expenses for several County facilities by reducing the energy cost at affected facilities.

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:


Todd Leopold, County Manager


Budget / Finance

Raymond H. Gonzales, Deputy County Manager


Bryan Ostler, Interim Deputy County Manager



Solar Opportunities

*Board of County Commissioners Study Session
December 6, 2016*

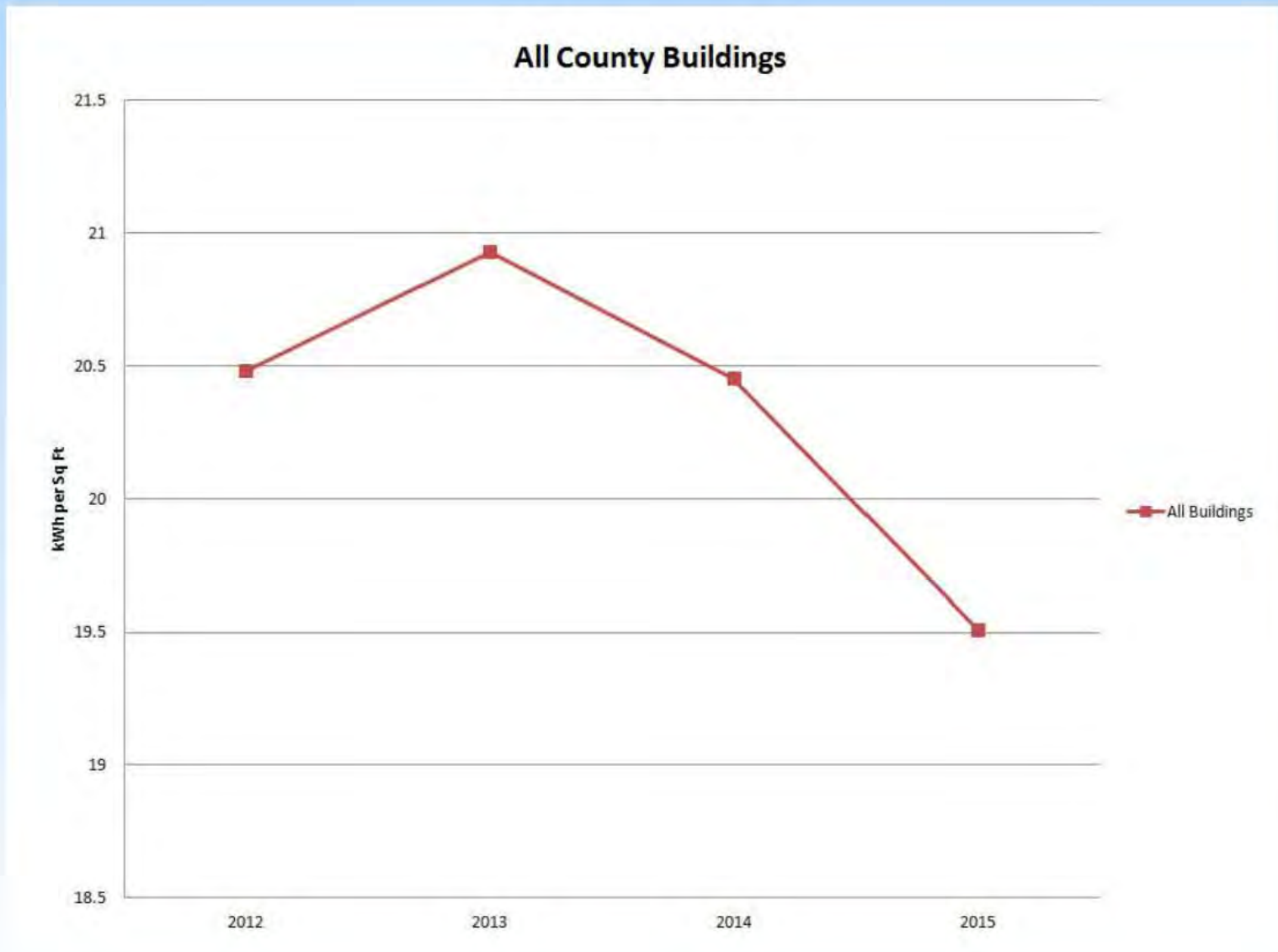


2030 Sustainability Plan

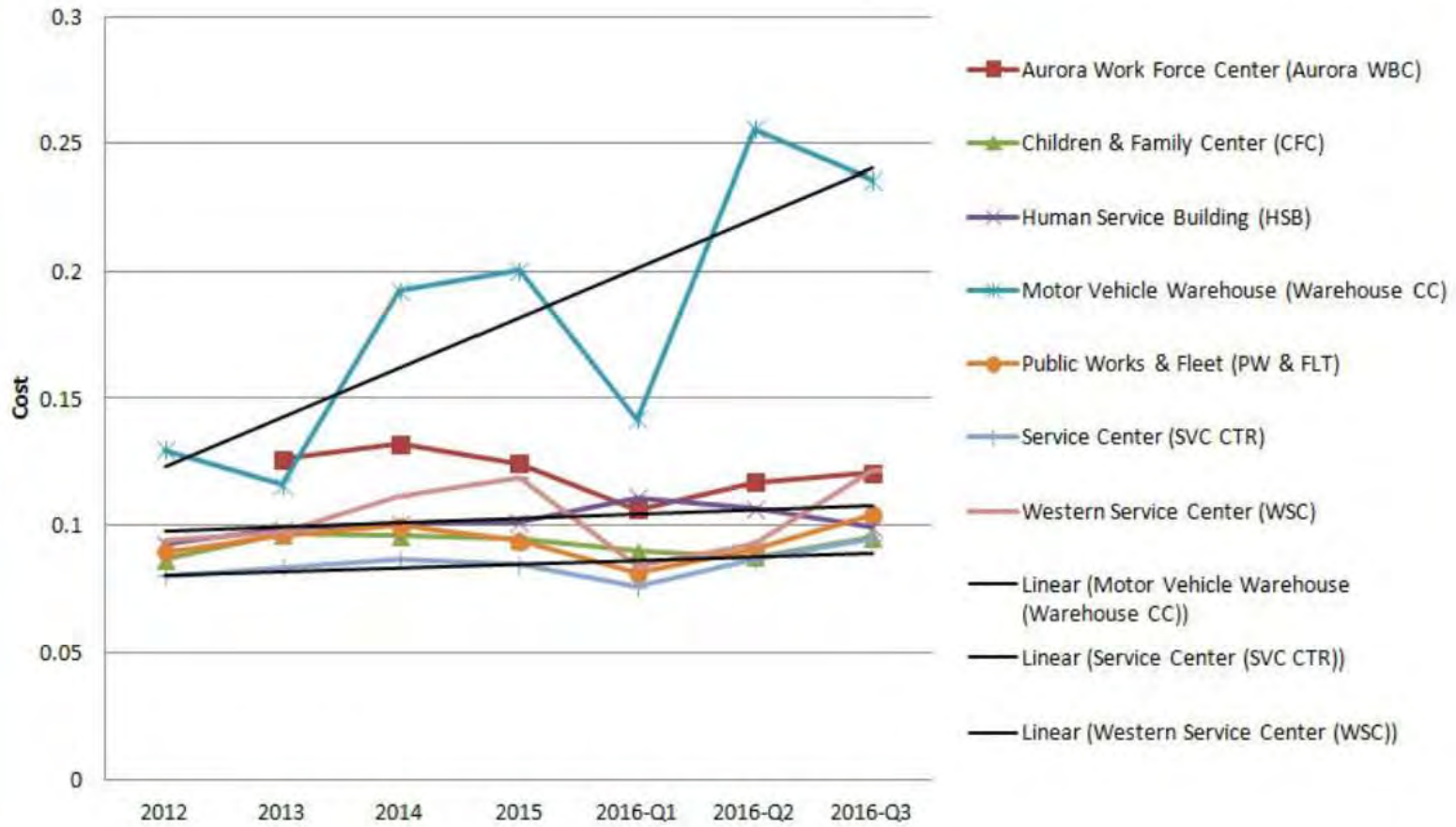
Goal 3.1: Reduce the amount of energy consumed from non-renewable resources per building square foot by 25%

August 2015: County begins receiving solar power for three facilities from a SunShare Community Solar Garden; one of the first in the country to do so. Locks in lower utility rate for County facilities

4.76% reduction in non-renewable electrical energy consumed per building square foot between 2012-2015



Utility Costs Rising

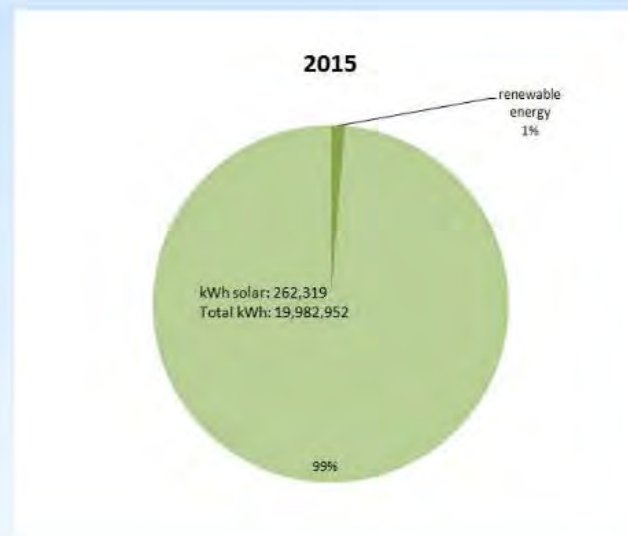


Adams County's Renewable Portfolio

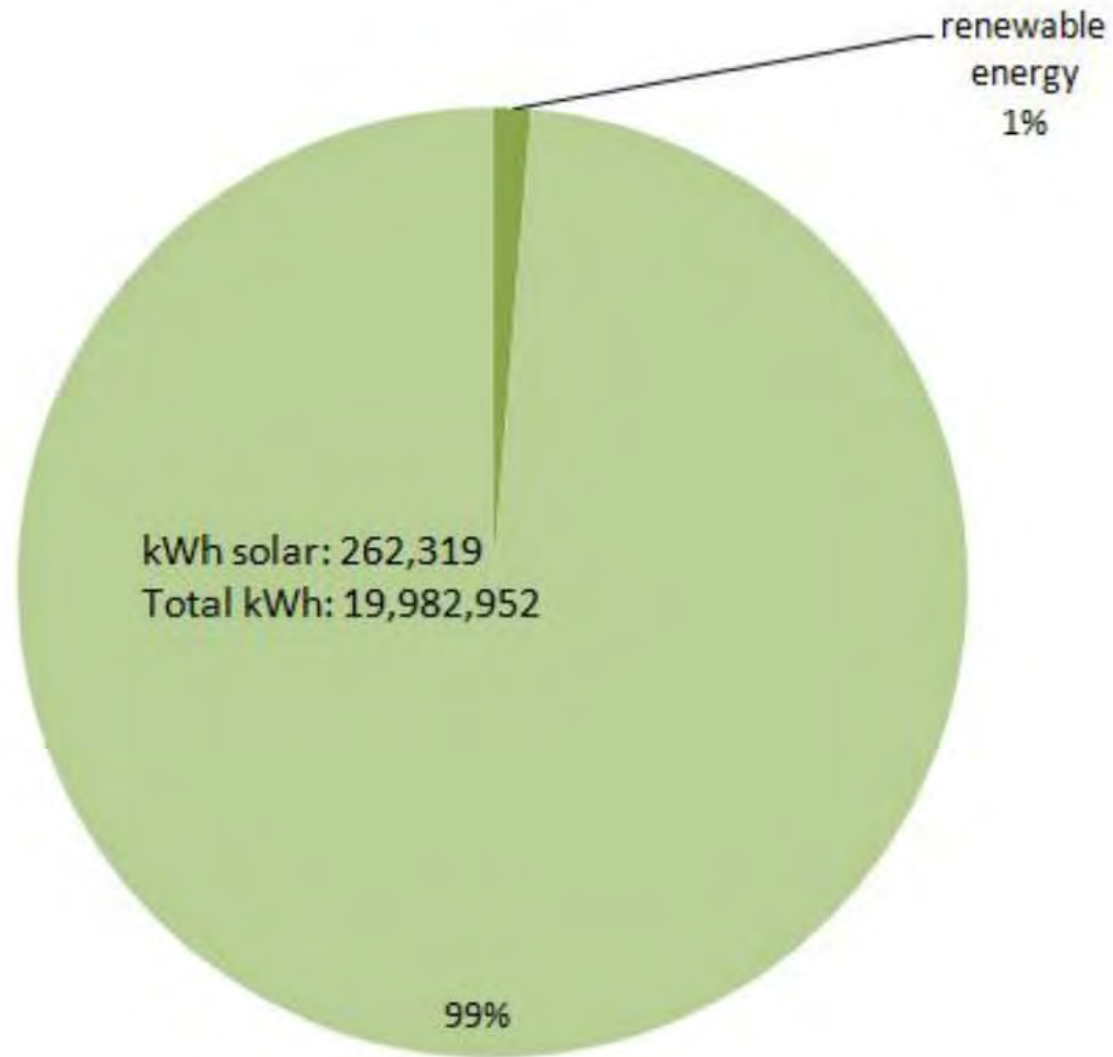
3 county facilities currently purchase solar energy from a SunShare/NRG Community Solar Garden

- Honnen Building (17.66 kW)
- Aurora Motor Vehicles (38.46 kW)
- Westminster Motor Vehicles (4.13 kW)

Service began August 2015



2015

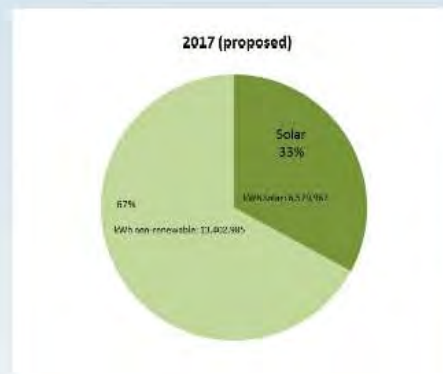




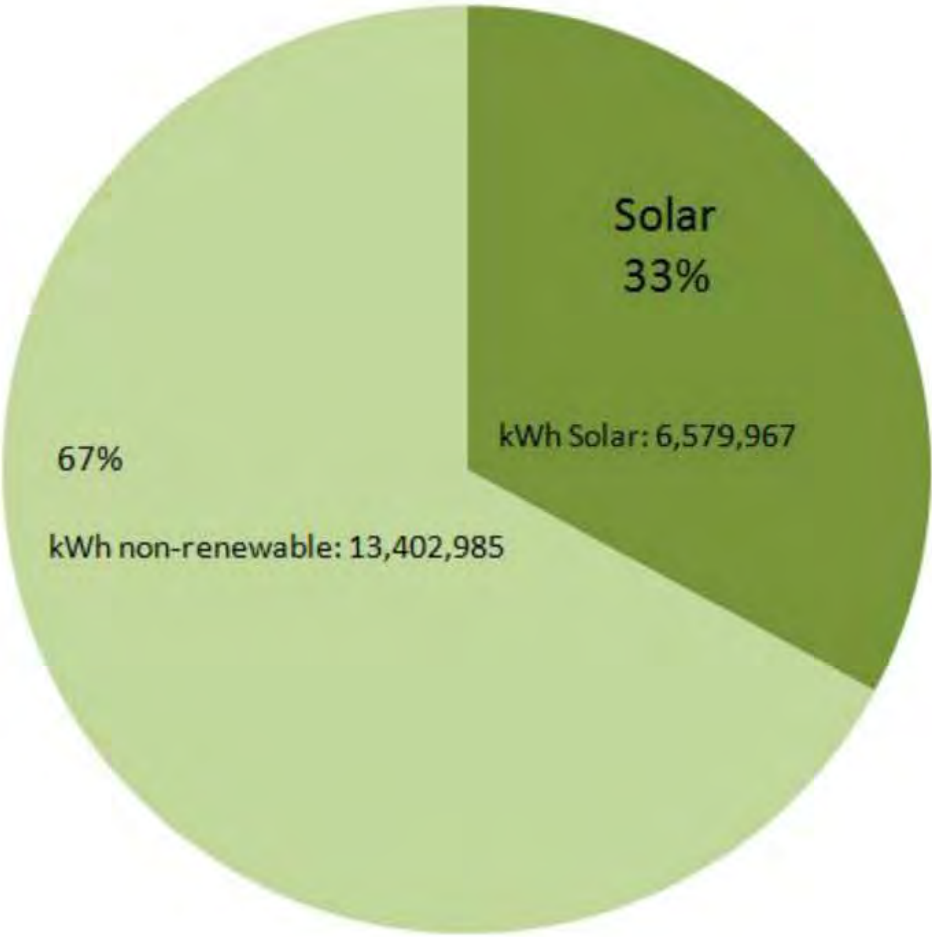
Opportunity Ahead

Community Solar provides the ability to access clean energy without the addition of any equipment on a facility.

The county can procure up to 3.2 MW of community solar; all County facilities in Xcel territory will be 100% powered by solar



2017 (proposed)





The proposed community solar model

- 20-year Power Purchase Agreement lease model
- Xcel provides a Solar Rewards Credit for each kWh produced by the solar panels
- Adams County pays the Solar Company a monthly PPA payment per kWh, which is less than the SRC
- PPA rate escalator (1.99%) is lower than the assumed utility/SRC escalator (3.00%)

	2024	2025
Revenue	1,000,000	1,000,000
Expenses		
Operating	800,000	800,000
Maintenance	50,000	50,000
Depreciation	150,000	150,000
Interest	100,000	100,000
Income Tax	100,000	100,000
Net Income	100,000	100,000
Net Present Value	1,000,000	1,000,000
Internal Rate of Return	10%	10%
Payback Period	10 years	10 years

Bill Details

METER CODE: 300987346_ELE
SERIAL NUMBER:
PLACE CODE: 1091_AURORAMV

METER DISPLAY: Aurora MV/Elec
G/L RECORD: 300987346_ELE
PLACE DISPLAY: Aurora Motor Vehicle (Aurora MV)

CAPTION	VALUE	COST
Demand	25.61 kW	
Billable Demand	26 kW	
Service & Facility		\$40.00
Secondary General	5,701 kWh	\$26.97
Elec Commodity Adj ¹	5,701 kWh	\$172.46
Distribution Demand	26 kW	\$125.84
Gen & Transm Demand	26 kW	\$284.96
Trans Cost Adj ¹	26 kW	\$7.02
Demand Side Mgmt Cost ¹	26 kW	\$8.58
Purch Cap Cost Adj ¹	26 kW	\$46.80
CACJA ¹	26 kW	\$34.06
Renew Energy Std Adj		\$16.21
GRSA		\$63.32
Franchise Fee		\$24.79
Production Credit ¹	7,254.1 kWh	\$-643.87
Late Charge Assessed		\$1.30
SRC Transfer to Bank Balance		\$-55.54
Meter Total		\$152.90

Bill Details

METER CODE: 000071901929
SERIAL NUMBER:
PLACE CODE: 1091_AURORAMV

METER DISPLAY: Aurora MV/Solar
G/L RECORD: 000071901929
PLACE DISPLAY: Aurora Motor Vehicle (Aurora MV)

CAPTION	VALUE	COST
Kwh Charges	7,254.1 kWh	\$610.07
Meter Total		\$610.07
Total		\$610.07



Anticipated Results

- Adams County meets 2030 non-renewable energy reduction goals in 2017
- Net savings over 20 years between \$1.75-\$2 million (pending available capacity)
- County will continue to receive bills from Xcel for demand and transmission charges
- Hedges against future anticipated energy cost increases, locks the County into lower rates for 20 years



Solar Opportunities

*Board of County Commissioners Study Session
 December 6, 2016*



STUDY SESSION AGENDA ITEM

DATE: December 6, 2016
SUBJECT: Federal Lobbying Services for 2017
FROM: Kevin Doran
AGENCY/DEPARTMENT: Intergovernmental Relations Office/County Manager's Office
ATTENDEES: Kevin Doran, Jeanne Shreve, Jen Tierney
PURPOSE OF ITEM: Review of Federal Lobbying RFPs and Interviews
STAFF RECOMMENDATION: Execute contract for federal lobbying services for 2017

BACKGROUND:

The County's original contract for federal lobbying services with The Normandy Group was executed in January 2014. Since then the County has twice exercised its option to extend the contract by one year (original contract provides for only two (2), one (1) year extensions). The current contract with the Normandy Group expires on January 5, 2017, and in order to have a seamless continuation of federal lobbying services for the remainder of 2017 the County released an RFP for federal lobbying services with the goal of having a new federal lobbyist contract executed prior to January 2017. This Study Session will follow up on the Study Session from Sept. 6, 2016 where the IRO briefed the BoCC on the timeline and process to be used for the federal lobbyist RFP process. This Study Session will include a review of the two federal lobbyist finalists, as well as a recap of their RFP responses and their in-person interviews with staff and Commissioners, along with a staff recommendation on moving forward with a federal lobbying contract for 2017.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Intergovernmental Relations Office & County Manager's Office, Purchasing & Finance

ATTACHED DOCUMENTS:

Timeline for federal lobbying RFP process and new contract execution.

FISCAL IMPACT:

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

Fund: 01
Cost Center: 9252.7685

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:


A fiscal impact will only be present if the County decides to switch firms, as our current firm's cost is already budgeted for next year, while the other firm's cost is \$18,000 more.

APPROVAL SIGNATURES:


APPROVAL OF FISCAL IMPACT:



 Todd Leopold, County Manager



 Nancy Anne
 Budget / Finance



 Raymond H. Gonzales, Deputy County Manager

 Bryan Ostler, Interim Deputy County Manager

Federal Lobbying Contract – Anticipated Timeline for New RFP/Contract

1

Date	Action Item
Sept. 6	Per Sept. 6 th Study Session, get BoCC Direction and Emphasis Areas for RFP
Week of Sept. 12	Finalize RFP and Advertise
Week of Oct. 3	End RFP Period, Receive Responses
Oct. 17-31	IRO to Conduct In-Person or Phone Interviews with Lobbyist Candidates
Week of Oct. 31	Brief County Manager on Above Interviews
By Nov. 9	Inform All Prospective Lobbyist Candidates of BoCC Interview/Interaction Meeting Dates (see below)
Week of Nov. 21	Interested Commissioners to Conduct/Attend Consultant Interviews and Interactions with Short-List of Prospective Lobbyist Candidates
By December 13	Approve Lobbying Contract – Staff recommends continuing with the Normandy Group as federal lobbyists.



STUDY SESSION AGENDA ITEM

DATE: December 6, 2016
SUBJECT: Animal Shelter – Project Update
FROM: Seán Braden, Project Manager (and Stephanie Wilde, Animal Shelter Director)
AGENCY/DEPARTMENT: Facility Planning & Operations
ATTENDEES: Animal Shelter and G Squared (Architect)
PURPOSE OF ITEM: Review Progress / Update on Animal Shelter Design
STAFF RECOMMENDATION: Review and Approval of Project Concept and Budget

BACKGROUND:

At a previous Study Session agenda, the project team presented location options for selecting the location of the new Animal Shelter. This presentation is to update the Board on design progress, integration with the ongoing Parks Master Plan Update, and budgetary impacts of proposed designs.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Animal Shelter
County Manager's Office
Parks & Open Space

ATTACHED DOCUMENTS:

Power Point presentation of project update

FISCAL IMPACT:

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

Fund: varies

Cost Center: TBD as part of project budgeting

	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:


Future amendment may be needed for final budgeting, contractor pricing, and impact of integration with the overall Master Plan update for the Regional Park.

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:


Todd Leopold, County Manager


Budget / Finance


Raymond H. Gonzales, Deputy County Manager

Bryan Ostler, Interim Deputy County Manager

Adams County Animal Shelter & Adoption Center

Project Update
December 6, 2016



Project Overview:

- Project Update – Site Location
 - Adams County Regional Park
 - Water
 - Sewer
 - Soils
- Project Update - Design
 - Program
 - Master Plan Collaboration / Imagery
 - Budget Estimate
- Next Steps

Project Update - Site

- Site Investigation:
 - Water:
 - Review of Well vs. Loop still underway
 - Preliminary review is that the Loop is viable
 - Sewer:
 - Planned Purchase of 14" & 16" sewer lines from Metro district
 - Planned for use as "slip line" for new sewer. Potential for routing of new fiber.
 - Soils
 - Soils borings/investigations are ongoing

Project Update - Program

- Design Intent:
 - Increased humane education and training
 - Better animal control intake areas
 - Including holding areas and a workroom
 - Medical suite adequate for the shelter
 - Allows the shelter to better retain the vet staff
 - Enhanced adoption experience
 - Expanded cat adoption
 - Better customer service for all services
 - Including surrenders
 - Crematory services inside
 - Freezer inside
 - Necropsy room

Project Update – Program:

Function/ Service:	Existing Area:	Proposed Area:	Delta:
Entry, Lobby & Intake <i>(w/ walk-ins)</i>	3,000 sq. ft.	4,250 sq. ft.	+ 1,250 sq. ft.
Office, Staff & Volunteer <i>(Admin)</i>	4,000 sq. ft.	5,250 sq. ft.	+ 1,250 sq. ft.
Medical / Clinic	1,300 sq. ft.	3,600 sq. ft.	+ 2,275 sq. ft.
Dogs & Cats	24,500 sq. ft. 3,500 sq. ft.	17,000 sq. ft. 5,000 sq. ft.	- 4,500 sq. ft. + 2,000 sq. ft.
Animal Control	2,200 sq. ft.	3,250 sq. ft.	+ 1,000 sq. ft.
Training & Education	1,000 sq. ft.	3,750 sq. ft.	2,750 sq. ft.
Mechanical / Utilities <i>(Cremation)</i>	1,000 sq. ft.	2,000 sq. ft.	+ 700 sq. ft.
Program Total	41,000 sq. ft.	45,000 sq. ft.	+ 4,000 sq. ft.

Project Update - Design

- Master Plan Collaboration:
 - Met with Parks staff and the Master Plan design team
 - Developed initial site concepts and building imagery



Project Update – Financial:

- Estimated Animal Shelter Budget:

Work Scope:	Estimated Budget:
Utility Infrastructure: <i>(electrical, gas, water, sewer, etc.)</i>	\$3,600,000
Building Cost : <i>(design, constr., FF&E, etc.)</i>	\$20,450,000
Main Road & Service Road: <i>(Road & Bridge, etc.)</i>	\$950,000
Contingency (10%):	\$2,500,000
Project Total	\$27,500,000

Project Update – Financial:

- Estimated Funding:

Work Scope:	Estimated Budget:
2017 Capital Facilities Fund:	\$12,000,000
2017 General Fund:	\$2,000,000
2018 Capital Facilities Fund:	\$12,000,000
2018 General Fund:	\$1,500,000
Project Total	\$27,500,000

Project Update - Funding

- Proposed Project Funding:
 - Capital Facilities Fund (Multiple Years)
 - 2016 to 2018
 - Road & Bridge (for Infrastructure/Road)
 - Parks & Open Space (Multiple Years)
- Potential Major Funding sources:
 - DOLA Grant (up to \$2 Million)
 - GOCO and/or Open Space Grants
 - Animal Welfare Grants (up to \$1 Million)
 - Capital Campaign (up to \$100,000)
 - SCFD (up to \$60,000)

Next Steps:

- Confirm location of building on the site
- Confirm utility planning
 - Brighton & Metro Wastewater
- Complete Schematic Design

The End

Questions?

