



# 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  
Jan Pawlowski - District #5

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## STUDY SESSION AGENDA TUESDAY October 13, 2015

*STUDY SESSION WILL BEGIN APPROXIMATELY 15 MINUTES AFTER CONCLUSION OF  
PUBLIC HEARING.*

*ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE.*

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11:00 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 negotiation discussions regarding memorandums of understanding for oil and gas applications and COGCC rulemaking process.
11:30 P.M.	ATTENDEE(S): ITEM:	Todd Leopold Administration Item Review / Commissioner Communications
12:00 A.M.	ATTENDEE(S): ITEM:	Kristin Sullivan Tax Increment Financing Implementation
12:30 A.M.	ATTENDEE(S): ITEM:	Norman Wright Solid and Hazardous Waste Fund
1:00 P.M.	ATTENDEE(S): ITEM:	Norman Wright / Kristin Sullivan Fee in lieu of Final Draft Policy
1:30 P.M.	ATTENDEE(S): ITEM:	Jeff Maxwell Henderson Bridge
2:00 P.M.	ATTENDEE(S): ITEM:	Barry Gore - ACED ACED Annual Work Plan Review
2:30 P.M.	ATTENDEE(S): ITEM:	Brandi Rank / Nick Kittle Business Solutions Group Objectives & Key Projects

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

\*\*\*AGENDA IS SUBJECT TO CHANGE\*\*\*



## STUDY SESSION AGENDA ITEM

<b>DATE OF STUDY SESSION:</b> October 13, 2016
<b>SUBJECT:</b> Tax Increment Financing Reform
<b>FROM:</b> Norman Wright, Director of Community & Economic Development <i>NW</i> Kristin Sullivan, Deputy Director of Community & Economic Development
<b>AGENCY/DEPARTMENT:</b> Community & Economic Development, County Manager's Office
<b>ATTENDEES:</b> Norman Wright, Director of Community & Economic Development Kristin Sullivan, Deputy Director of Community & Economic Development Christine Francescani, County Attorney's Office Jeanne Shreve, Intergovernmental Relations Manager Ben Dahlman, Director, Finance Department
<b>PURPOSE OF ITEM:</b> Discuss implementation of HB15-1348 Urban Redevelopment Fairness Act
<b>STAFF RECOMMENDATION:</b> Review and discussion

### **BACKGROUND:**

HB15-1348 Urban Redevelopment Fairness Act was passed in the 2015 session of the Colorado legislature. This bill applies to new or substantially modified urban renewal plans that are adopted by urban renewal authorities on or after January 1, 2016. Some of the key provisions of the bill include:

- Appointments to urban renewal authority boards by counties, special districts and school districts
- Required stakeholder negotiations on allocation of tax revenues for urban renewal projects

Staff would like to have a discussion about the implementation of the bill and preparations in advance of any new or amended urban renewal plans that would require the new stakeholder engagement process and appointments to the urban renewal authority boards.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

Finance  
County Manager's Office  
County Attorney

**ATTACHED DOCUMENTS:**

PowerPoint

**FISCAL IMPACT:**

Either mark X  if there is no fiscal impact or provide the following information for the recommended action:

Fund(s):	
Cost center(s):	
Self-generated / dedicated revenues:	\$
Annual operating costs:	\$
Annual net operating (cost) / income:	\$
Capital costs:	\$
Expenditure included in approved operating budget:	\$
Expenditure included in approved capital budget:	\$
New FTEs requested:	

**Additional Note:**

**APPROVAL SIGNATURES:**

**APPROVAL OF FISCAL IMPACT:**

\_\_\_\_\_  
Todd Leopold, County Manager

  
\_\_\_\_\_  
Budget / Finance

  
\_\_\_\_\_  
Raymond H. Gonzales, Deputy County Manager

\_\_\_\_\_  
Ed Finger, Deputy County Manager

# Tax Increment Financing

## Implementation of HB 1348 Urban Redevelopment Fairness Act

October 13, 2015



# Background

- Urban Renewal Act
- Major revisions:
  - 2008: Unincorporated Lands
  - 2010: Agricultural Lands
- 2015 passage of HB 1348:  
Urban Redevelopment Fairness Act

# HB 1348

- Key Provisions
  - Appointments to URA boards
  - Refund of tax increment once any debt has been repaid
  - Required stakeholder negotiations on allocation of tax revenues
  - Voluntary agreement or mediation

# Applicability

- New or substantially modified urban renewal plans
- On or after January 1, 2016
- Will include any amendments or modifications that:
  - Alter the boundaries
  - Change the structure of TIF components
  - Extend the plan or the duration of specific projects

# Governor's Signing Statement

“We are sensitive that participants in existing urban renewal plans should not be concerned that technical, interpretation, or implementation issues will substantially impair their existing rights or financial expectations.”

“To reassure existing urban renewal beneficiaries, we will work with the General Assembly at the outset of the 2016 legislative session on legislation that will help alleviate any perceived technical, implementation or interpretation issues with HB15-1348.”



# Urban Renewal Authorities in Adams County

- Arvada Urban Renewal Authority
- Aurora Urban Renewal Authority
- Brighton Urban Renewal Authority
- Commerce City Urban Renewal Authority
- Federal Heights Urban Renewal Agency
- Northglenn Urban Renewal Authority
- Thornton Development Authority
- Westminster Economic Development Authority

# URA Appointments

Change from 11 to 13 total URA commissioners to add the following:

- Appointment by County Commissioners
  - Appointment by Special District
  - Appointment by School District
- 
- If the boundaries of the municipality extend into multiples of any of these, the taxing bodies must decide among themselves who the appointee is
- 
- Normal term is five years; initial terms staggered by the Mayor so at least one will expire every year

# URA Appointments

- Who can sit on the URA Boards?
- Vacancies filled by entity that originally appointed that commissioner
- Additional three appointments must be made at least 120 days prior to the date of adoption of modification to urban renewal plan
- County appointment may be reappointed for an unlimited number of terms until the urban renewal plan or the use of the County's property tax increment terminates

# Impact Report

- At least 90 days prior to the hearing, authority shall submit an impact report to Board of County Commissioners
- Impact report must be developed in consultation with BOCC
- Discussion on theories of taxation


# Negotiations

- Municipality and public bodies with taxes to be allocated under plan shall meet and attempt to negotiate revenue sharing
- If after 120 days, no agreement can be reached, mediation is required
- Mediator must issue his/her findings within 90 days as to the appropriate allocation of costs
- Municipality may agree with mediator's findings or enter into IGA with public body

# Example IGAs

- IGA between Boulder County and Louisville
- IGA between Larimer County and Loveland
- Sedgwick County, Kansas resolution adopting TIF Policy

# Recommendations

- Roles and responsibilities for appointments to URAs
  - Negotiation team for revenue sharing
  - Should we develop a template IGA or policy?
    - Criteria for evaluation
  - 2016 Legislative Process
- 



## STUDY SESSION AGENDA ITEM

<b>DATE:</b>	10/13/2015
<b>SUBJECT:</b>	Fund 25: The Solid and Hazardous Waste Fund
<b>FROM:</b>	Norman Wright <i>(Signature)</i>
<b>AGENCY/DEPARTMENT:</b>	Community & Economic Development
<b>ATTENDEES:</b>	Norman Wright, Kristin Sullivan, Jen Rutter, Jeanne Shreve, Jeff Maxwell, and Jula Ferguson
<b>PURPOSE OF ITEM:</b>	To discuss Fund 25 and have a discussion of the potential uses
<b>STAFF RECOMMENDATION:</b>	Discussion

### **BACKGROUND:**

Fund 25, also known as the Solid and Hazardous Waste Fund, is derived from two separate Colorado Revised Statutes. These State Statutes outline how money is collected by jurisdictions from solid waste and hazardous waste landfills, and how it should be spent.

Staff will discuss the background of the Fund, the legal overview of how it came to be, historic uses of the fund money, potential new uses, and a budget analysis of the fund during the study session.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

Finance and Transportation

### **ATTACHED DOCUMENTS:**

PowerPoint Presentation



**FISCAL IMPACT:**

Either mark X  if there is no fiscal impact or provide the following information for the recommended action:

Fund(s):	
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Expenditure included in approved capital budget:	\$
New FTEs requested:	

**APPROVAL SIGNATURES:**

**APPROVAL OF FISCAL IMPACT:**

\_\_\_\_\_  
Todd Leopold, County Manager

  
\_\_\_\_\_  
Budget / Finance

  
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Raymond H. Gonzales, Deputy County Manager

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Ed Finger, Deputy County Manager

# Fund 25: Waste Management Fund

October 13, 2015

Board of County Commissioners



# Fund 25: Waste Management Fund

- ❑ 25:9295 - Solid Waste Fund (C.R.S. 30-20-115)
- ❑ 25:9296 - Hazardous Waste Disposal Site Fund (C.R.S. 25-15-214),

# Waste Management Fund Mission Statements

- ❑ The Solid Waste Management Fund, established in 1985 pursuant to Colorado Revised Statute 30-20-115, accounts for all revenues received from fees imposed on operators of solid waste disposal sites and facilities in the County. Classified as a special revenue fund, the use of the fee is established in statute to finance “solid waste management in the county”.
- ❑ The Hazardous Waste Disposal Site Fund established pursuant to Colorado Revised Statute 25-15-214, accounts for all revenues received from fees imposed on operators of hazardous waste disposal sites in the County. The use of such fees is restricted by statute to direct costs of increased services created by the hazardous waste disposal site.

# Background on the Solid Waste Management Fund

	Solid Waste Fund (9295)	Hazardous Waste Fund (9296)
Where does the money come from?	<ul style="list-style-type: none"> <li>• Tipping fees from solid waste landfills (ie. Waste Management)</li> <li>• Biosolid application fees</li> </ul>	<ul style="list-style-type: none"> <li>• Annual fees from hazardous waste landfills (ie. Clean Harbors)</li> </ul>
Why was the Fund established?	<ul style="list-style-type: none"> <li>• Offset costs of environmental impacts caused by solid waste facilities</li> <li>• Provide oversight of solid waste disposal facilities</li> <li>• Provide for permit review</li> <li>• Promote waste minimization by encouragement of re-use and recycling</li> </ul>	<ul style="list-style-type: none"> <li>• Offset increased costs caused by the hazardous waste disposal site</li> <li>• Provide oversight of hazardous waste disposal facilities</li> <li>• Provide for emergency preparation and response</li> </ul>

# Legal Overview

C.R.S. 30-20-115 - Solid wastes disposal site and facility fund - tax – fees

(1) Any governing body having jurisdiction is authorized to establish a solid wastes disposal site and facility fund. The governing body having jurisdiction may levy a solid wastes disposal site and facility tax, in addition to any other tax authorized by law, on the taxable property within a county or municipality, the proceeds of which shall be deposited to the credit of said fund and appropriated to pay the cost of land, labor, equipment, and services needed in the operation of solid wastes disposal sites and facilities and for any other solid wastes management purpose in or on behalf of that county or municipality. Any governing body having jurisdiction is also authorized, after a public hearing, to fix, modify, and collect service charges from users of solid wastes disposal sites and facilities or transfer stations for the purpose of financing solid wastes management in that county or municipality. In the event that a countywide solid waste disposal site and facility tax has been imposed with the consent of a majority of the voters in the county, that tax may continue to be collected countywide and may accrue to the county's solid waste disposal site and facility fund, notwithstanding any subsequent taxes as may be levied by any municipalities within the county under this section.

# Legal Overview

## C.R.S. 25-15-214 – Hazardous waste disposal site fund – fees

(1) Any hazardous waste disposal site which is issued a certificate of designation on or after July 1, 1981, or which receives approval for a substantial change in ownership as required in [section 25-15-206 \(1\)](#) on or after said date shall be required, contingent upon the issuance of a federal or state permit by the county or municipality in which it is located, to pay to the county or municipality in which it is located an annual fee for the purpose of offsetting the estimated direct costs of increased state, county, and municipal services created by the hazardous waste disposal site, including, but not limited to, the improvement and maintenance of roads and bridges, fire protection, law enforcement, monitoring by county or municipal health officials, and emergency preparation and response. The amount of the fee shall be two percent of the annual estimated gross revenue received by the hazardous waste disposal site. Out of the annual fee, the board of county commissioners or the governing body of the municipality shall provide for the reimbursement of governmental units for their estimated direct costs of increased services created by the hazardous waste disposal site. In the event that the site owner or operator fails to pay the annual fee, the board of county commissioners or the governing body of the municipality may suspend the site's certificate of designation until the annual fee has been paid.

# Historic Uses

	Solid Waste Fund (9295)	Hazardous Waste Fund (9296)
What has the Fund been used for in the past?	<ul style="list-style-type: none"><li>• Household Chemical Roundup Events (two per year)</li><li>• Inspections and oversight of the solid waste landfills</li><li>• Contracts with the Tri-County Health Department</li><li>• Consultant Services for reviewing new Certificates of Designation</li><li>• Christmas tree chipper rental for Parks</li><li>• Adams County Sheriff's Shooting Range Cleanup</li><li>• Clay Street Outfall (Transportation CIP)</li><li>• 60 % of the Environmental Analyst Position Salary</li></ul>	<ul style="list-style-type: none"><li>• Inspections and oversight of the hazardous waste landfill</li><li>• Contracts with the Tri-County Health Department</li><li>• Consultant Services for reviewing new Certificates of Designation</li><li>• Adams-JeffCo Mutual Aid Trust</li><li>• DERA clean-up of hazardous waste</li></ul>



# 2016 Proposed Budget

## Solid Waste Management Fund (9295)

Item	Amount
2 x Household Chemical Roundup Events	\$35,000
2 x eWaste Events	\$6,000
2 x Paint Care Events	\$6,000
Landfill Construction Oversight	\$28,000
Consultant Services for New CD Applications	\$10,000
Contingency for any post-closure maintenance of County-owned landfills	\$20,000
Wood Chipper Rental for Christmas Trees	\$8,000
<b>TOTAL</b>	<b>\$113,000</b>

# Current and Potential New Uses of Solid Waste Fund (9295)

## Partnering with Sustainability

- Additional recycling and resident education events
- Composting program
- Permanent Recycling and Household Chemical Drop-off Facility
- Installation of electric vehicle charging stations

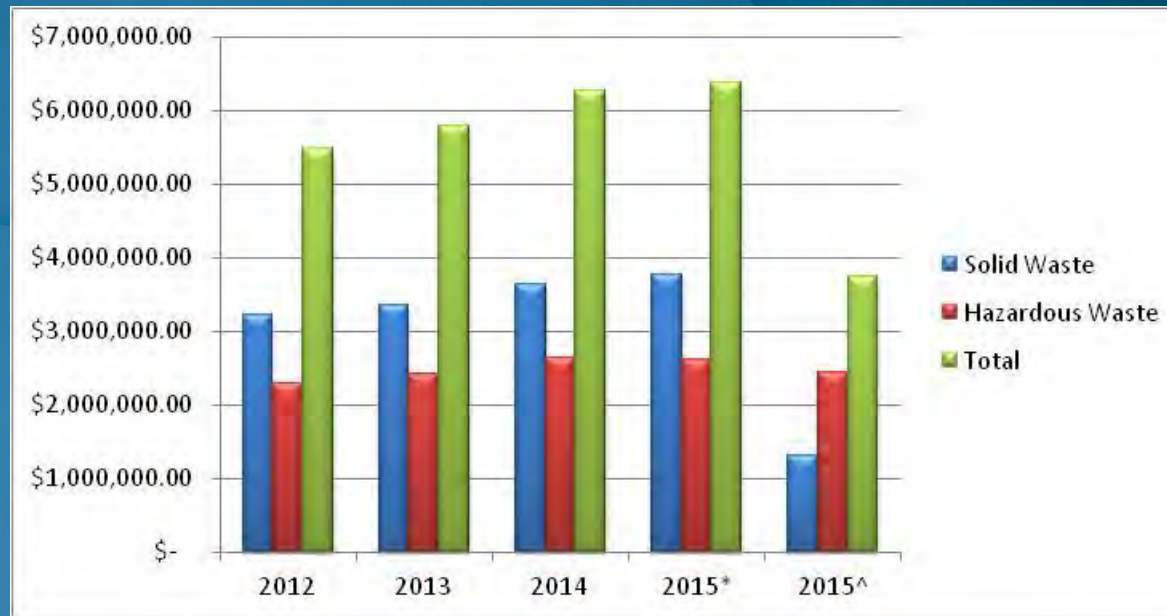
## Capital Projects

- 2015 Budget of \$2,269,000 for Clay Street Outfall

## Brownfields Remediation

- Revolving Loan Fund for Property Clean-Up or Abatement
- Redevelopment of brownfield sites
- 2015 Budget of \$100,000 dedicated to shooting range abatement

# Waste Management Fund Balance Analysis



Waste Management Fund Balance Analysis				
Year		Solid Waste	Hazardous Waste	Total
2012	\$	3,209,697.94 \$	2,280,601.31 \$	5,490,299.25
2013	\$	3,354,981.35 \$	2,418,551.28 \$	5,773,532.63
2014	\$	3,627,268.76 \$	2,640,524.46 \$	6,267,793.22
2015*	\$	3,766,082.09 \$	2,610,334.58 \$	6,376,416.67
2015^	\$	1,302,943.76 \$	2,433,357.46 \$	3,736,301.22

\*Budget


^Actual

# Direction / Recommendation





## STUDY SESSION AGENDA ITEM

<b>DATE OF STUDY SESSION:</b> October 13 <sup>th</sup> , 2015
<b>SUBJECT:</b> Proposal for a new Fee-in-Lieu policy
<b>FROM:</b> Norman Wright, Community & Economic Development Director 
<b>AGENCY/DEPARTMENT:</b> Community Development
<b>ATTENDEES:</b> Norman Wright, Kristin Sullivan, Jeff Maxwell
<b>PURPOSE OF ITEM:</b> To review and provide guidance on a new policy for approving fee-in-lieu requests
<b>STAFF RECOMMENDATION:</b> To approve a new fee-in-lieu policy as recommended.

### **BACKGROUND:**

A recent land use case, wherein the applicant requested to provide a fee-in-lieu payment for public infrastructure, highlighted a need for new policy on how fee-in-lieu requests are handled within the development review process. To ensure consistency and the implementation of a proper rationale, staff has prepared a new policy for the Board to consider. The policy reflects the logic used informally by staff in past cases. Additional policy elements are added to ensure that collected fees are spent in a manner that provides local benefit, improves or maintains roads, and delivers improvements within a five year time period.

### **ATTACHED DOCUMENTS:**

Policy draft and associated section of the Adams County Development Code

**FISCAL IMPACT:**

Either mark X  if there is no fiscal impact or provide the following information for the recommended action:

Fund(s):	
Cost center(s):	
Self-generated / dedicated revenues:	\$
Annual operating costs:	\$
Annual net operating (cost) / income:	\$
Capital costs:	\$
Expenditure included in approved operating budget:	\$
Expenditure included in approved capital budget:	\$
New FTEs requested:	0

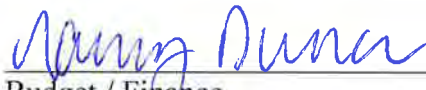
**Additional Note:**


There is no fiscal impact. This is a policy proposal.

**APPROVAL SIGNATURES:**

**APPROVAL OF FISCAL IMPACT:**

\_\_\_\_\_  
Todd Leopold, County Manager

  
\_\_\_\_\_  
Budget / Finance

  
\_\_\_\_\_  
Raymond H. Gonzales, Deputy County Manager

\_\_\_\_\_  
Ed Finger, Deputy County Manager

## **I. INTRODUCTION**

It is the desire of the Adams County Board of County Commissioners (“BOCC”) to adopt a policy to clarify the criteria for the waiver of certain subdivision improvements, which are required unless waived by the BOCC in accordance with the Adams County Development Standards and Regulations (“the Regulations”). This policy shall provide guidance and provisions for the administration of orderly development within the County, while addressing the limited circumstances where it is prudent to accept cash in lieu of the required public improvements.

## **II. BACKGROUND**

Section 5-04 of the Regulations, *Subdivision Improvements Required*, outlines the subdivision improvements required for any subdivision approved in the County. The identified improvements shall be guaranteed by a subdivision improvements agreement, and shall be constructed at the expense of the subdivider prior to the issuance of any building permits for residential, commercial or industrial structures unless otherwise provided for in the subdivision improvements agreement.

Curb, gutter, and sidewalk improvements may be waived by resolution of the Board of County Commissioners. The process for obtaining a waiver from subdivision design standards is outlined in Section 2-02-15, *Waiver from Subdivision Design Standards*. The criteria for the approval of a waiver are as follows:

### **2-02-15-05 CRITERIA FOR APPROVAL**

1. Extraordinary hardships or practical difficulties result from strict compliance with these standards and regulations.
2. The purpose of these standards and regulations are served to a greater extent by the alternative proposal.
3. The waiver does not have the effect of nullifying the purpose of these standards and regulations.

It is the desire of the BoCC to more fully construe the above listed criteria, in keeping with the purpose and intent of the Regulations, for application in waiver requests where a subdivider is requesting a waiver from the requirement from the construction of street improvements, specifically curb, gutter, and/or sidewalks.

## **III. PROPOSED POLICY**

In addition to the criteria listed above in Section 2-02-15-05, *Criteria for Approval*, the BoCC must make at least one of the following additional findings for waiver requests to eliminate the required street improvements of curb, gutter, and/or sidewalks as part of a subdivision application:

4. The required improvements will negatively impact the existing drainage conditions and these negative effects cannot reasonably be mitigated with design solutions.

OR

5. The County's capital improvement plan includes a project that includes the required improvements and that project is planned to be constructed within five years or less.

Waivers from the required curb, gutter, and/or sidewalk improvements shall not be approved unless at least one of the two criteria within this section of the policy is met.

In the event that the BoCC approves a waiver from subdivision improvements based on one of the above additional criteria, the applicant shall provide cash in lieu equivalent to the value of the waived improvements. The cash in lieu shall be included within the subdivision improvement agreement for the related subdivision. The subdivision improvement agreement shall also be approved by the BoCC in accordance with the Adams County Development Standards and Regulations.

#### **IV. USE OF FEES COLLECTED**

The cash collected in lieu of the required improvements shall be deposited into the Adams County Road and Bridge Fund and shall be used with the following conditions:

- a. The fees shall be used by Adams County within five years from the date of approval of the subdivision improvement agreement.
- b. The fees shall be used by Adams County in an area within one mile from the property where the improvements would have been installed. This distance shall be measured from property line of the subject property to the nearest location of the applicable capital improvement project.
- c. The fees shall be used by Adams County for the maintenance or improvement of existing public street infrastructure.

#### **V. EFFECTIVE DATE**

The effective date of this policy shall be November \_\_\_\_, 2015.



## **SUBDIVISION IMPROVEMENTS REQUIRED**

The following sections outline the subdivision improvements required for any subdivision approved in the County. The identified improvements shall be guaranteed by a subdivision improvements agreement, and shall be constructed at the expense of the subdivider prior to the issuance of any building permits for residential, commercial or industrial structures unless otherwise provided for in the subdivision improvements agreement.

### **5-4-1 ROADS, BRIDGES, ALLEYS, AND OTHER PUBLIC IMPROVEMENTS**

#### **5-4-1-1 ROADS**

All road improvements, such as road pavement, grading, on and off-road parking, shoulders, curbs and curb cuts, turnarounds, and sidewalks, shall be made in conformance with the specifications and standards set forth in the Adams County Engineering Design and Construction Standards and Specifications contained in these standards and regulations, and with other specifications and standards approved by the Board of County Commissioners.

All roads shall be constructed prior to the issuance of a building permit for any residential, commercial or industrial structures. A subdivision improvements agreement and appropriate collateral shall be required for all road improvements.

#### **5-4-1-2 PAVING, CURB & GUTTER, AND SIDEWALK REQUIREMENTS**

##### **5-04-01-02-01 *GENERAL IMPROVEMENTS***

All new developments, including one lot sites on one side of an existing or proposed road, shall improve and construct the perimeter roads to meet current Adams County Engineering Design Standards and Specifications.

All new interior and perimeter roads shall be surfaced with asphalt or concrete. In residential or agricultural zoned subdivisions where average lot sizes are one acre or less, all new interior and perimeter roads shall be surfaced with asphalt or concrete and shall be installed with curb/gutter and sidewalk.

Road intersections classified as collector or higher in urbanized areas shall be surfaced with concrete pavement extending a minimum of 70 feet each direction from the centerline of the intersection. Intersections of local roads classified as collector or higher may be paved with hot mix asphalt.

##### **5-4-1-2-2 *COMMERCIAL AND INDUSTRIAL IMPROVEMENTS***

All commercial and industrial zoned lots must have curb/gutter and paving regardless of the size of the lots.

**5-4-1-2-3**

***CURB/GUTTER AND SIDEWALKS TO BE INSTALLED***

All curb/gutter and sidewalks shall be constructed prior to the issuance of a building permit for any residential, commercial or industrial structures. A subdivision improvements agreement and appropriate collateral shall be required for all curb/gutter and sidewalk improvements.


**5-4-1-2-4**

***WAIVER OF RESPONSIBILITY FOR IMPROVEMENTS***

Curb/gutter/sidewalk improvements may be waived by resolution of the Board County Commissioners.



## STUDY SESSION AGENDA ITEM

<b>DATE OF STUDY SESSION:</b> October 13, 2015
<b>SUBJECT:</b> 2015.467 Henderson Road Bridge Over The South Platte River Micropiles (#ADA124-9.848 aka #BRI101-124) - IMP #2013.00016
<b>FROM:</b> Jeffery A. Maxwell, PE, PTOE, Director of Transportation 
<b>AGENCY/DEPARTMENT:</b> Transportation Department
<b>ATTENDEES:</b> Jeffery A. Maxwell, Rene Valdez, Russell T. Nelson
<b>PURPOSE OF ITEM:</b> Obtain Board approval to requested budget for the installation of micropiles at piers 3 and 4 supporting the Henderson Road Bridge over the South Platte River.
<b>STAFF RECOMMENDATION:</b> Recommend Board approve moving forward with budget request in advance of the County's Third Budget Supplemental.

### **BACKGROUND:**

Channel degradation has been occurring over time in the South Platte River which has in turn caused localized scour at piers 3 and 4 that provide support for the Henderson Road Bridge over The South Platte River. Remediation is recommended to install micropiles at these two piers. The addition of micropiles will eliminate a 15 Ton load restriction currently in effect on this bridge.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

Transportation Department

### **ATTACHED DOCUMENTS:**

PowerPoint Presentation

**FISCAL IMPACT:**

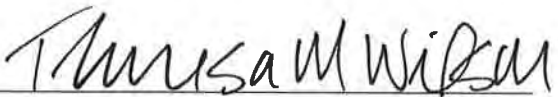
Either mark X  if there is no fiscal impact or provide the following information for the recommended action:

Fund(s):	13
Cost center(s):	3032.7820
Self-generated / dedicated revenues:	\$788,646.00
Annual operating costs:	\$
Annual net operating (cost) / income:	\$
Capital costs:	\$
Expenditure included in approved operating budget:	\$
Expenditure included in approved capital budget:	\$
New FTEs requested:	

**APPROVAL SIGNATURES:**

**APPROVAL OF FISCAL IMPACT:**

\_\_\_\_\_  
Todd Leopold, County Manager

  
\_\_\_\_\_  
Budget / Finance

  
\_\_\_\_\_  
Raymond H. Gonzales, Deputy County Manager

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Ed Finger, Deputy County Manager



# Henderson Bridge Project



Location Map



Pier 3 - Footing and Piles Exposed



Pier 4 - Footing and Piles Exposed



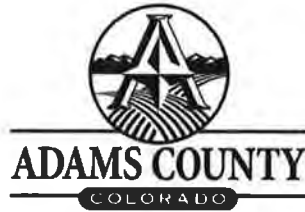


15 Ton Load Posting

- Project was advertised and one bid was received in June 2015:
  - \$969,300
- Project was re-advertised and 3 bids were received in September 2015:
  - \$738,000
  - \$915,000
  - \$950,000
- Work should be completed during low-flow season (November – March)

# 2015 Major Minor Bridge Repair

- 2015 Budget: \$1.125 million
  - Completed Projects:
    - Colorado Boulevard North of Hwy 7
    - Fulton Ditch and E. 136<sup>th</sup> Ave
    - Fulton Ditch and E. 144<sup>th</sup> Ave
    - Tennyson Bridge Emergency Repair
  - Total for 2015 Completed Projects: \$1,076,388
  - Remaining Budget: \$48,611



## STUDY SESSION AGENDA ITEM

<b>DATE:</b> October 13, 2015
<b>SUBJECT:</b> Space planning
<b>FROM:</b> Mike Goins, Director of Facilities Operations Seán Braden, Project Manager
<b>AGENCY/DEPARTMENT:</b> Facilities Planning and Operations
<b>ATTENDEES:</b> Ben Dahlman, Director of Finance
<b>PURPOSE OF ITEM:</b> To present to the BoCC the history and status of the facilities master plan and to receive direction on prioritization of facility capital projects
<b>STAFF RECOMMENDATION:</b> That the BoCC provide direction to staff on facility prioritization based on the attached plan.

### **BACKGROUND:**

The County has completed most, but not all, of the elements recommended under the previous facilities master plan. The County faces several facility and program needs and staff intends to present a report on those needs and opportunities and seeks direction on BoCC prioritization.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

County Manager's Office  
Finance Department  
Transportation  
Fleet  
Probation  
Animal Shelter  
Parks and Recreation  
Human Services  
Courts  
Probation  
District Attorney  
Sherriff's Office  
Community Corrections

**ATTACHED DOCUMENTS:**

PowerPoint report

**FISCAL IMPACT:**

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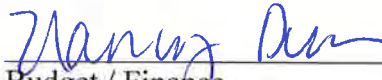
Fund(s):	
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Expenditure included in approved capital budget:	\$
New FTEs requested:	

The fiscal impact is described in the attached report.

**APPROVAL SIGNATURES:**

**APPROVAL OF FISCAL IMPACT:**

\_\_\_\_\_  
Todd Leopold, County Manager

  
\_\_\_\_\_  
Budget / Finance

\_\_\_\_\_  
Raymond H. Gonzales, Deputy County Manager

  
\_\_\_\_\_  
Ed Finger, Deputy County Manager



## STUDY SESSION AGENDA ITEM

<b>DATE OF STUDY SESSION:</b> October 6, 2015
<b>SUBJECT:</b> ACED 2015 Annual Work Plan - 3 <sup>rd</sup> Qtr Update
<b>FROM:</b> Barry Gore, President/CEO
<b>AGENCY/DEPARTMENT:</b> ACED
<b>ATTENDEES:</b> Tricia Allen (ACED staff)
<b>PURPOSE OF ITEM:</b> Status Update – Annual Plan of Work
<b>STAFF RECOMMENDATION:</b>

### **BACKGROUND:**

Per the Professional Services Agreement, ACED is required to meet with the Board of County Commissioners to discuss its Annual Work Plan and providing quarterly status updates on achieving the scope of services identified in the Professional Services Agreement.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

Economic Development

### **ATTACHED DOCUMENTS:**

See attachments

**FISCAL IMPACT:**

Either mark X  if there is no fiscal impact or provide the following information for the recommended action:

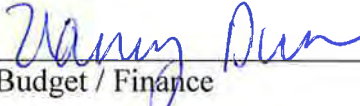
Fund(s):	
Cost center(s):	
Self-generated / dedicated revenues:	\$
Annual operating costs:	\$
Annual net operating (cost) / income:	\$
Capital costs:	\$
Expenditure included in approved operating budget:	\$121,000 (4 quarterly payments)
Expenditure included in approved capital budget:	\$
New FTEs requested:	


**Additional Note:**

**APPROVAL SIGNATURES:**

**APPROVAL OF FISCAL IMPACT:**

\_\_\_\_\_  
Todd Leopold, County Manager

  
\_\_\_\_\_  
Budget / Finance

  
\_\_\_\_\_  
Raymond H. Gonzales, Deputy County Manager

\_\_\_\_\_  
Ed Finger, Deputy County Manager



# 2015 Plan of Work

## 3<sup>rd</sup> QTR Update

October 6, 2015



# Business Retention and Expansion

	1st QTR 2015	2nd QTR 2015	3rd QTR 2015	YTD Totals
Visits	18 Visits	24 Visits	16 Visits	58 Visits (GOAL: 100)
Jobs	162	1,187	58	
Capital Investment	\$15M	\$4M	\$6M	\$25M

# Primary Employment Attraction

	1st QTR 2015	2nd QTR 2015	3rd QTR 2015	YTD Totals
Prospects	35	16	19	70
New Business Announcements	Veritas Skilled Rehab Hospital	Tenere	Boyers Coffee (Consolidation)	
	Communications Test Design Inc (CTDI)	Wanco	Precast Concepts	
	Samuel, Son and Co	Cintas Corporation	US Engineering	
	Niagara Bottling	Rush Logistics	SCL Health - Northglenn	
Capital Investment	\$79,400,000	\$39,000,000	\$138,170,000	\$256,570,000
New Jobs Announced	784	89	416	1,289
Potential Incentive Requests	6	5	6	17
Incentive Tracker	\$378,549 in eligible tax rebates for 2015	\$378,549 in eligible tax rebates for 2015	\$378,549 in eligible tax rebates for 2015	\$378,549 in eligible tax rebates for 2015



# Primary Employment Attraction

## Commercial Real Estate Activity - 4<sup>th</sup> Qtr 2014

4th QTR 2014	Vacancy Rate		Rental Rates	
	Adams	Metro Denver	Adams	Metro Denver
Office	20.0%	12.5%	\$18.80	\$24.63
Class A	36.9%	11.4%	\$25.00	\$30.14
Class B	17.5%	15.8%	\$15.75	\$21.69
Class C	4.3%	11.5%	\$19.17	\$19.99
Industrial	3.4%	4%	\$5.29	\$5.59
Retail	6.0%	5.2%	\$14.74	\$15.96

# Primary Employment Attraction

## Commercial Real Estate Activity - 1st Qtr 2015

1st QTR 2015	Vacancy Rate		Rental Rates	
	Adams	Metro Denver	Adams	Metro Denver
Office	25.3%	13.8%	\$20.51	\$23.96
Class A	36.9%	11.4%	\$25.00	\$30.14
Class B	16.6%	16.0%	\$16.05	\$21.37
Class C	34.6%	11.5%	\$20.19	\$19.51
Industrial	3.7%	4%	\$5.84	\$6.05
Retail	5.7%	5.2%	\$14.74	\$15.96



# Primary Employment Attraction

## Commercial Real Estate Activity - 2<sup>nd</sup> Qtr 2015

2nd QTR 2015	Vacancy Rate		Rental Rates	
	Adams	Metro Denver	Adams	Metro Denver
Office	18.9%	13.4%	\$19.19	\$24.37
Class A	12.3%	11.4%	\$25.00	\$30.14
Class B	16.5%	15.8%	\$16.41	\$21.69
Class C	34.6%	11.5%	\$20.19	\$19.99
Industrial	3.2%	3%	\$5.82	\$6.37
Retail	5.5%	5.2%	\$14.74	\$15.96



# Marketing

	1st QTR 2015	2nd QTR 2015	3rd QTR 2015	YTD Totals
Presentations/ Marketing Campaigns	6	3	4	13 (GOAL: 12)
Website	In Progress	In Progress	In Progress	--
			Site Map redesign	
			Image Database	
			Municipal Pages	
			Massive Data Collection based on Site Selection Data Standards	
Media Outreach				--
	Full page article to be published in May issue of CREJ	CREJ Land and Development Conference (September 1st)	ACED Supports 1A for DIA	--
		Aerotropolis is a 'finalist' in the NAIOP RM Real Estate Challenge	Crossroads Commerce Park (news article and video)	
		Promoted the 4 Marketing areas (Clear Creek, North Washington, Aerotropolis, and the N. I-25 Corridor) in AdamsLovesBiz and Primary Business Matters newsletters	7 to 70' article appeared in YourHub.	



# Business Issue Survey

- Draft questions compiled
- Source for employer database identified and priced
- RFP distributed and available on ACED website.  
Modifications made to the RFP to solicit greater responses.

**QUESTIONS?**





**Thank you for your support  
of ACED!**





## STUDY SESSION AGENDA ITEM

<b>DATE OF STUDY SESSION:</b> October 13, 2015
<b>SUBJECT:</b> Business Solutions Group Overview and Update
<b>FROM:</b> Brandi Rank and Nick Kittle
<b>AGENCY/DEPARTMENT:</b> Office of Performance, Innovation and Sustainability
<b>ATTENDEES:</b> Brandi Rank, Nick Kittle, Charles Osterman, Christopher Park, Claire Brewer
<b>PURPOSE OF ITEM:</b> Overview and Update
<b>STAFF RECOMMENDATION:</b> NA

### **BACKGROUND:**

The Business Solutions Group, under the Office of Performance, Innovation and Sustainability, would like to briefly introduce ourselves to the Board. We will make a short presentation relating to the group's purpose while briefly describing some relevant projects.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

NA

### **ATTACHED DOCUMENTS:**

NA

**FISCAL IMPACT:**

Either mark X  if there is no fiscal impact or provide the following information for the recommended action:

Fund(s):	
Cost center(s):	
Self-generated / dedicated revenues:	\$
Annual operating costs:	\$
Annual net operating (cost) / income:	\$
Capital costs:	\$
Expenditure included in approved operating budget:	\$
Expenditure included in approved capital budget:	\$
New FTEs requested:	

**Additional Note:**

**APPROVAL SIGNATURES:**

**APPROVAL OF FISCAL IMPACT:**

  
\_\_\_\_\_  
Todd Leopold, County Manager

  
\_\_\_\_\_  
Budget / Finance

\_\_\_\_\_  
Raymond H. Gonzales, Deputy County Manager

\_\_\_\_\_  
Ed Finger, Deputy County Manager

# BUSINESS SOLUTIONS GROUP

Why? How? What?

# What?

A word cloud of various terms related to infrastructure and public works. The terms are arranged in a non-uniform, overlapping manner. The colors of the text vary, including shades of blue, green, purple, red, and black. The terms include:

- Roads
- Spatial Analysis
- Facilitation
- Inlets
- Project Management
- Manholes
- Impervious
- Violations
- Commissioner Districts
- Culverts
- Training
- Bridges
- Sidewalks
- Cell Towers
- School Districts
- Floodplain
- Zoning
- Parks and Open Space
- Ditches
- Rivers
- Traffic Signals
- Streetlights
- ROW Easements
- Reporting
- Access Permits
- Trail Easements
- Fair Maps
- Inspections
- Fire Stations
- Development Review
- IGAs
- Process
- Ponds and Lakes
- Variances
- HUTF
- Picnic Tables
- Improvement
- Signs
- Channels
- Future Land Use
- Long Range Planning
- Visualization
- Gravel Mines
- Pipes
- Schools
- Oil and Gas
- Snow Plow routes
- Asset Management
- Utility Permits
- Liquor Licenses
- Landfills
- Management
- Conditional Use Permits
- Reporting
- ROW Entitlements
- Rail

# How?

## Technological Solutions

GIS

Accela

Cartegraph

Reporting

Mobile Solutions

Web Based

# Examples

Data Driven Decisions

Asset Management

Stormwater

Weed Management

# Data Driven Decisions



- Data, Data, Data
- Process Identification and Improvement
- Align Technological Solutions with Process



# EGR Summary Report for Cases Created Between 01/01/2015 and 08/03/2015

Record ID: EGR2015-00035

Menu Reports Help

Go To Summary Record

Description of Work: [Construct dive](#)

Application Status: [Resubmit App](#)

Application Detail: [Detail](#)

Application Type: [Engineering Re](#)

Address: [Piccadilly Rd I](#)

Owner Name:

Owner Address:

Application Name: [Desanti Rechs](#)

Application Comments: [View ID](#)

Application Specific Info: EGR - ENGIN  
Project Type [Utility](#)

Engineer [EMMENM](#)

MS4 Area [No](#)

Total Fee Assessed: [\\$0.00](#)

Total Fee Invoiced: [\\$0.00](#)

Balance: [\\$0.00](#)

Job Value: [\\$0.00](#)

Parcel No:

Contact Info: Name [Adam Smith](#)

Licensed Professionals Info: Primary

File Date: [07/30/2015](#)

Workflow Status: [Task](#)

[Application Su](#)

[Division Revis](#)

[Developer](#)

[Land Use App](#)

[Floodplain Us](#)

## Cases by Engineer

	EMMENM	LABRIG	Total
Grading and Dra	9	12	21
Public Improvem	0	1	1
Subdivision	4	2	6
Utility	2	3	5
<b>Total</b>	<b>15</b>	<b>18</b>	<b>33</b>

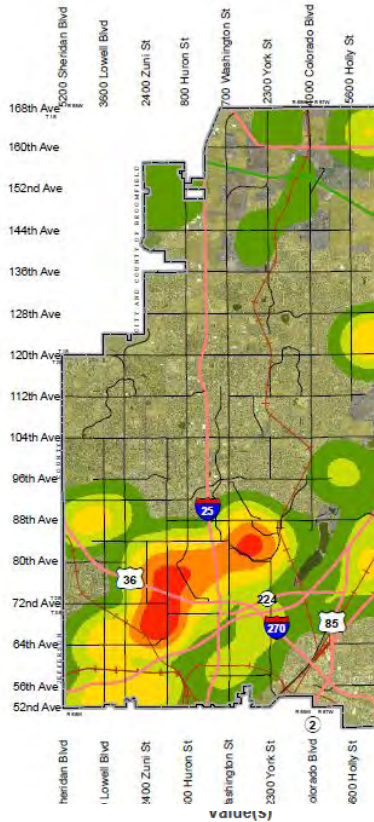
## Fees by Project Type

	E_ESC	E_OSGD	E_SUB25	E_SUB5	E_SUB5_25
Grading and Dra	6,500.00	8,000.00	0.00	0.00	0.00
Subdivision	0.00	0.00	7,500.00	1,000.00	7,500.00
<b>Total</b>	<b>6,500.00</b>	<b>8,000.00</b>	<b>7,500.00</b>	<b>1,000.00</b>	<b>7,500.00</b>

Total EGR cases in date range: **33**

Average number of days in review: **19.48**

BDL Division f



Routing Rec

BDP Permits

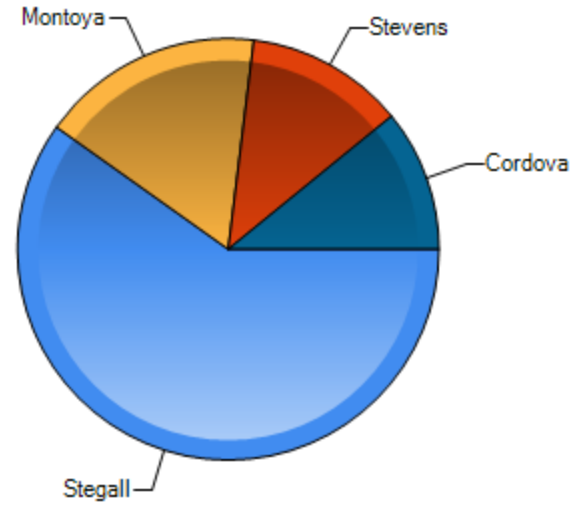
Building Department Web Permit

9/1/2015

9/30/2015

BDP

Greatrock North Water and Sanitation



INSPECTION TYPE	INSPECTOR USERID	DATE REQUEST	DATE INSPECTION
500 FINAL	STEGAL	8/27/2015	8/26/2015
500 FINAL	STEGAL	8/27/2015	8/27/2015
500 FINAL	STEGAL	8/27/2015	8/26/2015
500 FINAL	STEVEG	7/24/2015	7/24/2015
500 FINAL	STEGAL	9/3/2015	7/31/2015

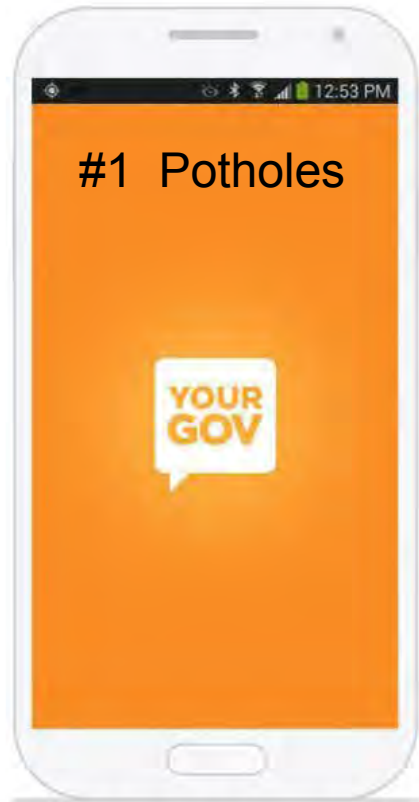
SINESS NAME	Census Code	LEGAL DESCRIPTION	RECORD TYPE	PARCEL	ADDR FULL LINE#	SCHOOLDISTNAME	RECORD ID
	28 - Other Non-Residential Buildings	SUB:BOX ELDER CREEK RANCH FILING NO 2 LOT:60	Building Permit (Applied for in house)	0156701104001	16680 UMPIRE ST, -, CO 000000000	School District 27-Brighton	BDP15-0440
MERICA INC.	34 - Res. Add and Alter Only	SUB:GREATROCK NORTH LOT:75	Building Permit (Applied for in house)	0156700009033	29225 E 162ND AVE, -, CO 000000000	School District 27-Brighton	BDP15-1481
	34 - Res. Add and Alter Only	SUB:BOX ELDER CREEK RANCH FILING NO 2 LOT:72	Building Permit (Applied for in house)	0156701402007	16420 UMPIRE ST, -, CO 000000000	School District 27-Brighton	BDP15-2212
	34 - Res. Add and Alter Only	SUB:BOX ELDER CREEK RANCH FILING NO 2 LOT:17	Building Permit (Applied for in house)	0156701202013	16740 SHADOW WOOD CT, -, CO 000000000	School District 27-Brighton	BDP15-2319
	01 - Single Family Dwelling	SUB:BOX ELDER CREEK RANCH FILING NO 3 LOT:31	Building Permit (Applied for in house)	0156701208001	16380 QUEENSVIEW ST, -, CO 000000000	School District 27-Brighton	BDP15-2463
BA BEST BASEMENTS & RENOVATIONS	34 - Res. Add and Alter Only	SUB:BOX ELDER CREEK RANCH FILING NO 2 LOT:17	Building Permit (Applied for in house)	0156701202013	16740 SHADOW WOOD CT, -, CO 000000000	School District 27-Brighton	BDP15-2487

# Asset Management

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- Data Collection
- Tracking Work
- Receive Requests
- Report costs – Labor, Material and Equipment

# YourGOV User Guide Adams County, Colorado



Download the app on your mobile device

A screenshot of a web-based GIS application. The top navigation bar includes a user profile for "Charles", a shield icon, a camera icon, and an "ID:" field. Below the navigation bar, there are buttons for "Create +", "Run Report", and "Actions \*". The main area is a map showing a street grid with various colored markers (blue, orange, red) representing different asset types. A large blue semi-transparent text box is overlaid on the map, containing the following text:

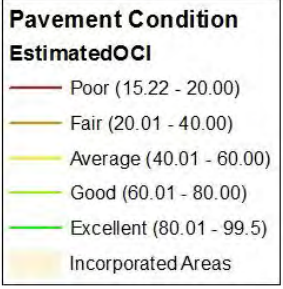
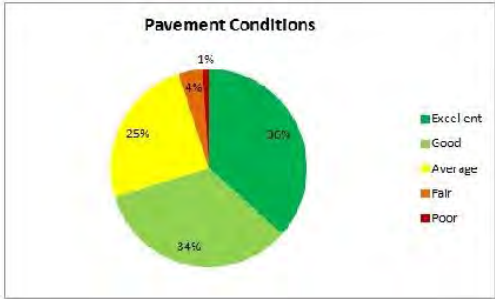
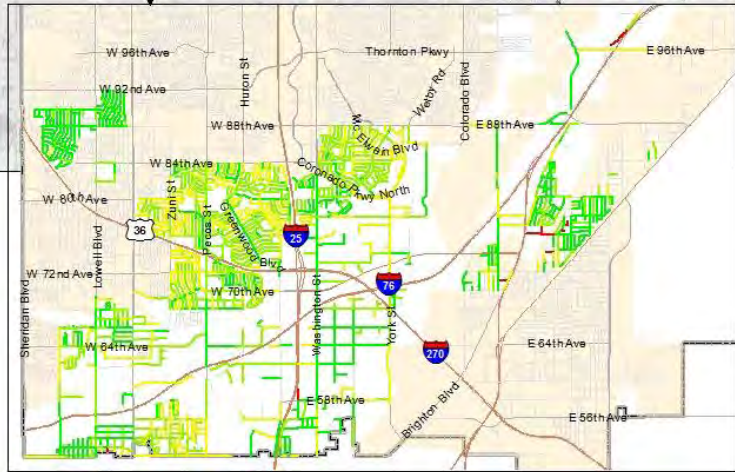
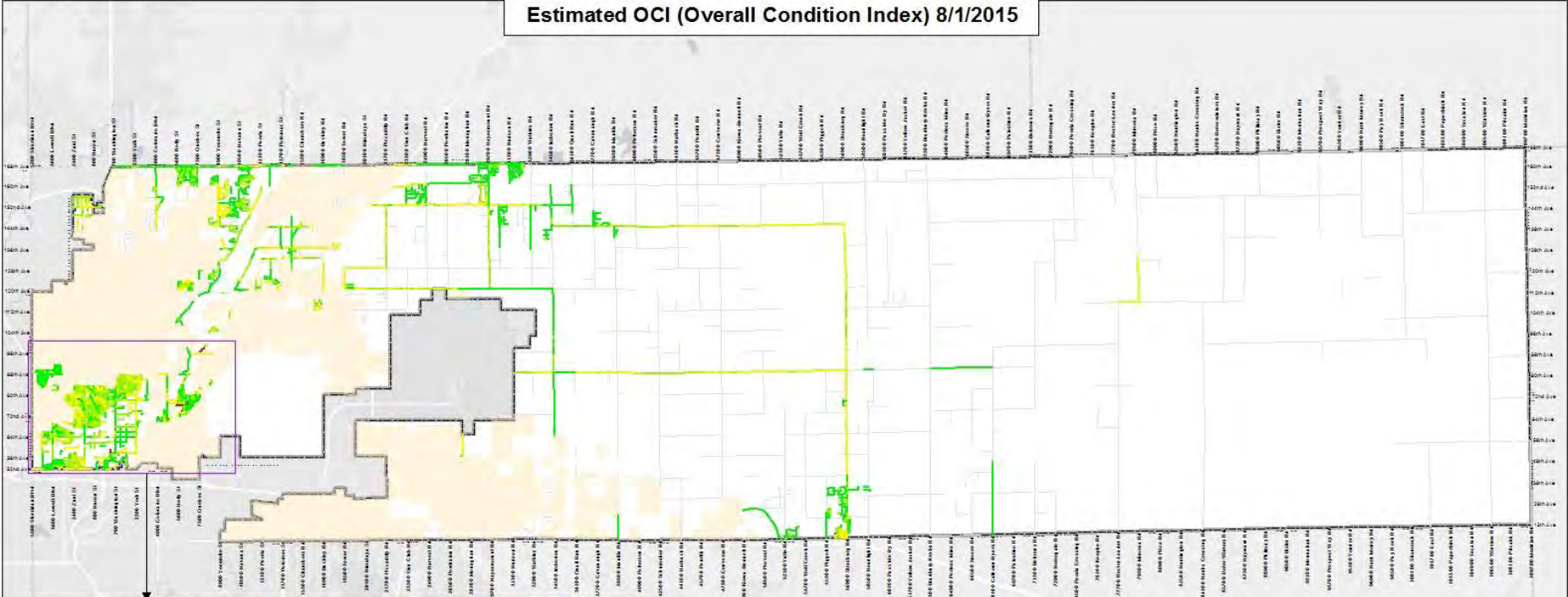
The county tracks 25 different asset types.

There are about 52,000 GIS asset data features.

About 721 signs have been collected in the field over the past year.

A little over 200 requests have been submitted by YourGov (18% of requests)

# Estimated OCI (Overall Condition Index) 8/1/2015



# Stormwater

## Customer Ledger - Work with Customer Ledger Inquiry

Query: All Records

Form Row Report Tools

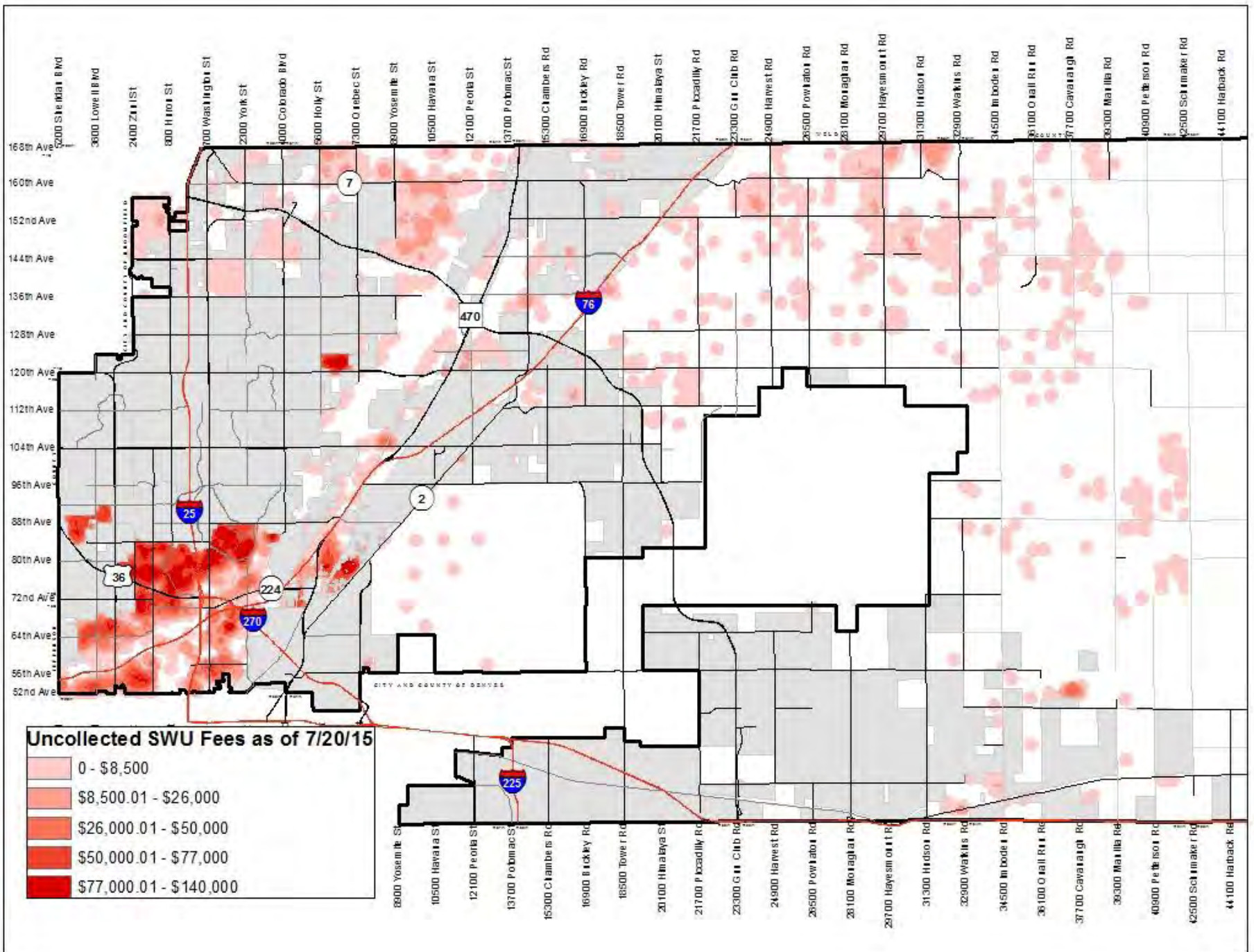
Customer \*  
 Parent \* Batch Number \*

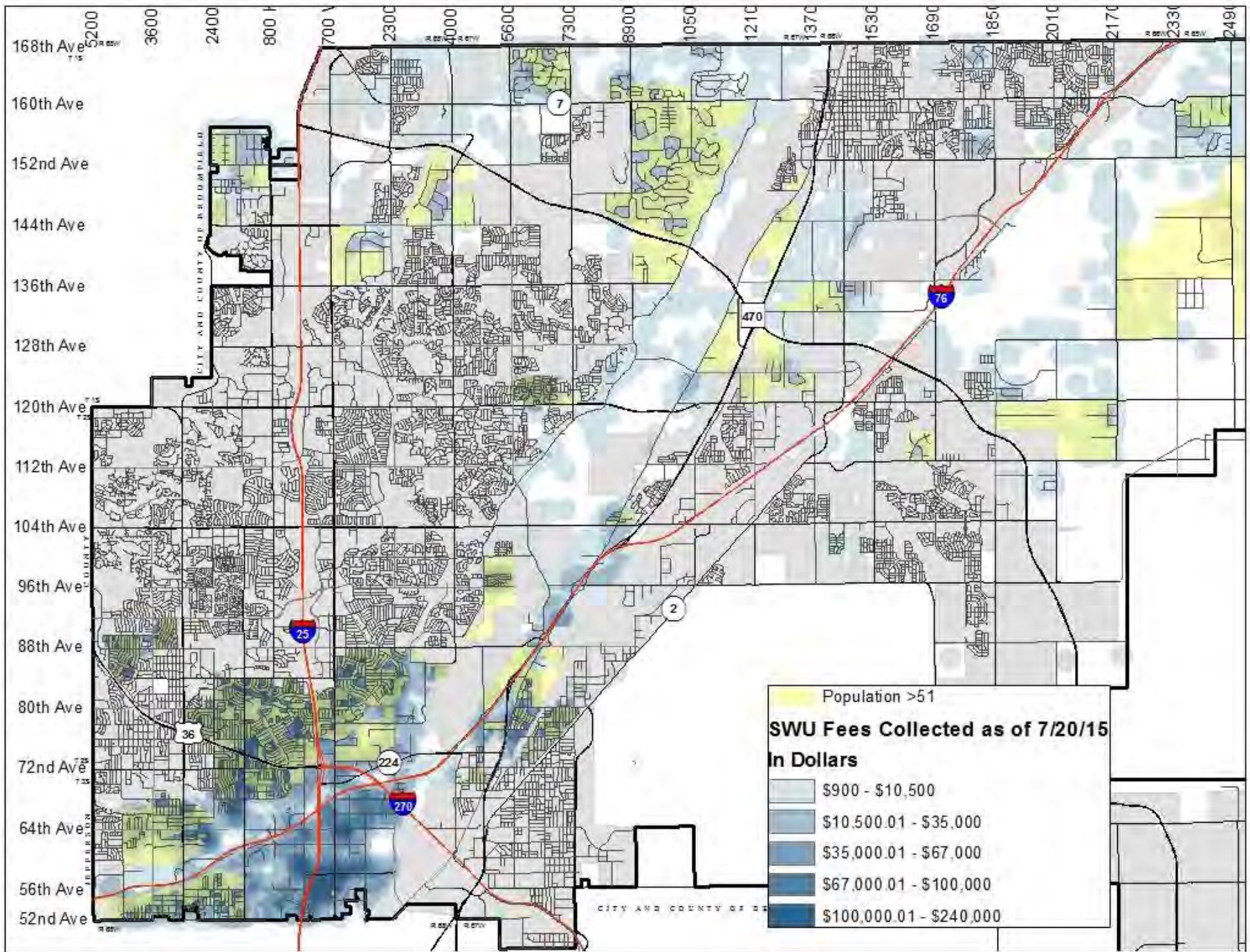
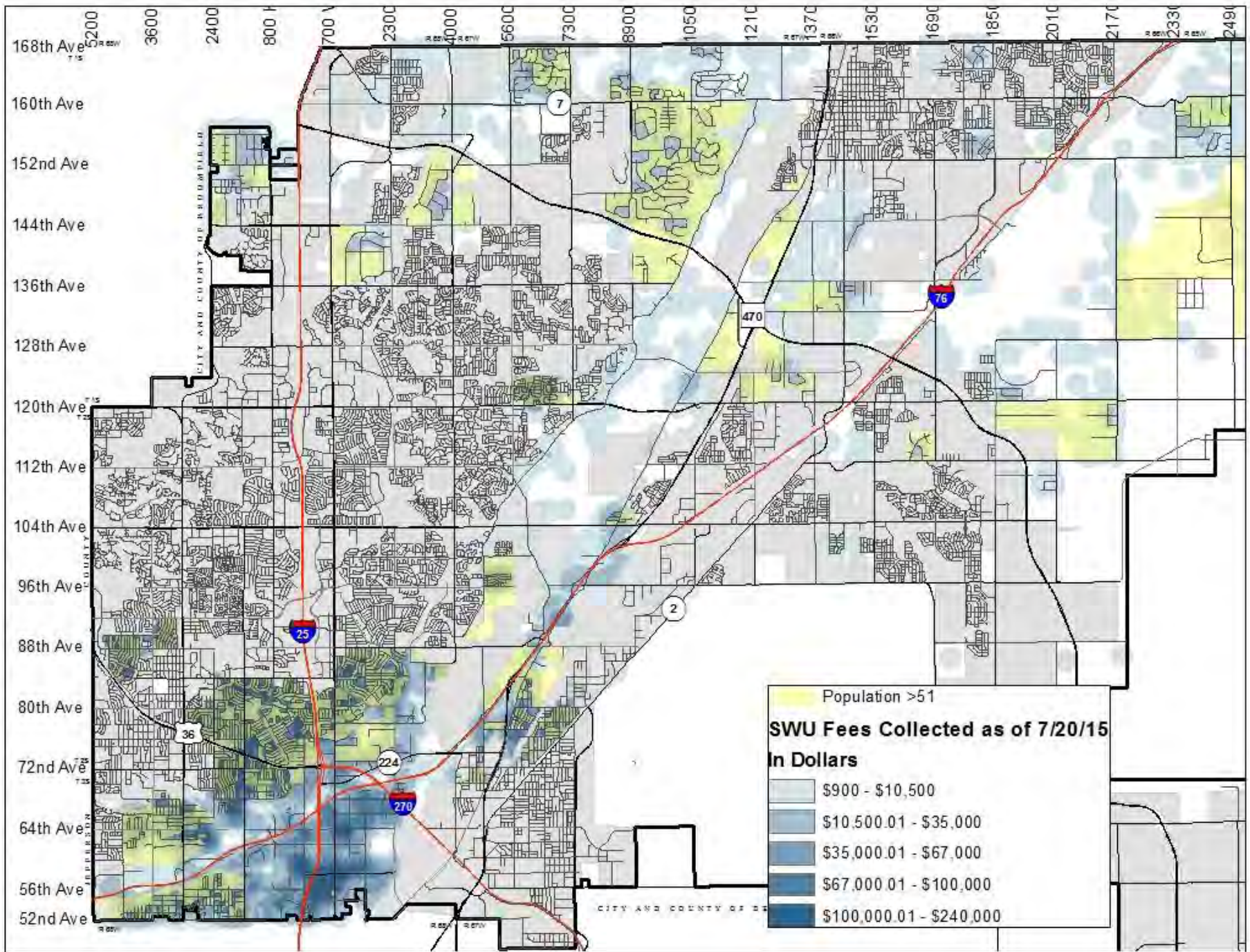
Invoice No From \* Thru \*  All  Paid  Open  
 Date From \* Thru \*  Invoice Date  Due Date  G/L Date  Statement Date  
 As Of Date \*  Recurring Invoice  Summarize

Records 26601 - 26700 of 26700

Customize Grid

	Document Number	Doc Type	Document Type	Doc Co	Pay Item	Invoice Date	Gross Amount	Open Amount	Discount Available	Discount Taken	Due Date	Discount Due Date
<input type="checkbox"/>	64166	RI	Invoice	00007	001	05/01/2015	52.81				06/30/2015	06/30/2015
<input type="checkbox"/>	86838	RF	Finance Charge	00007	001	03/31/2015	3.79				06/30/2015	06/30/2015
<input type="checkbox"/>	64167	RI	Invoice	00007	001	05/01/2015	63.08				06/30/2015	06/30/2015
<input type="checkbox"/>	77043	RI	Invoice	00007	001	05/01/2014	63.08				06/30/2014	06/30/2014
<input type="checkbox"/>	64168	RI	Invoice	00007	001	05/01/2015	35.18				06/30/2015	06/30/2015
<input type="checkbox"/>	64170	RI	Invoice	00007	001	05/01/2015	59.45				06/30/2015	06/30/2015
<input type="checkbox"/>	64171	RI	Invoice	00007	001	05/01/2015	52.78				06/30/2015	06/30/2015
<input type="checkbox"/>	86839	RF	Finance Charge	00007	001	03/31/2015	2.03				06/30/2015	06/30/2015
<input type="checkbox"/>	64172	RI	Invoice	00007	001	05/01/2015	33.87				06/30/2015	06/30/2015
<input type="checkbox"/>	74699	RI	Invoice	00007	001	05/01/2014	33.87				06/30/2014	06/30/2014
<input type="checkbox"/>	86840	RF	Finance Charge	00007	001	03/31/2015	4.98				06/30/2015	06/30/2015
<input type="checkbox"/>	92732	RF	Finance Charge	00007	001	06/30/2015					06/30/2015	06/30/2015
<input type="checkbox"/>	64173	RI	Invoice	00007	001	05/01/2015	83.00				06/30/2015	06/30/2015
<input type="checkbox"/>	77927	RI	Invoice	00007	001	05/01/2014	83.00				06/30/2014	06/30/2014
							<b>1,896,911.84</b>					





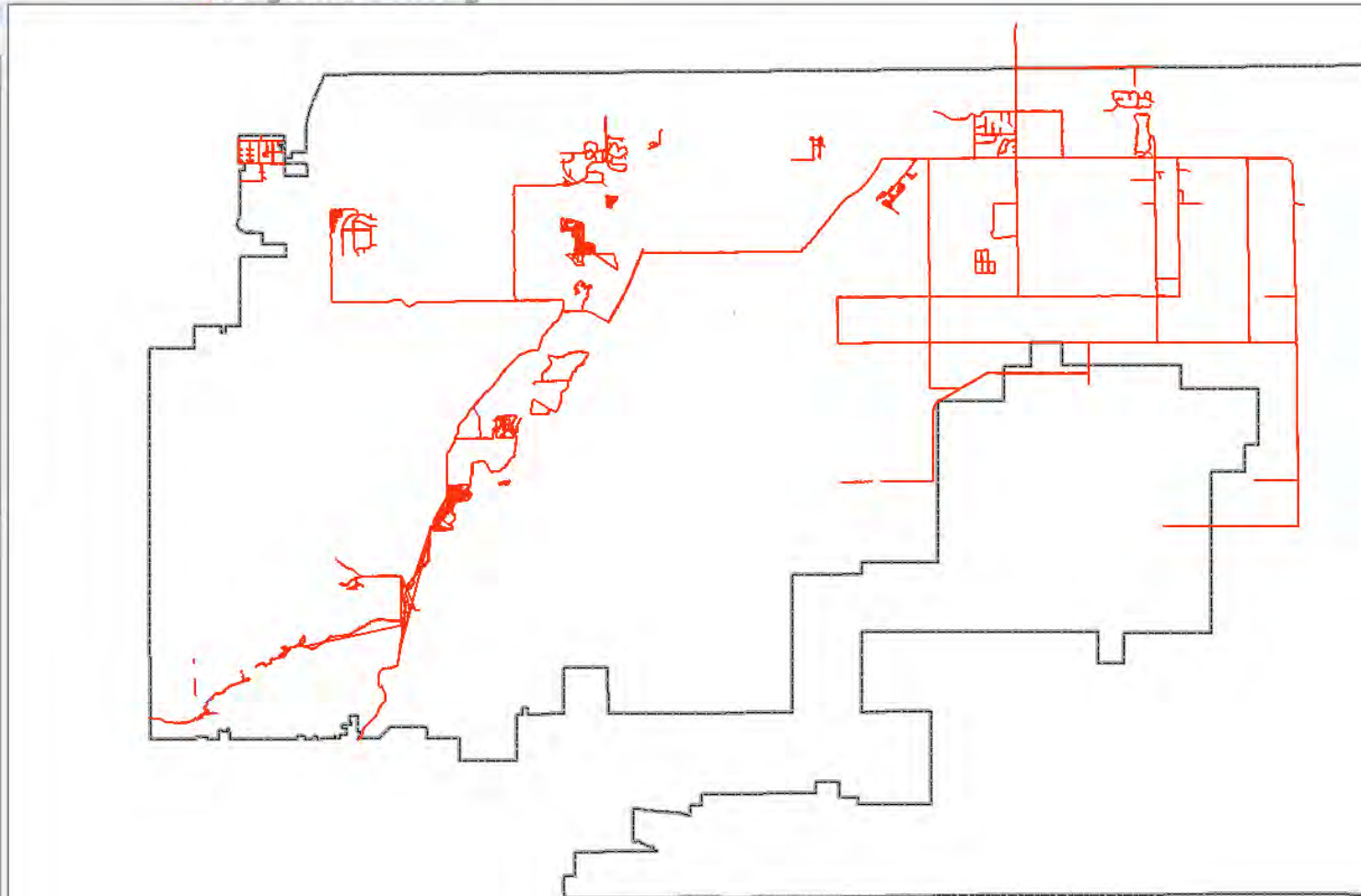




AddPts\_ADCOM <Type an address...> Snapping

Table Of Contents

- Map It Fast Data (10/2015)
  - MIFDown\_2015\_1006\_Pictures
  - MIFDown\_2015\_1006\_Points\_creation\_
  - 9/17/2015 11:52:35 AM
  - MIFDown\_2015\_1006\_Lines
- Map It Fast Data (08/2015)
  - DataReview2015\_0825\_Pictures
  - DataReview2015\_0825\_Points\_creation\_
  - 7/23/2015 2:38:40 PM
  - DataReview2015\_0825\_Lines
  - DataReview2015\_0825\_Polygons\_auto\_email
- Parcels
- Pre-Apps
- Variances
- Temporary/Special Use
- Conditional Use Permits (Expired)
- Special Zoning Conditions
- Address Points
- School Buildings
- Bld Footprints
- Transportation - Group
  - Intersections
  - Bridges
  - Streets
    - DISPLAYCLASS
    - Interstate
    - US Hwy
    - State Hwy
    - Tollway
    - Major
    - Minor
    - Rural major
    - Rural minor
    - Unimproved
- Railroad
- Road Maintenance IGAs (Existing)
- Trails



NewEmployeeName	Lorena
Crop_Other	
LandOwnerName	Adams County Government
LandOwnerAddress	4430 S. Adams County Parkway

# Questions?

