



ADAMS COUNTY

COLORADO

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry - District #1
Charles "Chaz" Tedesco - District #2
Erik Hansen - District #3
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**STUDY SESSION AGENDA
MONDAY
November 9, 2015**

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE.

11:00 A.M.	ATTENDEE(S):	Dave Ruppel
	ITEM:	Front Range Airport / Space Port Update
12:00 P.M.	ATTENDEE(S):	Budget Staff
	ITEM:	2015 3rd Budget Amendment
1:00 P.M.	ATTENDEE(S):	Norman Wright / Joelle Greenland
	ITEM:	HOME Funding Recommendation (2015/2016, 2016/2017)

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

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION AGENDA ITEM

DATE: November 9, 2015
SUBJECT: Airport & Spaceport Update
FROM: Jeri Coin, on behalf of D. E. Ruppel, Airport Director
AGENCY/DEPARTMENT: Front Range Airport
ATTENDEES: Dave Ruppel, Todd Leopold & BOCC
PURPOSE OF ITEM: Airport & Spaceport Update
STAFF RECOMMENDATION: Information Only

BACKGROUND:

Review of current status for Front Range Airport Projects and Spaceport Colorado Application.

1. Spaceport Application Update
2. Business Opportunities
 - a. MRO
 - b. Manufacturing
 - c. Aerospace
3. Projects
 - a. Terminal Roof
 - b. Paving Projects
 - 1) Roads
 - 2) Taxilanes
 - c. Pavement Preservation
 - d. Taxiway Lighting
 - e. North/South Runway Access
 - f. Master Plan

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

None.

ATTACHED DOCUMENTS:

None

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:	

***Fiscal impact to be determined.

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

DATE: November 9, 2015
SUBJECT: Third Amendment to the 2015 Budget
FROM: Theresa Wilson, Budget Supervisor
AGENCY/DEPARTMENT: Budget Office
ATTENDEES: Budget Office Staff (Nancy Duncan, Theresa Wilson, Pernell Olson, Raylene Taylor)
PURPOSE OF ITEM: To review budget amendment items recommended as part of the Third Amendment to the 2015 Budget and answer any associated questions.
STAFF RECOMMENDATION: To present information regarding the Third Amendment to the 2015 Budget to the Board of County Commissioners, answer any questions, and ultimately adopt the Third Amendment at a future Public Hearing.

BACKGROUND:

The Annual Budget is a financial plan and is adopted prior to the start of the fiscal year. Budget Amendments are periodically required to properly incorporate items into the Annual Budget as they arise during the course of the fiscal year. See attached summary and detail for more information regarding items included in this particular amendment.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office and Budget Office

ATTACHED DOCUMENTS:

2015 3rd Budget Amendment Summary

2015 3rd Budget Amendment Detail

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:	\$
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Expenditure included in approved capital budget:	\$
New FTEs requested:	

Fiscal impact is summarized at the fund level and detailed at the spending agency level in supporting documentation. Given the length, those documents are attached for full disclosure of fiscal impact.

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:



Todd Leopold, County Manager



Budget / Finance

Raymond H. Gonzales, Deputy County Manager

Ed Finger, Deputy County Manager

AMENDMENTS

Second Amendment to the 2015 Budget

Resolution No. TBD

For Adoption: 11/24/2015

Study Session: 11/9/2015



Department - (Division)	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							
Clerk & Recorder - (Motor Vehicle)	Fund Balance	\$0	\$0	\$0	X	Convert 12 temporary positions to 12 part-time positions for a total of 6.0 FTE positions. Approved in 9/8/15 Study Session.	6.0
Transportation - (Utah Junction-Clay Street Outfall)	Fund Balance	\$461,000	\$0	\$461,000		Funding for the County's share of the bridge to be built over the future Clay Street outfall and trail per the IGA with RTD. This was discussed as an Administrative Item Review topic during a Study Session on 10/13/15.	0.0
Coroner's Office	Fund Balance	(\$15,000)	\$0	(\$15,000)	X	Transfer budget from Professional Services to Temporary Labor for Reserve	0.0
Coroner's Office	Fund Balance	\$15,000	\$0	\$15,000	X	Training Program.	0.0
TOTAL GENERAL FUND		\$461,000	\$0	\$461,000			6.0
ROAD & BRIDGE FUND							
Transportation - (Bridge Repairs)	Fund Balance	\$788,000	\$0	\$788,000		Installation of micropiles at piers 3 and 4 of the Henderson Road Bridge to remediate localized scour resulting from channel degradation along the South Platte River. Once complete, the 15 ton load restriction currently in effect can be lifted. This was discussed and approved during a 10/13/15 Study Session. \$788,000 includes \$738,646 for construction bid award and additional estimate of \$50,000 for engineering services (yet to be bid).	0.0
TOTAL ROAD & BRIDGE FUND		\$788,000	\$0	\$788,000			0.0
HEAD START FUND							
Head Start	Fund Balance	\$142,880	\$142,880	\$0	X	Add seven Classroom Aides at .75 FTEs (30-39 hrs/week) for 10 months to ensure the quality of existing systems is maintained.	5.25
Head Start	Fund Balance	\$23,240	\$23,240	\$0	X	Add one Cook Assistant at .75 FTE (30-39 hrs/week) for 10 months to fulfill administrative duties and improve the nutrition parameters of the department.	0.75
Head Start	Fund Balance	\$32,755	\$32,755	\$0	X	Add one Assistant Teacher at 1.0 FTE to fill full day sessions which replaced double sessions and home based options.	1.00
Head Start	Fund Balance	\$5,000	\$5,000	\$0	X	Reclassify Classroom Aide from .5 FTE to .75 to align with newly requested positions. This position is currently working more than 29 hrs/week.	0.25
TOTAL HEADSTART FUND		\$203,875	\$203,875	\$0			7.25
TOTAL ALL FUNDS - 2015 3RD AMENDMENT		\$1,452,875	\$203,875	\$1,249,000			13.25



STUDY SESSION AGENDA ITEM

DATE OF STUDY SESSION: November 9, 2015
SUBJECT: HOME 2015/2016 & 2016/2017 Funding Recommendations & Thornton's Reprogramming of its 2014 HOME allocation
FROM: Norman Wright, Community & Economic Development Department Director
AGENCY/DEPARTMENT: Community Development
ATTENDEES: Norman Wright, Joelle Greenland and Tony Atencio
PURPOSE OF ITEM: Request for Consideration for Approval Prior to Public Hearing Adams County Housing Authority/71 st & Federal - \$800,000; HOME funds and Brighton Housing Authority/Brighton Village II - \$200,000 HOME funds; and request for Thornton's 2014 HOME allocation to be reprogrammed to TBRA and Down Payment Assistance Programs
STAFF RECOMMENDATION: Approve the application submittals from Adams County Housing Authority (ACHA) and Brighton Housing Authority for new construction of affordable housing, and Thornton's request to reprogram its 2014 HOME allocation to ACHA programs.

BACKGROUND:

The objectives for the HOME Investment Partnerships Program (HOME) is: to provide decent affordable housing to lower-income households; expand the capacity of nonprofit housing providers; strengthen the ability of state and local governments to provide housing; and leverage private-sector participation. Affordable housing in the City of Westminster and the City of Brighton are the objectives of this request. These both are new construction projects; however, the City of Brighton's project is for affordable senior housing.

1. 71st & Federal Apartments, City of Westminster:

Adams County Housing Authority (ACHA) is proposing a mixed-use development, with 70 units of affordable housing and approximately 20,000 square feet of office space at the northwest corner of 71st Avenue and Federal Boulevard in the City of Westminster. The 70 units will range from 30 to 60% AMI (Area Median Income; 63 units at or below 50% AMI, 7 units at 60% AMI). Because the surrounding neighborhood has suffered from blight and underutilization for decades, Westminster has identified this area as a high priority for redevelopment and affordable housing. In addition to the office space, the building will provide extensive services through ACHA and other non-profit service providers. The building will be three blocks away from the RTD commuter FasTracks station (Westminster Station), scheduled to open in July, 2016. Construction is expected to commence in June, 2016 and be completed in October 2017.

ACHA is requesting a total of \$800,000 in HOME funds with \$400,000 coming from the City of Westminster's HOME allocations, and \$400,000 from Adams County's HOME funds. Total project costs are \$23,153,011. The property's rezoning should be completed by the end of the year. In addition, the environmental review is in progress, but must be completed prior to HOME funds being expended.

City Council will be considering committing its HOME funds at a November 9, 2015 public hearing.

ACCD RECOMMENDATION: Approve Westminster's request to allocate \$400,000 in HOME funds to project. Approve 2015 HOME funds (approximately \$194,000) to be allocated to project and earmark 2016/2017 Adams County HOME funds to project since construction will not begin until summer of 2016 and is estimated to last two years. ACCD staff has discussed the timing with ACHA who understands the phasing of the HOME budgets. This project as well as the Brighton Village II project need to obtain environmental clearance prior to any HOME funds being used.

2. Brighton Village II, 197 West Southern Street, City of Brighton

Brighton Housing Authority is proposing a new construction project encompassing a 63 unit senior apartment property to be located at 197 West Southern Street in Brighton. BHA owns the property. 100% of the units will be affordable and available for Section 8 vouchers. The property will be managed by Terra Management Group who will provide daily activities, transportation and a dedicated property manager for the senior residents.

The City of Brighton has had a significant lack of affordable housing for its senior residents for many years. This has been a priority for City leaders and Adams County has three high priorities: Housing; Seniors and other prioritized populations; and Community and Economic Development. This proposed HOME activity meets all three AC priorities. These 63 units will be for residents 62 years and over, whose income is between 30 and 60% AMI. Total project costs are \$13,762,000. Colorado Housing and Finance Authority (CHFA) is currently conducting an environmental review which ACCD hopes to utilize to complete Construction is anticipated to begin in early winter 2015 and complete in one year.

BHA is requesting:

HOME Funds from Adams County	\$200,000
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ACCD RECOMMENDATION: Approve the use of 2009 HOME funds to cover BHA's request as this project is farther along than the 71st & Federal project. By doing so, ACCD can fund two affordable housing projects in the County that will help to meet the needs of low income residents and low income senior residents.

3. Reprogramming of Thornton's 2014 HOME Allocation

Previously, the City of Thornton approved \$140,000 in HOME funds to be used towards an affordable housing project. Due to market changes, the project is no longer feasible and the funds need to be reprogrammed. Thornton City Council approved Adams County Housing Authorities' suggestion to split the \$140,000 into two programs:

- \$40,000 will be added to down payment and closing costs loans
- \$100,000 will go to the tenant-based rental assistance program

ACCD RECOMMENDATION: Approve the reprogramming. This does not constitute a substantial amendment to the 2014 Annual Action Plan per the Adams County Citizen Participation Plan. However, the reprogramming will be noticed to the public for thirty (30) days.

ATTACHED DOCUMENTS:

71st & Federal – Developer's Fact Sheet

BVII – Project Type Information Sheet

Thornton's Resolution Approving Reprogramming 2014 HOME Funds

FISCAL IMPACT:

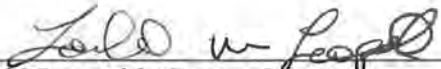
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New FTEs requested:	0

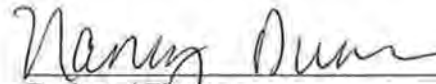
Additional Note:

APPROVAL SIGNATURES:


APPROVAL OF FISCAL IMPACT:



Todd Leopold, County Manager



Budget / Finance



Raymond H. Gonzales, Deputy County Manager

Ed Finger, Deputy County Manager