



# ADAMS COUNTY

**COLORADO**

BOARD OF COUNTY COMMISSIONERS

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

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## STUDY SESSION AGENDA TUESDAY July 19, 2016

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

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<b>10:30 A.M.</b>	<b>ATTENDEE(S):</b>	<b>Barry Gore / Tricia Allen</b>
	<b>ITEM:</b>	<b>ACED Work Plan Review</b>
<b>11:00 A.M.</b>	<b>ATTENDEE(S):</b>	<b>Nick Kittle</b>
	<b>ITEM:</b>	<b>Innovation Fund / Innovation Academy</b>
<b>11:30 A.M.</b>	<b>ATTENDEE(S):</b>	<b>Norman Wright / Nana Appiah</b>
	<b>ITEM:</b>	<b>Development Code Amendments</b>
<b>12:00 P.M.</b>	<b>ATTENDEE(S):</b>	<b>Ed Finger / Jeff Bowman / Sheriff's Office</b>
	<b>ITEM:</b>	<b>Bomb Truck</b>
<b>12:30 P.M.</b>	<b>ATTENDEE(S):</b>	<b>Raymond Gonzales</b>
	<b>ITEM:</b>	<b>Administrative Item Review / Commissioner Communications</b>

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

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



## STUDY SESSION AGENDA ITEM

<b>DATE:</b> July 19, 2016
<b>SUBJECT:</b> 2 <sup>nd</sup> QTR 2016 Plan of Work Update
<b>FROM:</b> Barry Gore and Tricia Allen (ACED staff)
<b>AGENCY/DEPARTMENT:</b> ACED
<b>ATTENDEES:</b> Kristin Sullivan
<b>Status Update – Annual Plan of Work</b>
<b>STAFF RECOMMENDATION:</b> Informational only

### **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:**

PowerPoint Presentation

**FISCAL IMPACT:**

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

**Fund:** \_\_\_\_\_

**Cost Center:** \_\_\_\_\_

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			\$131,516
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			_____

**New FTEs requested:**             YES            X NO

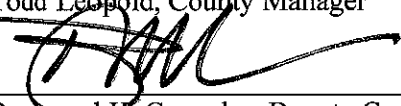
**Future Amendment Needed:**     YES            X NO

**Additional Note:**

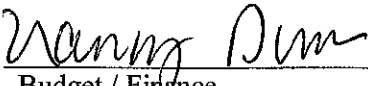
**APPROVAL SIGNATURES:**

**APPROVAL OF FISCAL IMPACT:**

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

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

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

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



# 2016 Plan of Work

July 19, 2016

# Business Retention and Expansion

## BRE Visits 2nd Qtr 2016

	2 <sup>nd</sup> QTR 2016	1st QTR 2016	YTD Totals
Visits	25	16 Visits	— Visits (GOAL: 100)
Jobs	1,040	251	1,291
Capital Investment	\$4M	\$15M	\$19M

# Business Retention and Expansion

## Business Retention & Expansion 2nd Qtr 2016

### Companies Visited

AAA Watherproofing  
ACT Underground, LLC  
Alliance Data  
American Fabricators  
Arrow Sheet Metal  
Blue Bear Waste  
Cabinetics Commercial  
Ducts Unlimited Mechanical Systems  
Eagle Rock Supply  
Flowers Bakery Company  
Four Star Drywall  
Frictionless World  
H&H Metals

KB Concrete Systems, Inc.  
KTK General Contracting Limited  
Luna Gourment Coffee & Tea Company  
Mother Tucker Brewery  
Mu Brewery, Inc.  
Northwest Pipe Company  
Ryerson  
Sunny Day Concrete LLC.  
Sunshine Pluming Heating Air  
Western Electric Supply  
Western United Electric Supply  
WSM Industries  
Zents



# Business Retention and Expansion

## Business Retention & Expansion 2nd Qtr 2016

### Challenges Raised and Being Addressed by ACED

- Lack of High Speed Internet (96<sup>th</sup> - 104<sup>th</sup> and Brighton Blvd and 56<sup>th</sup> and Broadway)
- Infrastructure - Federal Blvd and Irondale Industrial Park
- Exporting - Tradeshow and grants



# Business Retention and Expansion

## Company Closures/Job Losses 2nd Qtr 2016

	1st QTR 2016		
Company	Jobs	Closed or Relocate?	Reason
Fischer Heating and Cooling	6	Closed	
Global Transportation	20	Relocate	Taxes too high



# Primary Employment Attraction

## Prospects, New Businesses and Incentives 2nd QTR 2016

	2 <sup>nd</sup> Qtr	1st QTR 2016	YTD Totals
# of New Prospects	32	36	68
Company Announcements	Lennox Industries	Medline Supply	--
	gloProfessionals	River North Brewery	--
	Project Star (Confidential)	Amazon	--
	Beverage Distributors	Laser Galicia America	
CAPEX	\$22,000,000	\$64,000,000	\$86,000,000
# of New Jobs Announced	1,164	728	1,892
# of Incentive Eligible Companies	5	3	3
2016 Tax rebate amount	\$292,055 in eligible tax rebates for 2016	\$292,055 in eligible tax rebates for 2016	\$292,055 in eligible tax rebates for 2016



# Primary Employment Attraction

## Commercial Real Estate Activity 2nd Qtr 2016

2nd QTR 2016	Vacancy Rate		Rental Rates	
	Adams	Metro Denver	Adams	Metro Denver
Office	13.5%	13.6%	\$24.38	\$26.28
Class A	10.7%	12.3%	\$25.00	\$31.78
Class B	17.4%	16%	\$24.70	\$23.32
Class C	5.9%	9.7%	\$20.16	\$21.85
Industrial	3.5%	3%	\$5.65	\$7.11
Retail	5.7%	5.6%	\$15.48	\$15.76

# 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	5.5%	5.0%	\$6.04	\$6.37
Retail	5.8%	5.7%	\$15.50	\$15.91

## Developments Under Construction in 2016

Property	Total SF Under Construction	Available
12900 E. Smith Rd	289,500 SF	3 <sup>rd</sup> QTR 2016
Hub 25	421,499 SF	4 <sup>th</sup> QTR 2016



# Marketing and Outreach

## Marketing and Outreach 2nd Qtr 2016

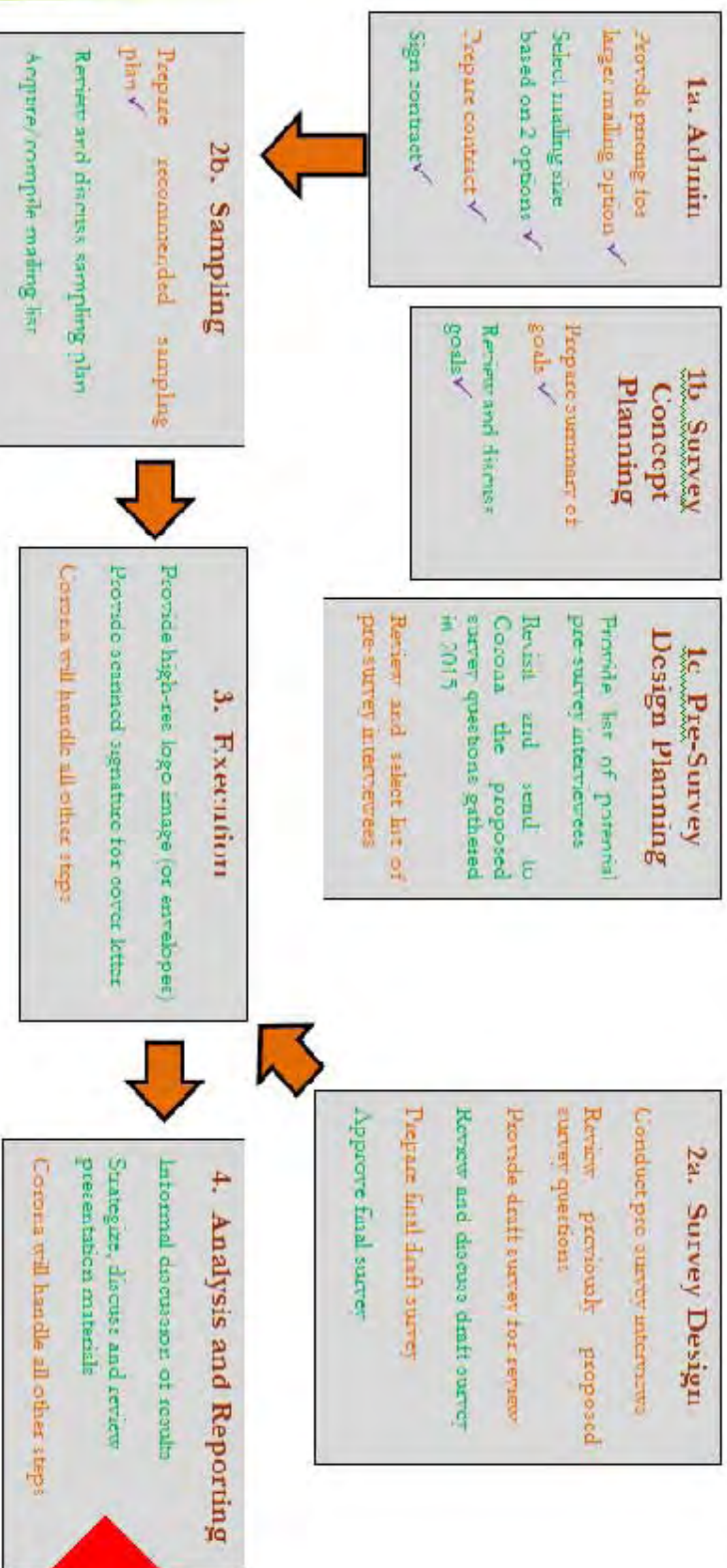
	2 <sup>nd</sup> Qtr 2016	1st QTR 2016	YTD Totals
Presentations/ Marketing Campaigns	6	6	12 (GOAL: 12)
Website			
	Creating a page to market the AC WBC	Adding new Events software	
	Content, Content, Content!	New Blog feature	
Outreach Efforts			
	Denver Metro Assn of Realtors	Full page article to be published in June issue of CREJ	
	SMPS (Construction and Engineering firms)	DMCAR Presentation	
	Westminster Rotary	MNCC Bus Tour	
	REAP	Innovative Real Estate Group	
	Innovative Real Estate Group (Brighton and Commerce City Offices)	Urban Land Institute	
	Commercial Real Estate Marketing Group	CREJ Land and Development Conference (proposed)	

# Business Issue Survey



## PROCESS TIMELINE - BUSINESS SURVEY

The steps below indicate the process and order of both ACED and Corona Insights. Internal tasks by Corona Insights are not listed unless they further interaction with ACED or are a prerequisite for ACED tasks



ORIGIN = ACED, ORANGE = CORONA

We are here!

**QUESTIONS?**



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





## STUDY SESSION AGENDA ITEM

<b>DATE:</b> July 19, 2016
<b>SUBJECT:</b> Innovation Update
<b>FROM:</b> Nick Kittle, Chief Innovation Officer
<b>AGENCY/DEPARTMENT:</b> County Manager's Office/Performance, Innovation and Sustainability
<b>ATTENDEES:</b> Innovation Academy 2 employees and Innovation Fund recipients
<b>PURPOSE OF ITEM:</b> Update BOCC on 2 <sup>nd</sup> Innovation Academy and Innovation Fund projects
<b>STAFF RECOMMENDATION:</b> Informational only

### **BACKGROUND:**

Last year Adams County completed its first innovation academy. One of the recommendations of that group of innovation graduates was to implement an innovation fund, which was approved and supported by the county commissioners and implemented. The first round of projects supported by that funding is wrapping up and the second round has recently been awarded. In addition, the second innovation academy has recently completed their training program. This presentation is to update the board on the projects that were born out of that funding and to introduce them to the projects and some of the people from the second innovation academy.

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

Internal Departments, Sheriff's Office and Clerk and Recorder

### **ATTACHED DOCUMENTS:**

Prezi Presentation



**FISCAL IMPACT:**

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

**Fund:**

**Cost Center:**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<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:			
<b>Total Expenditures:</b>			<hr/>

New FTEs requested:  YES  NO

Future Amendment Needed:  YES  NO

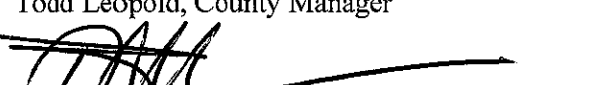
**Additional Note:**

**APPROVAL SIGNATURES:**

**APPROVAL OF FISCAL IMPACT:**

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

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

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

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

# Innovation in Adams County

To responsibly serve the citizens  
with integrity and *innovation*.



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# Overview

Innovation Timeline

Innovation Academy 2

Overview Innovation Fund

# Innovation Timeline

October 2014-Innovation Academy 1 starts  
March 2015-Innovation Academy 1 ends  
April 2015-BOCC supports Innovation Fund  
May 2015-Innovation Fund Applications/Selection  
June 2015-Innovation Funds (round 1) Awarded  
October 2015-Innovation Academy 2 starts  
April 2016-Innovation Academy 2 ends  
May 2016-Innovation Fund Applications/Selection  
June 2016-Innovation Funds 2 Awarded

# Innovation Academy 1

- Alliance for Innovation
- Capstone Projects:
  - TryLingual
  - Innovation Fund
- Presented to the BOCC in March 2015
- BOCC Approved Innovation Fund in April 2015



# Innovation Fund Round 1 Projects



# Innovation Academy 2

18 Employees from 11 departments (including C&R and SO)



**December**—Team Introductions and Icebreaker

**January**—StrengthsFinder 2.0

**February**—Customized Training

**March**—Brainstorm Innovation Projects

**April**—Select Team “Innovation Project” and develop the roadmap to success

**May**—Develop/Refine Innovation Projects

**July**—Present to BOCC in Study Session





# **Innovation Academy Project Overviews**

Waste To Energy-Julia Ferguson

Volunteership Program-Eric Osterberg

## **Innovation Fund Round 2**

- Interpretation Devices
- Volunteership Program
- Virtual Presence Cart
- Waste Systems
- Sustainable Trailhead Solar
- Low Flow Flush Valves
- WBC Community Outreach
- Family Resource Conference
- Family Unity Nurturing
- Healthy Foods Healthy Living

# **Innovation Going Forward**

July 2016-Subledgers set-up  
and funds awarded

September 2016-Follow up on  
Innovation Fund Projects

October 2016-Recruit for  
Innovation Academy 3

# Innovation in Adams County

To responsibly serve the citizens  
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## STUDY SESSION AGENDA ITEM

<b>DATE:</b> July 19, 2016
<b>SUBJECT:</b> Amendments to the Adams County Development Standards and Regulations
<b>FROM:</b> Norman Wright, Director of Community and Economic Development
<b>AGENCY/DEPARTMENT:</b> Community and Economic Development
<b>ATTENDEES:</b> Norman Wright, Kristin Sullivan, Nana Appiah
<b>PURPOSE OF ITEM:</b> To provide a work plan and prioritization for amendments to the County's Development Standards and Regulations and seek direction from the Board of County Commissioners
<b>STAFF RECOMMENDATION:</b> Approval of the proposed work plan

### **BACKGROUND:**

In previous study sessions, the Board of County Commissioners (BoCC) has provided direction to staff to review the County's Development Standards and Regulations and make recommendations for amendments. Some of the specific policies that the BoCC directed staff to review include current landscape requirements, agricultural support uses and regulations, regional traffic impact fees, and potential conflicts within the Development Standards and Regulations. When Adams County adopted new oil and gas regulations, the BOCC directed staff to commence a study of the traffic impact fees associated with oil and gas development. In partnership with the Transportation Department, this project will include such a study related to all development related traffic impacts, including oil and gas development.

Certain sections of the County's Development Standards and Regulations also need to be updated to reflect changes in the functions of departments, specifically relating to administration of the County's development regulations. A few identified policies in the Development Standards and Regulations have also not been fully administered to serve the ultimate purpose for which such regulations were enacted; this is due to ambiguity of interpretations. A number of sections in the Development Standards and Regulations are also outdated and need to be revised to keep current with trends and the development needs of the County.

The Study Session presentation will provide an outline of the proposed work plan and an update of current work, including the project scope and the portions of the workplan to be prepared by an outside consultant.

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

County Manager’s Office  
 Transportation Department  
 Office of Long Range Strategic Planning

**ATTACHED DOCUMENTS:**

Presentation

**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 1: 3064**

2: 3061 (This cost will be paid from the Transportation Department’s budget).

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	7635		\$42,500
	7635		\$100,000 (cost center 3061)
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<b>\$142,500</b>

**New FTEs requested:**  YES  NO

**Future Amendment Needed:**  YES  NO

**Additional Note:**


The Transportation Department will be seeking an amendment to the 2016 budget to request funding to cover the cost of consultancy services for necessary updates to the Regional Traffic Impact Fee Study and the related amendments to this section of the development standards.

**APPROVAL SIGNATURES:**

**APPROVAL OF FISCAL IMPACT:**

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

*Warry Brown*  
\_\_\_\_\_  
Budget / Finance

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

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

# Development Code Amendments

Community and Economic Development

Nana Appiah





# Background

- BoCC direction to review/revise Development Code
  - Landscape regulations
  - Regional Traffic Impact Fees
  - Potential conflicts
  - Agricultural Support Businesses
- Changes to reflect current functions of Departments
- Ambiguity of certain regulations
- Current trends and District Plan changes

# Work Plan Purpose

- Resources
- Prioritization
- Categorize issues
- Facilitate team assignments
- Create timelines

# Resources

- Adams County Staff
  - Development Code Amendment Committee (DCAC)
- Consultant
  - Landscaping requirements
  - Regional Traffic Impact Fees
  - Agricultural support uses regulations
  - Conflict sections of regulations
  - Legal Review
    - Ensure Regs are consistent with State law and recent case laws

# Scale of Priority

1. Update of administrative functions to reflect current organization/role of various Departments
2. Landscaping, Regional Impact Fees, Agricultural support uses, and conflicts in the Code (Consultant)
3. Clarification of sections of the Code that are ambiguous, and minor revisions
4. Changes emanating from adoption of the County's District Plan and keeping current with development trends

# Draft Schedule

Category	Description	Timeline
#1	Update to Admin Functions	May 2016- December 2016
#2	Consultant Services (Traffic Impact Fees, Ag Support, Legal Review for Conflicts/State Requirements)	June 2016-June 2017
#3	Clarifications, Removing Ambiguity, and Minor Revisions	May 2016-June 2017
#4	Changes from Adoption from District Plans	June 2016-2017

# Estimated Project Cost

- Legal Review
  - \$60,000 in budget supplement
- Traffic Impact Fee and Permit analysis
  - \$100,000 in budget supplement (Road and Bridge)
- Code revisions
  - \$42,000 from current department budget

Total Cost: \$202,000

# Recommendation

- Receive directions from the BoCC, including other issues to address
- Approval of the proposed project plan



## STUDY SESSION AGENDA ITEM

<b>DATE:</b> July 19, 2016
<b>SUBJECT:</b> Bomb Truck
<b>FROM:</b> Ed Finger, Deputy County Manager
<b>AGENCY/DEPARTMENT:</b> County Manager's Office
<b>ATTENDEES:</b> Ed Finger, Jeff Bowman, Sheriff's Office
<b>PURPOSE OF ITEM:</b> Sheriff's Office bomb truck
<b>STAFF RECOMMENDATION:</b>

### **BACKGROUND:**

The purpose of the study session item is to discuss potential replacement of the Sheriff's Office bomb truck.

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

County Manager's Office, Sheriff's Office, Fleet Management

### **ATTACHED DOCUMENTS:**

None



**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:			
<b>Total Revenues:</b>			<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:			
<b>Total Expenditures:</b>			<hr/>

New FTEs requested:  YES  NO


Future Amendment Needed:  YES  NO


**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